

**OFFICE OF THE CITY ATTORNEY**

*Lyndsey M. Olson, City Attorney*



**CITY OF SAINT PAUL**

*Mayor Melvin Carter*

*Civil Division  
400 City Hall and Court House  
15 West Kellogg Boulevard  
Saint Paul, Minnesota 55102*

*Telephone: 651 266-8710  
Facsimile: 651 298-5619*

March 31, 2020

**NOTICE OF INTENT TO DENY LICENSE**

World of Wireless Communications Inc. - Licensee  
d/b/a World of Wireless  
814 White Bear Avenue North  
St. Paul, MN 55130  
Attn: Tamer Azzazi

RE: Second Hand Dealer license application submitted by World of Wireless Communication Inc. d/b/a World of Wireless for the premises located at 814 White Bear Avenue North in Saint Paul  
License ID #: 20190002733

Dear Applicant:

The Department of Safety and Inspections will recommend denial of the Second Hand Dealer license application submitted by World of Wireless Communication Inc. d/b/a World of Wireless for the premises located at 814 White Bear Avenue North in Saint Paul. The recommendation is based on the following information:

**On February 3, 2020 a Letter was emailed to you by Jeffrey Fischbach of the Department of Safety and Inspections. The letter stated that your application for a Second Hand Dealer license was pending until you completed the following actions:**

- **Obtain DSI Zoning Division approval**
- **Obtain all necessary building/trade permits and associated required inspection approvals to authorize a change in use of the space.**
- **Obtain DSI Fire Inspection Certificate of Occupancy (CofO) inspection from DSI Fire Inspector Laura Huseby.**

**DSI Inspector Jeff Fischbach indicated in his email that he understood that you no longer wished to pursue the Second Hand Dealer retail use in the lower level and provided you with instructions and a form for withdrawing your request. He advised you to complete the request to withdraw/request for refund form by February 28, 2020. As of today, we have not heard from you and per his letter, the denial of your application has been moved forward.**

You have two (2) options on how to proceed:

1. Please let contact me if you wish to proceed with your application. If I have not heard from you by **April 14, 2020**, I will presume that you have chosen not to contest the proposed adverse action and the matter will be placed on the City Council Agenda for denial of your application.
2. You can withdraw your Second Hand Dealer license application. Complete and return the attached REQUEST TO WITHDRAW REQUEST FOR REFUND form to the Department of Safety and Inspections (DSI), located at 375 Jackson Street, Ste. 220, St. Paul, Minnesota 55101-1806 no later than **April 14, 2020**.

**If you have not contacted me by April 14, 2020, I will assume that you do not contest the denial of your Second Hand Dealer license application. In that case, the matter will be placed on the City Council Consent Agenda for approval of the request to deny your application.**

If you have questions about these options, please contact my Legal Assistant, Shawn McDonald at (651) 266-8729.

Sincerely,



Therese Skarda  
Assistant City Attorney  
License No. 0240989

Cc: Tamer Azzazi, 10127 Astrid Avenue, Inver Grove Heights, MN 55077  
Chuck Repke, Executive Director, Greater East Side Community Council, 1365 Prosperity Avenue, Saint Paul, MN 55130  
T & M Properties LLC, 814 White Bear Avenue North, Saint Paul, MN 55106

Attachment: Email forwarded to Jeffrey Fischbach from DSI Zoning dated 12/05/2019  
Letter from Fire Safety Inspector Laura Huseby dated 01/13/2020  
Copy of a Request to Withdraw license form  
Copy of Letter from Jeffrey Fischbach dated 02/03/2020  
Email from Jeffrey Fischbach to licensee sent 02/03/2020  
REQUEST TO WITHDRAW REQUEST FOR REFUND

**Fischbach, Jeffrey (CI-StPaul)**

---

**From:** Fischbach, Jeffrey (CI-StPaul)  
**Sent:** Monday, February 3, 2020 1:46 PM  
**To:** tmazzazi@gmail.com; worldofwirelessoffice@gmail.com  
**Subject:** 814 White Bear Ave N - World of Wireless - Pending 2nd Hand Dealer Lic App ID # 20190002733  
**Attachments:** 20200203131935986.pdf

Hello Tamer and Sandi,

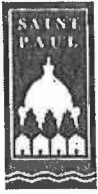
I understand you are no longer pursuing the second hand dealer retail use in the lower level of the above referenced.

If you could complete the attached Request to Withdraw / Request for Refund form I can have the license application withdrawn.

Action is required by 02/28/2020.

