



APPLICATION FOR APPEAL

Saint Paul City Council - Legislative Hearings
RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

SEP 20 2024

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 885580)

Copy of the City-issued orders/letter being appealed & any attachments you may wish to include

Walk In Mail Email

Appeal taken by: Naylor

HEARING DATE & TIME

(provided by Legislative Hearing staff)

Tuesday, October 1, 2024

Location of Hearing:

Telephone: you will be called between 1:00 p.m. & 3:00 p.m.

In person (Room 330 City Hall) at: _____
(required for all condemnation orders and
Fire C of O revocations and orders to vacate)

Address BeingAppealed:

Number & Street: 1024 Minnehaha Ave E City: St. Paul State: Min Zip: 55106

Appellant/Applicant: Romisha Jones Email: jromisha@icloud.com

Phone Numbers: Business _____ Residence _____ Cell 612-886-4511

Signature: Romisha Jones Date: 9/20/2024

Name of Owner (if other than Appellant): Zofan Pusenjak

Mailing Address if Not Appellant's: 45 Center Rd Circle, St. Paul, MN, 55104

Phone Numbers: _____ 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.)

This is over ~~small~~ small issues Smoke detectors, trees, and dry damp Basement Nothing that is considered uninhabitable for me and my family. I have been renting this place for over 11 years and do not want to be homeless.



CITY OF SAINT PAUL

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

September 06, 2024

Zoltan Pusenyak
45 Center Rd
Circle Pines MN 55014-1647

Customer #:1604613
Bill #: 1893351

VACANT BUILDING REGISTRATION NOTICE

The premises at **1024 MINNEHAHA AVE E** 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 October 06, 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 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.

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



September 19, 2024

Zoltan Pusenyak
45 Center Rd
Circle Pines MN 55014-1647

Dear Interested Party:

1024 MINNEHAHA AVE E is a Registered Vacant Building that requires a Code Compliance Inspection per the City of St. Paul's Vacant Building Statute (Chapter 43). **This dwelling cannot be occupied without a Certificate of Code Compliance. Violation of the Vacant Building Statute (Chapter 43) will result in the issuance of a criminal citation.** See <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings> for further information.

THE VACANT BUILDING REGISTRATION FORM AND FEE MUST BE RECEIVED BY THE VACANT BUILDING PROGRAM BEFORE DSI WILL ISSUE ANY PERMITS.

Written permission from the City of Saint Paul is required before a Category 2 or Category 3 Vacant Building can be sold. Requirements which must be met for Category 2 Vacant Buildings include: 1) register/re-register the building; 2) pay all outstanding fees; 3) obtain a code compliance inspection; 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. In addition to meeting all 6 (six) of these requirements, a Category 3 Vacant Building must obtain a Certificate of Occupancy or a Certificate of Code Compliance prior to the sale of the building. If you have any questions, please contact me at the number below.

PROPERTIES WHICH ARE SUSPECTED TO BE ILLEGALLY OCCUPIED ARE SUBJECT TO RANDOM INSPECTIONS ANY HOUR OF DAY/NIGHT.

Sincerely,

Daniel Hesse
651-252-8293
Vacant Buildings Code Enforcement Officer

Appeals: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, whichever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310, City Hall, St. Paul, MN 55102. The telephone number is (651) 266-8585. You must submit a copy of this Order with your appeal application.

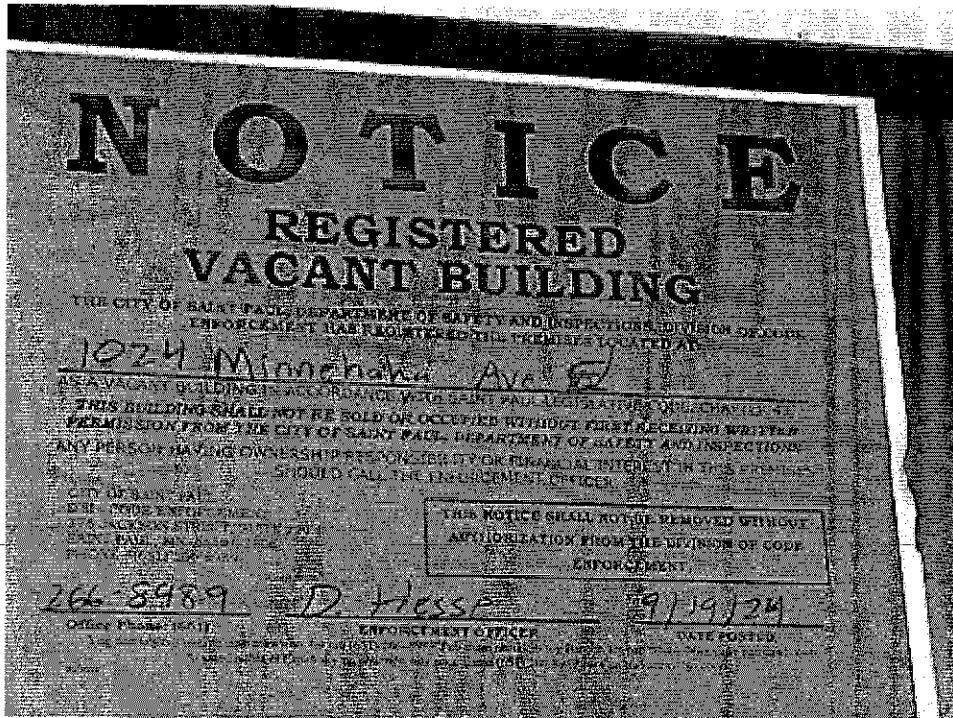
***WARNING** Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within such 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

Racquel Naylor

From: Romisha Jones <jromisha@icloud.com>
Sent: Friday, September 20, 2024 9:42 AM
To: Racquel Naylor
Subject: Tenant Vacate Sign

Think Before You Click: This email originated outside our organization.

Please find attached the updated photo dated 9/19/2024 for 1024 Minnehaha Ave E.



Thanks, Romisha
Sent from my iPhone

ICE TERED BUILDING

SAFETY AND INSPECTIONS, DIVISION OF CODE
THE PREMISES LOCATED AT:

INT. PAUL LEGISLATIVE CODE - CHAPTER 43
BUILT WITHOUT FIRST RECEIVING WRITTEN
DEPARTMENT OF SAFETY AND INSPECTIONS
OR FINANCIAL INTEREST IN THIS PREMISES
RECEMENT OFFICE

NOTICE SHALL NOT BE REMOVED WITHOUT
HORIZATION FROM THE DIVISION OF CODE
ENFORCEMENT

OFFICER

DATE POSTED

11/15/24
(651) 266-8989 para un traductor. No costo.

NOT REGISTERED VACANT

THE CITY OF SAINT PAUL, DEPARTMENT OF SA
ENFORCEMENT HAS REGISTERED

1029 Jackson

AS A VACANT BUILDING IN ACCORDANCE WITH SA
THIS BUILDING SHALL NOT BE SOLD OR OCCUPIED
WITHOUT PERMISSION FROM THE CITY OF SAINT PAUL. DE
ANY PERSON HAVING OWNERSHIP RESPONSIBILITY
SHOULD CALL THE ENFO

CITY OF SAINT PAUL
CODE ENFORCEMENT
25 JACKSON STREET, SUITE 220
SAINT PAUL, MN 55101-1806
PHONE: (651) 266-8989

THIS
AUT

266-8989 D. P. es
ENFORCEMENT O

Office Phone: (651)

Yog fias ko isis lo laub tsab ntawv no, hu rau (651) 266-8989. Peb man
Si usted habla el Espanol y no entiende esta nota, llame

05/2015