



# 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 28 2014

CITY CLERK

### We need the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul  
(if cash: receipt number 465251)
- 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, 4-8-14

Time 11:30 AM

### Location of Hearing:

Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 1400 Selby Ave City: St. Paul State: MN Zip: \_\_\_\_\_

Appellant/Applicant: AAA Midway Inside Storage Email AAAmidway@YAHOO.com

Phone Numbers: Business 651-642-1461 Residence \_\_\_\_\_ Cell \_\_\_\_\_

Signature: [Signature] Date: 3-28-14

Name of Owner (if other than Appellant): NSA 3241 Properties, LLC

Mailing Address if Not Appellant's: 4815 Cedar Lake Rd, St. Louis Park, MN 55416

Phone Numbers: Business 952-512-1795 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
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other

Please see attached appeal order letter from Casper Law.



# Casper Law, p.l.l.c.

March 28, 2014

Ms. Shari Moore, City Clerk  
City of St. Paul  
310 City Hall  
City/County Courthouse  
15 W. Kellogg Blvd.  
St. Paul, MN 55102

Via Personal Service

RE: Appeal of Revocation of Fire Certificate of Occupancy and Order to Vacate  
1400 Selby Ave. Ref #52431

Dear Ms. Moore,

I am writing on behalf of AAA Midway Inside Storage to appeal the above-referenced Order to Vacate.

First, my client believes the inspection may have overlooked the actual functioning of the fire suppression system or otherwise may not have been accurate.

Secondly, this order would present an extreme hardship. My client rents space to approximately 300 entities and individuals who cannot possibly access and remove their property by the date of the notice. My client is a small business owner, who does not own the building. AAA Midway Inside Storage, a St. Paul based small business, will not be able to survive this.

My client would like the notice lifted and order vacated. In the alternative, my client would like sufficient time (90-120 days) to prepare his clients for this change.

Very truly yours,  
**Casper Law, p.l.l.c.**

Joshua S. Casper

Enclos.

cc: Client

Enc. Appeal Application  
Payment of \$25.00 (Cash)  
Copy of Notice of Revocation



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-8951  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

March 19, 2014

NSA 3241 PROPERTIES LLC Attn: Mike Armel  
4815 CEDAR LAKE ROAD  
ST LOUIS PARK MN 55416

**Revocation of Fire Certificate of Occupancy and Order to Vacate**

RE: 1400 SELBY AVE  
Ref. # 52431

Dear Property Representative:

Your building was inspected on March 19, 2014, 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 April 3, 2014 at 11:00 am or the property vacated. All work must be completed and approved under permit prior to this date.**

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. Fire Sprinkler - MSFC 901.6 - The fire sprinkler system must be maintained in a operative condition at all times, replace or repair where defective. All work must be done by a licensed contractor under a permit.  
Repair the fire sprinkler system in an approved manner, multiple deficiencies noted in the 11-4-13 test report.  
Repair alarm lines where improperly connected together.  
Repair or replace dry valves which did not trip or respond in proper time.  
Repair or replace the air compressor which was full of oil and water when tank was drained.  
Repair dry sprinkler valves with leakage from intermediate chamber.  
Replace sprinkler heads in front of unit heaters with improper temperature rating.

2. Fire Sprinkler - MSFC 901.6 - The sprinklers in service for more than 50 years for standard response heads or more than 20 years for quick response heads shall be replaced or samples sent to an approved laboratory for testing. Provide documentation to this office as proof of compliance. All sprinkler work must be done by a licensed contractor under permit. - Sprinkler heads in basement are more than 50 years old.

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: [mitchell.imberson@ci.stpaul.mn.us](mailto:mitchell.imberson@ci.stpaul.mn.us) or call me at 651-266-8986 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Mitchell Imbertson  
Fire Inspection

Ref. # 52431