APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED
NOV 13 2024
CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585
legislativehearings@ci.stpaul.mn.us

We need the following to process your appeal:

- ☑ **$25 filing fee** (non-refundable) **(payable to the City of Saint Paul) (if cash: receipt number** 885600 **)**
- ☑ **Copy of the City-issued orders/letter being appealed & any attachments you may wish to include**
- ☑ Walk In ☐ Mail ☐ Email

Appeal taken by:

HEARING DATE & TIME
(provided by Legislative Hearing staff)
Tuesday, November 26, 2024
Location of Hearing:

- ☒ **Telephone:** *you will be called between* 1:00 pm & 3:00 pm
- ☐ **In person** *(Room 330 City Hall)* **at:** _____
  (required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 152 Page St W City: St paul State: MN Zip: 55107

Appellant/Applicant: Kristina Schultz Email Kandi@Sytsmahouse LLC.com

Phone Numbers: Business 6125528625 Residence _____ Cell 6124580014

Signature: Kschultz Date: 11/13/24

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 292 Eva st W # 7394 St paul 55107

Phone Numbers: Residence _____ Cell _____

What is being appealed and Why? Attachments Are Acceptable

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

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

CITY OF SAINT PAUL

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

Telephone: 651- 266- 8989
Facsimile: 651- 266- 1919
www.stpaul.gov/dsi

November 13, 2024

Page Me LLC
292 Eva St Unit 7394
St Paul MN 55107

Customer #:1904168
Bill #: 1912684

VACANT BUILDING REGISTRATION NOTICE

The premises at **150 PAGE ST W**
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 **$2,459.00** . 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.
Payment must be received by December 13, 2024 .

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

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

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 , Daniel Hesse, at 651- 252- 8293 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, Daniel Hesse, at 651- 252- 8293.

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: dh
vb_registration_notice 11/14

Also Sent To:
Pageme Llc 779 Blair Ave Ste 1 St Paul MN 55104- 2059

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

November 8, 2024

PAGE ME LLC
292 EVA ST UNIT 7394
ST PAUL MN 55107USA

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 150 PAGE ST W
Ref. # 127405

Dear Property Representative:

Your building was determined to be a registered vacant building on October 31, 2024. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy. In order to re-occupy the building, the following deficiencies (if applicable) must be corrected and a complete Certificate of Occupancy inspection will be required.

DEFICIENCY LIST

1. 150 - SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. Discontinue: Use as a triplex

2. 152 - Door to garage - MSFC 705.1 - Provide, repair or replace the fire rated door and assembly. The minimum rating must be: 1 hour.-Door is delaminating. Repair and maintain the door closer.

3. 152 - deck - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects.-Rubber membrane separated from roof.

4. 152 - throughout - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Vinyl flooring is peeling and separated.

5. 152 - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling and walls in an approved manner. This work will require a permit.-Lower kitchen was removed area is down to studs. Lower bathroom was removed.

6. Exterior - decks - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. Every outside stair, porch and deck shall be constructed safely and shall be capable of supporting imposed loads as determined in the building code and shall be kept in a professional state of maintenance and repair with proper anchorage. This work may require a permit(s). Call DSI at (651) 266-8989.-

7. Exterior - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989.-Driveway is deteriorated and sunken.

8. Exterior - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-8989.-Large area of washout on front side of house.

9. Exterior - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-Sidewalks at doorways have been partially washed out underneath.

10. basement - wall separating units - MSFC 703.1, 704.1 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989.-Penetrations through wall.

11. SPLC 40 - Revocation is due to long-term non-compliance.-

12. SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Lower bathroom removed. Concrete floor is open.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: http://www.stpaul.gov/cofo

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: leanna.shaff@ci.stpaul.mn.us or call me at 651-266-8980 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Leanna Shaff
Fire Safety Inspector

Ref. # 127405