



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

APR 24 2024

310 City Hall, 15 W. Kellogg Blvd.

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 City of Saint Paul)(if cash: receipt number _____)
 - ☐ Copy of the City-issued orders/letter being appealed
check 8405
 - ☐ 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 7, 2024**

Location of Hearing:

☐ Telephone: you will be called between

_____ & _____

☒ In person (Room 330 City Hall) at: **1:30pm**
(required for all Fire C of O revocation & vacate; Condemnation orders)

Address Being Appealed:

Number & Street: 891 Iglehart City: St. Paul State: MN Zip: 55104

Appellant/Applicant: Patricia Whitney for Luke Nilles Email patricia@pwhitneylaw.com

Phone Numbers: Business 651-776-8034 Residence _____ Cell _____

Signature: Patricia Whitney Whitney Digitally signed by Patricia Whitney Whitney
Date: 2024.04.23 09:59:40 -05'00' Date: April 23, 2024

Name of Owner (if other than Appellant): Calabash Properties of St. Paul LLC

Mailing Address if Not Appellant's: 525 Ohio Street, St. Paul, MN 55107

Phone Numbers: Business 651-228-7071 Residence _____ Cell 651-207-9956 (Luke)

What Is Being Appealed and Why? *Attachments Are Acceptable*

- | | |
|--|---|
| ☐ Vacate Order/Condemnation/ | |
| ☐ Revocation of Fire C of O | Tenant in unit 1 has been denying access, requests |
| ☐ Summary/Vehicle Abatement | reasonable accommodation for allowing unit entry and |
| ☐ Fire C of O Deficiency List/Correction | the making of ordered repairs but tenant's demands with |
| ☐ Code Enforcement Correction Notice | respect to accommodating her have been less than |
| ☐ Vacant Building Registration | reasonable. Management and tenant's attorney |
| ☐ Other (Fence Variance, Code Compliance, etc.) | engaged in discussions regarding unit access. |



April 9, 2024

BRAD NILLES/CALABASH PROPERTIES
525 OHIO ST
SAINT PAUL MN 55107

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 891 IGLEHART AVE
Ref. # 14373

Dear Property Representative:

Your building was inspected on April 3, 2024, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 40.06 of the Saint Paul Legislative Code. **A reinspection will be made on May 9, 2024 at 11:00 AM or the property vacated.**

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to immediately complete the following deficiency list or the building vacated may result in a criminal citation.

DEFICIENCY LIST

1. Exterior - Fire Pit - MSFC 307.4 - All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials | brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance.-Elevated fire pit in back yard does not meet required clearances from wood fence and structures.
2. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair.-Repair damaged window screens as necessary.
3. Exterior - West Wall - 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.-Repair deteriorated area of stucco that is separating from the building on east wall between two windows.

4. Unit 1 - Bathroom - NEC 406.4(D)(3) - GFCI outlets shall be provided where replacements are made at outlets that are required to be so protected elsewhere in this Code.-GFI in unit 1 bathrooms shows open ground.
5. Unit 1 - Entire Unit - SPLC 34.19 - Provide access to the inspector to all areas of the building.-Provide access to unit for re-inspection. Ensure tenant is given 24 hour notice prior to inspection to allow access.
6. Unit 1 - Entire Unit - SPLC 34.20. - Duty of occupant to allow access to owner or operator - Every occupant of buildings, dwelling units, guest rooms, habitable rooms, premises, residential structures, rooming houses, rooming units and other structures or premises shall upon receiving reasonable prior notice give the owner or operator or their agent or employee access to the premises at reasonable times for the purpose of effecting inspections, maintenance, repairs or alterations which are necessary to comply with provisions of this chapter.-Ensure proper access is given with required notice to allow property management access to make repairs prior to re-inspection date.
7. Unit 1 - Flooring - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Repair damaged areas of floor as necessary including filling any large gaps in the hardwood flooring and repair loose/missing transition pieces.
8. Unit 1 - Kitchen - Pantry Closet - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Pantry closet light fixture pull chain does not work on inspection.
9. Unit 1 - Throughout - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window frame.-Repair deteriorated wood on window frames as necessary. Repair window frames and hardware as necessary to ensure proper opening and closing of all windows.

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: Frank.Thurner@ci.stpaul.mn.us or call me at

651-266-8984 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Frank Thurner
Fire Safety Inspector

Ref. # 14373