

We need the following to process your appeal:

## APPLICATION FOR APPEAL

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

DEC 05 2016

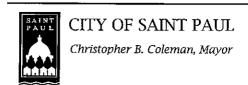
Saint Paul, Minnesota 55102 Telephone: (651) 266-8585

Revised 8/11/2014

CITY CLERK

\$25 filing fee (non-refundable) (payable to the City of Saint Paul) HEARING DATE & TIME

Copy of the City-issued orders/letter being appealed  Attachments you may wish to include  This appeal form completed	Tuesday, December 13  Time 2:30 P. M.
/	Location of Hearing:
√ Walk-In OR □ Mail-In	Room 330 City Hall/Courthouse
for abatement orders only:     Email OR   Fax	
Address Being Appealed:	
Number & Street: 45 5. SYNDICATE ST City: 5T PAUL State: MV Zip: 55 105	
Appellant/Applicant: EUGENE V. SITZMANN Email EVSITZMANN @ COMCAST NET	
Phone Numbers: Business 651-698-4616 Residence	
Name of Owner (if other than Appellant): GRAND HERITAGE PROPERTIES, LLC	
Mailing Address if Not Appellant's: 2182 EDGEVNSE RD ST PAUC MUSTI	
Phone Numbers: Business 651-698-4616 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 ACTIVE PURCHASE	E AGREMENT
□ Other (Fence Variance, Code Compliance, etc.)	



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

November 23, 2016

Eugene Sitzmann Grand Heritage Properties Llc Po Box 16548 Saint Paul MN 55116-0548

#### VACANT BUILDING REGISTRATION NOTICE

#### The premises at 45 SYNDICATE ST 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 December 23, 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, Matt Dornfeld, at 651-266-1902 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, Matt Dornfeld, at 651-266-1902.

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