

Moermond, Marcia (CI-StPaul)

From: Neis, Adrian (CI-StPaul)
Sent: Thursday, April 27, 2017 3:56 PM
To: Ubl, Stephen (CI-StPaul)
Cc: Moermond, Marcia (CI-StPaul); Wiese, Angie (CI-StPaul); Shaff, Leanna (CI-StPaul); Gaulke, Jonathan (CI-StPaul)
Subject: RE: Referral of Your Appeal
Attachments: 263 Western Ave S. 2001 Code Compliance Report.pdf

Steve and Marcia,

I did some deep digging on this one, and even tried to call the previous homeowner.

It appears, I inspected the home in 2008 but don't remember much from 9 years ago. I did cite the second floor for not having an escape window but did not mention the ceiling height. I ended up revoking the CofO due to non compliance so the second floor never technically was approved by Fire Safety as a bedroom. However permits were pulled and finalized in 2008 to install escape windows.

The previous homeowner Eileen Biernat has passed away about 8 years ago, but I spoke with her husband. He said this was a 1 bedroom home, and there is a bedroom on the main floor.

I also found a 2001 Code Compliance report that says "Second floor considers attic" from the building Inspector. (see attached).

The 2014 TISH report also indicates the second floor also notes the low ceiling height.

Tax records also indicate the attic is unfinished and the home appears to have been marketed as a one bedroom, except for one that says, "**Loft bedroom**, spiral staircase, eat-in kitchen, formal dining room, **2nd non-conforming bedroom (no closet)**". See info below.

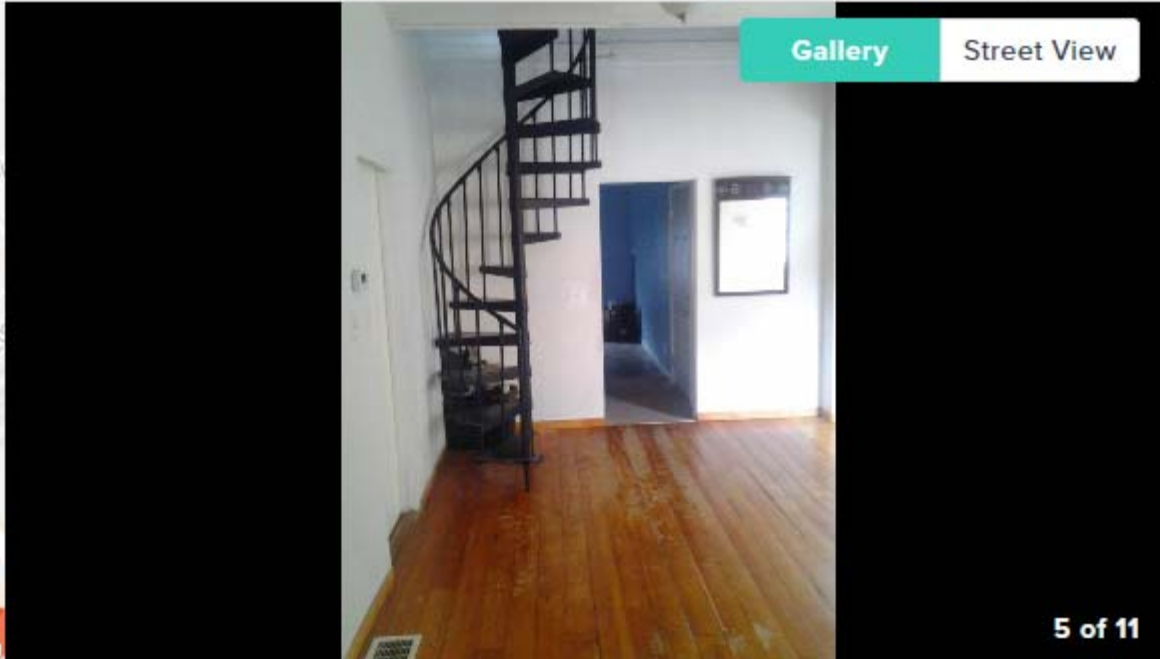
Based on all the information, the pictures of home found online, testimony from the previous owners husband, and per the previous code compliance report from the Building Inspector in 2001 **this attic was never intended to be used as a sleeping room.**

Property Identification Number (PIN) 12.28.23.21.0030
Property Address 263 Western Ave S
Municipality St. Paul
Watershed Capital Region W/S
School District Number 625

Year Built 1900
of Stories 1.00
Style Bungalow
Exterior Wall Brick
Total Rooms 5
Total Family Rooms 0
Total Bedrooms 1
Full Baths 1
Half Baths 0
Attic Type Unfinished
Finished SQ Feet 786
Foundation Size 786
Basement Area Finished
Finished Rec Area
Garage Type
Area (sq.ft.)
Parcel Size .0900 Acres
Parcel Width 40.0000 Feet
Parcel Depth 100.0000 Feet
Land Use Code 510
Land Use Description R - Single Family Dwelling, Platted Lot

