



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

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, July 25, 2023

Location of Hearing:

Telephone: you will be called between

_____ & _____

In person (Room 330 City Hall) at: 11:30 am
(required for all Fire C of O revocation & vacate; Condemnation orders)

Address Being Appealed:

Number & Street: _____ City: _____ State: _____ Zip: _____

Appellant/Applicant: _____ Email _____

Phone Numbers: Business _____ Residence _____ Cell _____

Signature: Sarah Vaile Date: _____

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ 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.) _____



SAINT PAUL CENTRAL OFFICE
55 East Fifth Street, Suite 400
Saint Paul, MN 55101

Phone: (651) 222-5863 • Fax: (651) 297-6457
Website: www.smrls.org • Email: central@smrls.org

July 19, 2023

St. Paul Department of Safety and Inspections
375 Jackson St
Unit 200
Saint Paul, MN 55101
Email : legislativehearings@ci.stpaul.mn.us

Re: Appeal of Condemnation Notice

To Whom It May Concern:

The property at 1133 Arundel St., St. Paul was condemned on January 18, 2023, following a re-inspection by Daniel Hesse. Upon re-inspection, Inspector Hesse found that the deficiency noted in the Correction Notice of July 11, 2023 – lack of electricity in violation of SPLC 34.11 – was still present.

My client, Elithabeth Mekonine, is a tenant in the lower unit of the 1133 Arundel St. property. Biniam Ansera is the owner and lives in the main unit of the property. Mr. Ansera has shut off electric and water utilities on the property, denying his tenant essential services in violation of the habitability statute. On Ms. Mekonine's behalf, on July 18, 2023, I filed an Emergency Tenant Remedies Action (ETRA) with Ramsey County District Court to order the owner/landlord to restore power and water to the property immediately.

The city's Order to Vacate orders the property to be vacated on July 20, 2023, however, I request on behalf of my client, that this Order be stayed until this issue can be resolved through the ETRA process so that Ms. Mekonine and her two children can remain in the home until utilities are restored. We are hopeful the judicial process is expedient and this issue is resolved quickly.

Sincerely,

Sarah Vaile

Sarah Vaile
Attorney at Law



326.0

July 18, 2023

NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION & ORDER TO VACATE

Biniam Taib Ansera
1133 Arundel St
St Paul MN 55117-4845

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **1133 ARUNDEL ST** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **July 18th 2023** and ordered vacated no later than **July 20th 2023**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, *Vacation of Structure or Unit*:

"Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned."

THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL; DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT.

Principle Violations: These deficiencies must be corrected before this condemnation and vacate order will be removed.

1. SPLC 34.11. - **ELECTRIC:** Lack of Electricity. Immediately restore electrical service. Failure to provide proper electrical service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility. Use of candles, fuel operated lighting or extension cord wiring is not permitted while the power is off. **RESTORE ELECTRIC SERVICE TO THE PROPERTY IMMEDIATELY. THANKS.**

Authorization to reoccupy this/these dwelling unit(s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment or which threaten the peace, health, safety or welfare of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8585. Any appeal must be made in writing within 10 days of the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

If you have any questions concerning this matter, please contact the Inspector, Daniel Hesse, at 651-252-8293. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Daniel Hesse
Enforcement Officer

dh

cc: Posted to ENS