

APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings RECEIVED 310 City Hall, 15 W. Kellogg Blvd.

OCT 28 2016

Saint Paul, Minnesota 55102 Telephone: (651) 266-8585

CITY CLERK

We need the following to process your appeal:		
\$25 filing fee (non-refundable) (payable to the C (if cash: receipt number) appealed	HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, NOV. & 7.016 Time 2:300
Address Being Appealed:		
Number & Street: 929 W. 7+4 St. City: St. Paul State: MN Zip: 55102		
Appellant/Applicant: Pyan North Garden Theatre Phone Numbers: Business 612 272 9680 Residence Cell		
Signature: Date:		
Name of Owner (if other than Appellant):		
Mailing Address if Not Appellant's: 2911 ADMOUR TER. St. ANThony, MN 55418		
Phone Numbers: Business	Residence	Cell 612 272-9680
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 Ple	ease see a-	Hachment.
☐ Other (Fence Variance, Code Compliance, etc.)		



10/28/16

RE: Annual Vacant Building Fee 929 West 7th St., St. Paul, MN 55102

Two Whom It May Concern,

On November 21st, 2016, we received a Vacant Building Registration Renewal Notice and fee of \$2085. I am writing to appeal this fee and ask to be removed from the Vacant Building Program.

We have occupied the space at 929 West 7th and have been diligently working on it to satisfy the needs of the City of St. Paul for the entire year to date (2016). When we purchased the building in December of 2015 - it was unsecured, unsafe, full of junk, and in desperate need of attention. Since then we have invested significant funds (\$75,000+) and work hours to address these concerns. After pulling permits, we did a complete overhaul / replacement of the roof, fixed the voids in the North and South walls, secured the entrances, and removed tons of junk and debris from the space. We have also kept up with the required maintenance of the space.

We have had an environmental survey completed, extensive structural engineering, and full architectural plans drawn up. We have secured needed variances and licenses, deposited performance fees of \$10,000 with the City of St. Paul, and have worked hard to satisfy the needs of our neighbors.

The space is secure, no longer dangerous, not condemned or uninhabitable, and is not illegally occupied.

Our most recent architectural plans have been approved by Senior Building Inspector, Stephen Ubl and the main phase of our construction has begun in earnest.

Please consider our team's significant investment of time, money, and labor over the year of 2016 to revive this 100 year old building. We ask you to please waive the entire fee of \$2085 and remove our property from St. Paul's vacant building program.

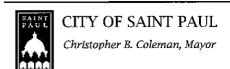
PNI 2 June North

With Respect,

Ryan & Tina North

DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Magner, Manager of Code Enforcement



375 Jackson Street, Suite 220 Saint Paul, MN 55101-1806 Telephone: 651-266-8989 Facsimile: 651-266-1919 www.stpaul.gov/dsi

October 19, 2016

Recieved 10-21-16

929 7th Street West Llc 2911 Armour Terr St Anthony MN 55418- 2507

VACANT BUILDING REGISTRATION RENEWAL NOTICE

Dear Sir or Madam:

As the owner or responsible person for the property located at 929 7TH ST W

you are required by law to register this building with the Department of Safety and Inspections on the form provided with this letter and to pay the annual Vacant Building registration fee of \$2,085.00 . The purpose of this fee is to provide partial reimbursement to the City for administrative costs. This fee is due annually as required in Saint Paul Legislative Code Chapter 43.

The renewal due date for this building is **November 18, 2016**. The annual registration fee and the enclosed registration form for this building is due on the renewal date. If you pay by mail, please fill in the enclosed registration form and return it with your payment.

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.

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.

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.

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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, Joe Yannarelly, at 651-266-1920 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, Joe Yannarelly, at 651-266-1920.

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: jy vb_registration_renewal_notice 11/14