MN / Saint Paul Apartments / Summit-University Apartments

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This pad expired on 9/11/16.
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\$890

No longer available

1 bed 1 bath 950 sqft

263 Western Avenue S #HOUSE
Saint Paul, MN 55102

 House

 Commute time



OFF MARKET: PUBLIC RECORD

263 Western Ave S

Saint Paul, MN 55102 (West 7th)

Single-Family Home
1 Bedroom
1 full Bathroom

786 sqft
Lot size: 3,920 sqft
Built in 1900

 [See your commute times](#)

Provided By:

 [Edit Home Facts](#)

263 Western Ave S

Saint Paul, MN 55102

1 Bd 1 Ba 786 Sqft



PUBLIC RECORD - Built in 1900, this 1-bedroom, 1-bathroom single family residential house at 263 Western Ave S, MN, 55102 is approximately 786 square feet. The estimated value is \$107,000 with a value per Sqft of \$84 is located in the St. Paul Public School District. The closest school is Central Senior High School.

The median days on the market for properties in this area is 27 with a median list price of \$220,000 and median sqft of \$160. This property is currently off-market.

ZIP Code: 55102

Property Type: Single Family Residential

1 Beds

1 Baths

786 Sqft Building Area

5 Rooms

3,920 Sqft Lot Size

1900 Year Built

\$72,018 Last Sale Price

09/08/2014 Last Sale Date

Bungalow Style

Brick Exterior Walls

Crawl/Raised Foundation

Gas Heating

Yes Cooling

From: Moermond, Marcia (CI-StPaul)

Sent: Thursday, April 27, 2017 2:04 PM

To: Neis, Adrian (CI-StPaul); Wiese, Angie (CI-StPaul); Shaff, Leanna (CI-StPaul)

Subject: FW: Referral of Your Appeal

Fyi. This is a matter appealed to the BO and I think a stay of enforcement still holds. -Marcia

From: Jesse Williams [<mailto:jw98867@gmail.com>]

Sent: Wednesday, April 26, 2017 2:18 PM

To: Moermond, Marcia (CI-StPaul)

Cc: Ubl, Stephen (CI-StPaul)

Subject: Re: Referral of Your Appeal

Hello Stephen,

263 Western Ave S is a rental property I own. The Fire inspector has said the bedroom is not a bedroom as the ceiling is 6 foot 9 inches. I would like to appeal this decision.

I know I am out of the traditional date range to appeal. I first emailed you in October of last year and have not heard back.

Please let me know what you need in order for me to appeal.

Thanks,
Jesse

Jesse Andrew Williams
Longhouse Development LLC
Ideation-Futuristic-Learner-Input-Strategic
612-799-8491

On Mon, Oct 17, 2016 at 1:38 PM, Jesse Williams <jw98867@gmail.com> wrote:
Stephen,

How does the appeal process work through your office?
What steps do I need to take?

RE: 263 Western Ave S, 55102.

Jesse Williams
[612-799-8491](tel:612-799-8491)

Jesse Andrew Williams
Longhouse Development LLC
Ideation-Futuristic-Learner-Input-Strategic
[612-799-8491](tel:612-799-8491)

On Tue, Oct 11, 2016 at 10:33 AM, Jesse Williams <jw98867@gmail.com> wrote:
Marcia,

Thank you for the notice.

Steve,
Would you like me to email you pictures and diagrams of the room?
How would you like to proceed?

Jesse

Jesse Andrew Williams
Longhouse Development LLC
Ideation-Futuristic-Learner-Input-Strategic
[612-799-8491](tel:612-799-8491)

On Tue, Oct 11, 2016 at 10:30 AM, Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us> wrote:

Dear Mr. Jesse Williams,

I just called and your voicemail instructed that no message should be left. However, I left a message anyway to let you know your hearing for next Tuesday October 18 is being cancelled and your appeal is being referred to Saint Paul's Building Official, Steve Ubl. This email is by way of confirmation.

When examining a case where the ceiling for the upper level is a maximum of 6'9", rather than 7', he will want to consider several factors. These include things like the width of the stairs leading to the upper level, the existence and placement of handrails, presence of smoke alarms and presence of an egress window. This list may not be exhaustive, but I'm hoping it gives you a starting place for information to provide Mr. Ubl. Please email him a request for continued use of this space for sleeping purposes. Photos are very helpful. I note the fire inspector specifically states there are proper egress window(s).

Best Wishes, Marcia Moermond

Legislative Hearing Officer

Saint Paul City Council