



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

APR 21 2023

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 _____)
 - ☒ Copy of the City-issued orders/letter being appealed
 - ☒ Attachments you may wish to include
 - ☒ This appeal form completed
 - ☐ Walk-In OR ☒ Mail-In
- for abatement orders only: ☐ Email OR ☐ Fax

HEARING DATE & TIME

(provided by Legislative Hearing Office)

Tuesday, May 16, 2023

Location of Hearing:

☒ Telephone: you will be called between

2:00 p.m. & 4:00 p.m.

☐ In person (Room 330 City Hall) at: _____
(required for all Fire C of O revocation & vacate; Condemnation orders)

Address Being Appealed:

Number & Street: 540 Charles Avenue City: Saint Paul State: MN Zip: 55103

Appellant/Applicant: Christopher Petersen Email: brokersrealtyinc@gmail.com

Phone Numbers: Business _____ Residence _____ Cell 763-350-2573

Signature: [Signature] Date: 04/20/2023

Name of Owner (if other than Appellant): Tony E. Petersen c/o Christopher Petersen (POA)

Mailing Address if Not Appellant's: 404 112th Lane NW, Coon Rapids, MN 55448-3317

Phone Numbers: Business _____ Residence _____ Cell 763-350-2573

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 Please see attached letter dated 04/20/2023
- ☐ Code Enforcement Correction Notice
- ☐ Vacant Building Registration
- ☐ Other (Fence Variance, Code Compliance, etc.)



TRC Petersen Investments, Inc.
c/o Christopher Petersen
404 112th Lane NW
Coon Rapids, MN 55448-3317
(763) 350-2573 (Phone)
brokersrealtyinc@gmail.com (Email)

Thursdav, April 20, 2023

City of Saint Paul
Department of Safety & Inspections
c/o Hector Caballero
275 Jackson Street, Suite #220
Saint Paul, MN 55101-1806

Sent: Email and US MAIL

Note of Appeal of orders dated 04/05/2023, post marked 04/05/2023 and received 04/10/2023.

We are appealing the following Orders for the 04/05/2023 inspection at 540 Charles Avenue, Saint Paul, MN 55103:

Order #2 section 3 (front retaining wall in front of property is in disrepair.)

Issue: The home was built in 1880, the 1st streets and side walks where not installed in St Paul until 1883 and after. The retaining wall in questions is within the right of way and was installed by the City of St Paul at some point to allow for sidewalks to be installed. Said Retaining wall is the property of Saint Paul and should be maintained or replaced by the City of Saint Paul.

Case Law: Elizabeth Howell vs City of Minneapolis 03/05/2021 Case 24-CO-21-1438

Order #4 section 1 & 2 (Rear sidewalk and Patio)

Issue: The rear sidewalks and patio have been in near the same condition since purchasing the property in 2005. The property has been inspected some 4 or more times and this is the first time this has been a concern. Additionally, the amount of time that was given to make repairs is

not enough time due to seasonal restraints and the ability to find, secure bids and hire the appropriate contactor, then to get them do to the work itself can be a wait as this is the prime-time season for this type of work. This is an undue financial burden upon us to require this work to be done at all.

Additionally, with all orders being given a May 8th, 2023, deadline, is not the date that was given verbally by Hector Caballero on the day of inspection. I was informed that all orders on the exterior would be by at least June 1st of each year. We request that all remaining orders be pushed out to July 31st, 2023.

Sincerely,



Chrisotpher Petersen
President/CEO
Power of Attorney Tony E. Petersen



COPY

April 5, 2023

CHRISTOPHER PETERSON
TRC PETERSEN INVESTMENTS
404 112TH LANE NW
COON RAPIDS MN 55448-3317 USA

FIRE INSPECTION CORRECTION NOTICE

RE: 540 CHARLES AVE
Ref. #107795
Residential Class: B

Dear Property Representative:

Your building was inspected on April 5, 2023, for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date.

A re-inspection will be made on May 8, 2023, at 11:00 A.M.

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

DEFICIENCY LIST

1. Exterior - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. **-1.) Trim around front porch has chipping and peeling paint. 2.) Porch floor is in disrepair, contains chipping and peeling paint.**

COPY

2. Exterior - SPLC 34.08 (5), 34.32 (3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. **-1.) Garage door is in disrepair. 2.) Garage fascia has chipping and peeling paint. 3.) Retaining wall in front of property is in disrepair.**
3. 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. **-1.) Driveway in rear of property is in disrepair.**
4. Exterior - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways, and stairs. **-1.) Rear sidewalk is in disrepair. 2.) Patio in rear is in disrepair.**
5. Lower Unit - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. **-1.) Mold like substance on bathroom wall.**

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: Hector.Caballero@ci.stpaul.mn.us or call me at 651-266-9158 between 7:30 a.m. - 9:00 a.m.

Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Hector Caballero
Fire Safety Inspector
Reference Number 107795

An Equal Opportunity Employer



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

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