Thanks,

Jeff Fischbach  
DSI Inspector III – Licensing Division  
City of Saint Paul  
Department of Safety and Inspections (DSI)  
375 Jackson St, Suite 220  
Saint Paul, MN 55101  
P: 651-266-9106 / Fax: 651-266-9124  
jeffrey.fischbach@ci.stpaul.mn.us



CITY OF SAINT PAUL

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

Telephone: 651-266-9090  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

February 3, 2020

World of Wireless Communications Inc  
Attn: Tamer Azzazi  
814 White Bear Ave N  
St Paul MN 55106

Re: 814 White Bear Ave N - Pending Second Hand Dealer License Application ID# 20190002733

Dear Applicant:

The above referenced license application has been in a pending status since 08/19/2019 for a space located in the lower level of this building. At this time, your license has not yet been issued and remains in a status of pending until all applicable requirements have been met for license issuance, which include but may not be limited to the following:

- Obtain DSI Zoning Division approval. Enclosed please find an email from Ashley Skarda, DSI Zoning Division, dated 12/05/2019 outlining a partial list of issues that would need to be addressed to establish your use here.
- Obtain all necessary building/trade permits and associated required inspection approvals to authorize a change in use of the space. *On 01/23/2020 you withdrew a building permit application (#2019-085347) submitted to establish this use.*
- Obtain DSI Fire Inspection Certificate of Occupancy (CofO) inspection from DSI Fire Inspector Laura Huseby as per letter from Ms. Huseby dated 01/13/2020.

Alternatively, if you are no longer interested in obtaining this license you may complete and submit the enclosed form Requesting to Withdraw this application.

By 02/28/2020 you must either return a Request to Withdraw form or complete all necessary actions to establish this use or your application will be forwarded to the City Attorney with a recommendation that adverse action be taken to deny your application request.

If you have any questions regarding this matter, I may be contacted at 651-266-9106.

Sincerely,

Jeffrey Fischbach,  
DSI Project Facilitator

c. Ashley Skarda, DSI Zoning  
Laura Huseby, DSI Fire Inspection  
Tamer Azzazi, via email at [tmazzazi@gmail.com](mailto:tmazzazi@gmail.com)

**Disclaimer:** This letter is not an indication that your application will be granted. This letter is intended simply as notice of the ongoing process or your pending application.

RE: **REQUEST TO WITHDRAW**  
**REQUEST FOR REFUND**

I/We, \_\_\_\_\_, respectfully request to withdraw  
my/our license application for the following license(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Application/Business address: \_\_\_\_\_

Reason(s) for request: \_\_\_\_\_

I am also requesting a refund of my license application.

Mail the refund check to the attention of \_\_\_\_\_

Mailing address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Applicant(s) Printed Name, Signature and Title Date

\_\_\_\_\_  
Applicant(s) Printed Name, Signature and Title Date

\_\_\_\_\_  
Applicant(s) Printed Name, Signature and Title Date

\_\_\_\_\_  
Applicant(s) Printed Name, Signature and Title Date

DEPARTMENT OF SAFETY AND INSPECTIONS  
Fire Inspections Division

*Ricardo X. Cervantes, Director*



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

January 13, 2020

Sandi Leska  
T&M Properties  
814 WHITE BEAR AVE N SUITE 1  
ST PAUL MN 55106 USA

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES  
814 WHITE BEAR AVE N  
Ref. # 11444

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on October 31, 2019. Approval for occupancy will be granted upon compliance with the following deficiency list. **A review of building permit history will be made on February 12, 2020 at 9:00 AM. If there are no changes to the permit applications, they expire 180 days after date issued.**

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 be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Interior - World of Wireless - MSBC 1300.022 Subp. 3 - The occupancy group or use division of this building has been changed from that previously approved. Discontinue the unapproved occupancy and contact the Building inspector at 651-266-8989 to comply with requirements for the proposed occupancy.  
Property formerly basement storage is proposed as cell phone/mercantile space. Property owner was informed by project facilitator that a building permit would be required for the change of use. Permit and plans for building and electrical in place, no approvals and no building inspections have been initiated by property owner to occupy. Business was found open and operating without plan review approval or inspections for the building permit in the proposed space. Business was closed and written orders issued for property owner to contact building inspections for plan review approval and inspection and finalizing of permit and to post permit card for all the spaces in the building under construction.

An Equal Opportunity Employer

2. Interior - Basement Storage Area - SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office.
2. Interior - World of Wireless - MSBC 1300.0130 Construction Documents Subpart 1. Submittal Documents. Construction documents, special inspection and structural observation programs and other data shall be submitted in one or more sets with each application for a permit. Subpart 9. Design Professional in responsible charge.
  - A. The building official may require the owner to engage and designate on the respective permit application a licensed design professional who shall act as the licensed design professional in responsible charge.  
Submit plans and information on the mechanical and warm air requirements and installations prepared by a licensed engineer for the proposed space. The engineer or design professional shall be responsible for the work on the documents submitted and the installation at the property. Any changes to the plans submitted to city for review shall be submitted in writing for review prior to finalizing of the permits.

