

RLH VBR 15-106



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

DEC 11 2015

Telephone: (651) 266-8585

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number check # 2659)
 - Copy of the City-issued orders/letter being appealed
 - Attachments you may wish to include
 - This appeal form completed
 - Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

<p>HEARING DATE & TIME (provided by Legislative Hearing Office) <u>Tuesday, December 22, 2015</u></p> <hr/> <p>Time <u>2:30 p.m.</u></p> <p>Location of Hearing: <u>Room 330 City Hall/Courthouse</u></p>
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Address Being Appealed:

Number & Street: 1036 Minnehaha Ave^E City: St Paul State: Mn Zip: 55106

Appellant/Applicant: Adonis Eco Housing Email: _____
Ian Hoymas

Phone Numbers: Business 651 964 8829 Residence _____ Cell 651 210 1930

Signature: _____ Date: 12.10.15

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being Appealed and Why?

Attachments Are Acceptable

- Vacate Order/Condemnation/
- Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)

see Attachment



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989

Facsimile: 651-266-1919

www.stpaul.gov/dsi

December 02, 2015

Adonis Eco Housing
1955 University Ave W Ste 201
Saint Paul MN 55104-3724**VACANT BUILDING REGISTRATION FEE
WARNING LETTER**

The Saint Paul City Council has adopted legislation which requires owners of vacant buildings to pay an annual fee and submit a registration plan on the form(s) enclosed with this letter. The annual fee is **\$2,025.00**. The purpose of this fee is to partially reimburse the City for administrative costs for registering and processing the Vacant Building Owner Registration forms and for the cost of monitoring these properties for compliance with Saint Paul Legislative Codes.

The fee for the vacant building located at 1036 MINNEHAHA AVE E is now past due. You have fifteen (15) days from the date of this letter to pay this bill before this fee is sent to assessment, to be collected with your property taxes.

DO NOT MAIL CASH

Saint Paul Legislative Code, Chapter 43, requires this fee be paid no later than thirty (30) days after the building becomes vacant, and if not paid, the owner shall be subject to collections and prosecution as prescribed in the Legislative Code. Also, if at any time the registration fee is unpaid and owing, building permits will be denied for this building.

The full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The owner(s) still will be subject to a criminal Summons and Complaint for failure to pay this vacant building registration fee. This citation will necessitate a court appearance in Ramsey County District Court and the owner(s) will be subject to penalties provided for by law. The enclosed registration form must accompany the fee payment.

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

If you have questions about this registration fee or other vacant building requirements, please contact the Enforcement Officer, Tom Friel, at 651- 266- 1906.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266- 8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: tf
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Dear Council Members,

We are requesting a reversal of the Vacant Building Registration that was recently put on our 1036 Minnehaha Ave E. property.

We are asking because we are a small nonprofit organization that has been making repairs as much our income allows. We have added a 98% efficient boiler, repaired the system throughout, removed a rotten deck, and updated the kitchen and baths. We have very little to finish but are unable to pull permits to add the electric meter and final inspection of boiler. Having the property turned over to "Vacant Housing" has limited our ability to work and let us finish. We have just about three weeks left of work and the funding to-do so.

Our focus is affordable housing/rent by doing so sustainably and efficiently. We have a donated solar array that is also planned to be added to this project once the building is back in operation.

Our mission: "To rejuvenate disbanded and destitute neighborhoods left in the wake of the housing market by providing affordable, green, sustainable housing for multicultural families.

Our goal in helping solve vacancy problems in Minnesota is threefold: First, we will acquire properties through public and private revitalization programs and render them to current code; second, we address energy needs with renewable energy equipment including solar, wind, greywater, and geo-thermal heating and cooling; third, we will get people back into these homes.

We are committed to turning vacant homes into a new breed of housing that will revitalize our neighborhoods, while retaining architectural history. The less in a landfill, the better for all. We are committed to reducing environmental impact and to building public awareness of how local actions impact the global environment."

Please contact us with any questions or concerns.

Thank you,

Ian Houmas, Adonis Eco-Housing Executive Director.

'Tread Lightly'