APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED
AUG 22 2016
CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

We need the following to process your appeal:

- [x] **$25 filing fee** (non-refundable) **(payable to the City of Saint Paul)** **(if cash: receipt number_____)**
- [x] **Copy of the City-issued orders/letter being appealed**
- [x] **Attachments you may wish to include**
- [x] **This appeal form completed**
- [ ] **Walk-In** *OR* [x] **Mail-In**

for abatement orders only: ☐ **Email** *OR* ☐ **Fax**

HEARING DATE & TIME
(provided by Legislative Hearing Office)
Tuesday, Sept. 6, 2016

Time 2:30 p.m.

Location of Hearing:
Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 831 Smith Ave. City: St. Paul State: MN Zip: 55107

Appellant/Applicant: Anthony. Verdeja Email Anthony. Verdeja@gmail.com

Phone Numbers: Business _____ Residence _____ Cell 651-233-8705

Signature: [signature] Date: 8/17/2016

Name of Owner (if other than Appellant): AT International LLC

Mailing Address if Not Appellant's: 2680 Blake St. #21 Denver CO 80205

Phone Numbers: Business _____ Residence _____ Cell 651-233-8705

What Is Being Appealed and Why? *Attachments Are Acceptable*

- ☐ **Vacate Order/Condemnation/ Revocation of Fire C of O** — See Attached Letter
- ☐ **Summary/Vehicle Abatement**
- ☐ **Fire C of O Deficiency List/Correction**
- ☐ **Code Enforcement Correction Notice**
- [x] **Vacant Building Registration**
- ☐ **Other** (Fence Variance, Code Compliance, etc.)

To Whom It May Concern,

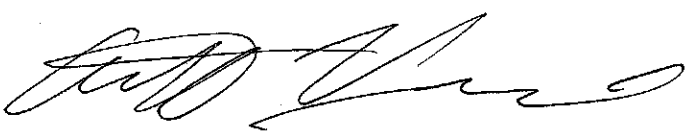
I would like to appeal the fee on the vacant building registration for 831 Smith for multiple reasons. The first being the property had to be put on the vacant building registration due to my inability to get back to St. Paul for a Fire Safety Inspection with Dan Klien within a month of notice, as I currently live in Denver, Colorado. Dan Klien informed me that the home would be registered as a category 1 vacant building and there would not be any fees associated with it. Once I am able to get back to Minnesota I can have the necessary inspections done to have it released from the vacant building list.

I bought this home from a family friend as investment / possible place for my brother and me to live. However, I received a promotion from work and had to move to Colorado. My brother could no longer afford to pay the rent by himself so it is currently unoccupied, as I have not had time to find tenants or a reliable property management company. I plan to take a week vacation from work and fly back to Minnesota in October to interview possible new tenants and find a property management company. This is not something I have felt comfortable doing over the phone as it can be very risky.

I fully to expect to have all necessary inspections done and to have a tenant living in this home by the start of November. For the reasons above I ask for your consideration in waiving the fee.

Please feel free to call me directly with any questions or concerns that you may have.

Thank you for your consideration,



Anthony Verdeja

651.233.8705

Anthony.Verdeja@gmail.com

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

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

August 08, 2016

A T International Llc
2680 Blake St Unit 21
Denver CO 80205- 2252

VACANT BUILDING REGISTRATION NOTICE

The premises at **831 SMITH AVE S**
has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **$2,085.00** . The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Please return the enclosed registration form along with your payment by September 08, 2016 .

Do Not Mail Cash

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

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.

If the registration fee is not received in this office within 45 days of the date of this letter, 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 Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All catergory 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.

You must contact the Enforcement officer , Mike Kalis, at 651- 266- 1929 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, Mike Kalis, at 651- 266- 1929.

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

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: mk
vb_registration_notice 11/14