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 the original orders.

If you have any questions, email me at [Laura.Huseby@ci.stpaul.mn.us](mailto:Laura.Huseby@ci.stpaul.mn.us) or call me at 651-266-8998 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Laura Huseby  
Fire Safety Inspector  
Ref. # 11444

## Fischbach, Jeffrey (CI-StPaul)

---

**From:** Skarda, Ashley (CI-StPaul)  
**Sent:** Thursday, December 5, 2019 8:34 AM  
**To:** tj11782stp@gmail.com; Grandstrand, Steve (CI-StPaul)  
**Cc:** Fischbach, Jeffrey (CI-StPaul)  
**Subject:** Change of use Storage ---> Mercantile/Office for 814 White Bear Ave.

Good morning All,

I am writing to let you know that this change of use, although, allowed by the zoning code, requires additional parking and screening for the trash and recycling area. The building permit approving this change of use cannot be issued until the applicants can find additional spaces or receive a zoning variance. Although small spaces, the change of use requires an additional 5 parking spaces. More info on variances here: <https://www.stpaul.gov/departments/safety-inspections/zoning/zoning-variances>

Please note:

The trash and recycling screen must not have gates or doors which open into or over the property line. The height must be between 6' and 8'. It must not have any openings. We will need to see a detail of the fence on the plans. (By detail I mean an elevation showing materials and height, as well as something on the site plan showing that it won't interfere with property lines) This group may have resources useful to property owners who are considering trash handling: <http://www.bizrecycling.com/>

Thank you for your time,  
Ashley



**Ashley Skarda**  
**Zoning Inspector III**  
Department of Safety and Inspections  
375 Jackson St. Suite #220  
Saint Paul, MN 55101  
P: 651-266-9013  
[ashley.skarda@ci.stpaul.mn.us](mailto:ashley.skarda@ci.stpaul.mn.us)

The Most Livable  
City In America



Making Saint Paul the Most Livable City in America



814 WHITE BEAR AVE N - WHITE BEAR FOOD MARKET [B]			
Folder	Property(1)	People(2)	Info(70) Fee Process(7) Document(2) Comment
+ Add Query Refresh Add to Link View			
2019 085347 REM 00 B Building Permit			
Type	B Building Permit	Status	Withdrawn
Sub Type	Commercial	Parent ID	
Work	Remodel	Row ID	4772556
Group	Permit - DSI		
Primary Property			
Address	814 WHITE BEAR AVE N, ST PAUL, MINNESOTA, 55130-4422, ... PIN 262922330221 Prop ID 149738 Folder Unit		
Location	AURORA ADDITION S 1/2 OF LOTS 16 & 17 & ALL OF LOTS 18 & 19 BLK 2		
Tracking Dates and Reference Information			
In Date	2019-10-01	Issue/Approve	Expires
Ref. No.		Issued By	Final Date 2020-01-23
Name	814 WHITE BEAR AVE N - WHITE BEAR FOOD MARKET		Priority
Description			
PARTIAL BASEMENT CHANGE OF USE, STORAGE TO MERCANTILE OFFICE Permit application withdrawn. Building owner has put basement project on hold and will resubmit plans when he ready to change the occupancy of the basement. SG			
Conditions			
Refer to Comment tab for more property information.			

STATE OF MINNESOTA)  
) ss.

**AFFIDAVIT OF SERVICE BY U.S. MAIL**

COUNTY OF RAMSEY)

Shawn McDonald, being first duly sworn, deposes and says that on the 31<sup>st</sup> day of March, he served the attached **NOTICE OF INTENT TO DENY LICENSE** and a correct copy thereof in an envelope addressed as follows:

World of Wireless Communications Inc. - Licensee  
d/b/a World of Wireless  
814 White Bear Avenue North  
St. Paul, MN 55130  
Attn: Tamer Azzazi

Tamer Azzazi  
10127 Astrid Avenue  
Inver Grove Heights, MN 55077


Chuck Repke, Executive Director  
Greater East Side Community Council  
1365 Prosperity Avenue  
Saint Paul, MN 55130

T & M Properties LLC  
814 White Bear Avenue North  
Saint Paul, MN 55106

(which is the last known address of said person) depositing the same, with postage prepaid, in the United States mail at St. Paul, Minnesota.

  
Shawn McDonald

Subscribed and sworn to before me  
This 31<sup>st</sup> day of March 2020

  
Notary Public

