



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

RECEIVED
MAR 05 2026
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 CK#20631)
- 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, March 17, 2026
Location of Hearing:
 Telephone: you will be called between
2 pm & 4 pm
 In person (Room 330 City Hall) at: _____
(required for all Fire C of O revocation & vacate; Condemnation orders)

Address Being Appealed:

Please call to set ~~App~~ hearing time

Number & Street: 358 Arbor City: Sr Paul State: MN Zip: 55102

Appellant/Applicant: DANE STAEBELI Email _____

Phone Numbers: Business 612-865-2004 Residence _____ Cell _____

Signature: [Signature] 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 See notes on Attach orders
- Summary/Vehicle Abatement _____
- Fire C of O Deficiency List/Correction _____
- Code Enforcement Correction Notice _____
- Vacant Building Registration _____
- Other (Fence Variance, Code Compliance, etc.) _____



February 26, 2026

Ronald Staeheli
4300 Blackhawk Road
Eagan, MN 55122

4th CORRECTION NOTICE / NOTICE OF PENDING REVOCATION

RE: 358 Arbor Street

To Ronald Staeheli:

A reinspection was conducted at your property on February 26, 2026. You are hereby notified that the following deficiency list must be corrected. ***A reinspection for all remaining deficiencies shall take place on May 1, 2026, at 10:00 AM. Owner or representative is required to attend.***

DEFICIENCY LIST

1. **Inspections.** SPLC 34.19 Enforcement officers shall be authorized to make or cause to be made inspections to determine the condition of buildings, dwelling units, guest rooms, habitable rooms, premises, residential structures, rooming houses, rooming units, commercial structures and other structures or premises at any reasonable time in order to safeguard the health, safety and welfare of the public and to perform their duties under this chapter. Access during reasonable times shall not be denied by any owner, occupant or other person in charge of the premises. **Property owner shall allow fire safety inspector access to the property to complete inspections.**
2. **Certificate of Occupancy Notice of Revocation.** SPLC 40.06 Initial inspection for this property was conducted on October 22, 2025. Follow up inspection attempted on December 22, 2025. Owner or representative failed to show. Second reinspection attempted on January 23, 2026. Owner or representative again failed to show. Final inspection scheduled for February 26, 2026, at 10:00 AM. If this inspection is not completed, the certificate of occupancy shall be revoked, and the house shall be placarded accordingly. **February 26, 2026, update. Lower Unit. Several outstanding deficiencies are still found in this unit today. Upon final inspection on May 1, 2026, at 10:00 AM, if unit is still found to be out of compliance, unit shall be immediately placarded as revoked with a vacancy date of May 5, 2026, at 9:00 AM.**

May be too soon to paint exterior

Cedar Siding

3. **Exterior Structure on Residential Properties.** SPLC 34.09(1) Protective treatments. All exterior surfaces, including, but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in a professional state of maintenance and repair. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting, by utilizing paint which is not lead-based, or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted. All siding, stucco, masonry and/or similar finishes, as well as those between the building envelope and the perimeter windows, doors and skylights shall be maintained weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion or replaced with an approved corrosive resistant material. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. There are several areas of peeling, flaking and chipping paint around the outside of the property. By May 1, 2026, any areas of paint showing deformities shall be corrected.

4. **Smoke and Carbon Monoxide Alarms.** SPLC 34.15(3) Smoke and carbon monoxide alarms must be installed in accordance with Chapter 39 of the Legislative Code.

CO within 10' of sleeping room

- a. Lower unit. Immediately install a new combination smoke and carbon monoxide alarm inside the lower unit master bedroom. The smoke alarm in the dining/living room area is too far away from this door to provide appropriate coverage.
- b. Upper unit. Immediately install a new combination smoke and carbon monoxide alarm in the spare upstairs bedroom. Property owner previously argued that this is not a bedroom to the legislative hearing officer. Upon today's reinspection, a full (messed) bed along with a television and other personal effects were found in this room. Inspector asked the female tenant who is sleeping in this room. Tenant clearly stated that her son sleeps in the room.

No Requirement for

Smokes IN bedroom

5. **Responsibilities of Occupants Relating to the Maintenance of Dwelling Units on Residential Properties.** SPLC 34.16(1) and SPLC 34.10(5) Cleanliness. Every occupant of a dwelling unit or structure or rooming unit shall keep in a clean and sanitary condition that part of the premises thereof which the occupant occupies or controls. Sanitation. The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage. Lower level. Heavy contents, trash, and what appeared to be remnants of cat urine or feces on the floors of this unit. Tenant is responsible for the cleanliness of this unit. Heavy content load shall be minimized by 50 percent. All trash and recycling shall be properly removed from the home. Tenant shall regularly remove cat feces from the home interior and remove any remnants of cat urine/feces from the floors. February 26, 2026, update. These deficiencies have yet to be addressed and are still outstanding.

There is Clear path to EXIT from all rooms in house.

6. **Interior Structures on Residential Properties.** SPLC 34.10(6) Insect and rodent harborage. Every owner of a structure shall be responsible for the control and/or elimination of insects, rodents or other pests wherever infestation exists. Lower unit. Flying insect infestation found in this unit. Remove flying insects from unit. February 26, 2026, update. During today's reinspection, inspector found a bag of garbage tied to a handle in the kitchen area. Inspector was met with several flies hovering around the top of the open bag.

THIS IS NOT ACCURATE.

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: keith.demarest@ci.stpaul.mn.us or call me at 651-266-8998 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,

Keith Demarest
Fire Safety Supervisor