



# APPLICATION FOR APPEAL

RECEIVED  
OCT 13 2010  
CITY CLERK

**Saint Paul City Clerk**  
310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, Minnesota 55102  
Telephone: (651) 266-8560

The City Clerk needs the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number \_\_\_\_\_)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed

<b>YOUR HEARING Date and Time:</b>
Tuesday, <u>Oct 26 11-2</u>
Time <u>1:30</u>
<b>Location of Hearing:</b>
<u>Room 330 City Hall/Courthouse</u>

## Address Being Appealed:

Number & Street: 1504 Grand Ave City: St. Paul State: MN Zip: 55105

Appellant/Applicant: Reza Alizadeh Email: Drreza@Comcast.net

Phone Numbers: Business 612-868-6894 Residence \_\_\_\_\_ Cell same

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Owner (if other than Appellant): \_\_\_\_\_

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
  - Fire C of O: Only Egress Windows
  - Code Enforcement Correction Notice
  - Vacant Building Registration
  - Other
  - Other
  - Other
- # 33.  
Please see attachments.

Dr. Reza Alizadeh  
33 Hamline  
St. Paul, Minnesota 55105

William Beumer  
Department of Safety and Inspections  
375 Jackson Street, Suite 220  
St. Paul, Minnesota 55101

Dear Appeal Committee,

I am writing to you in regards to my rental property located at 1504 Grand Avenue. I have owned this property for 15 years and in this time I have been registered and complainant with all city rental registration and its renewal, up in till the recent fire inspection.

The rental space accommodates five tenants as it is has: five bedrooms, three bathrooms, and two kitchens. The space is currently zoned for four tenants and I am seeking advisement on how to apply for zoning to rent for five tenants. (reference number 101752)

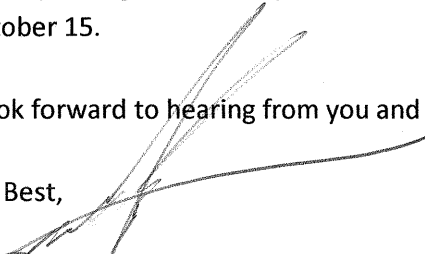
In the meantime, I am asking to be permitted to continue renting to the five tenants through-out their lease ending June 1, 2011 which coincidence with their academic school calendar at Macalester College. The tenants are a group of friends who came together to sign this lease and it would be difficult to remove one from the group. It would be a challenge for them to be able to find a lease with just months remaining before their graduation as the majority of leases are a one year commitment.

I have taken immediate action on the other updated codes. I am looking for you to honor the current lease and or advice on adding an additional renter.

After speaking with the city administrator, I am aware I need to take action with this Zoning issue by October 15.

I look forward to hearing from you and welcome your insight.

My Best,

  
Dr. Reza Alizadeh  
612.868.6894  
DrReza@comcast.net



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)

October 5, 2010

REZA ALIZADEH  
33 HAMLINE AVENUE SOUTH  
ST PAUL, MN 55105-2231

### FIRE INSPECTION CORRECTION NOTICE

RE: 1504 GRAND AVE  
Residential Class: C

Dear Property Representative:

Your building was inspected on August 12, 2010 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date.

**A re-inspection will be made on October 29, 2010 at 11:00 AM.**

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 shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

#### DEFICIENCY LIST

1. 1st Floor - Bathroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090. -Repair improperly working GFI.
2. 1st Floor - Bedroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090. -Outlet where hot and ground are reversed.
3. 2nd Floor - E Bedroom Closet - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Patch the holes and/or cracks in the walls and paint the wall.

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4. 2nd Floor - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Contact a licensed electrician to repair non-grounded 3 prong outlets on 2nd floor and throughout building where needed.
5. Basement - Bedroom - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
6. Basement - Bedroom - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturers instructions.
7. Basement - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Junction box.
8. Basement - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.-Properly attach unsecured conduit.
9. Basement - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. This work may require a permit. Contact DSI at 651-266-8989.-Contact a licensed electrician to properly install approved outlets under permit for laundry appliances.
10. Basement - NEC 110-26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
11. Basement - UMC 1346.703 - Provide 30 inches clearance around all mechanical equipment.-Keep all combustibles away from heating equipment.
12. Basement - UMC 2213 (f) - Install proper hangers and support for the gas piping in compliance with the mechanical code.
13. Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.
14. Basement Stairs - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Repair or remove non-required, non-working smoke detector.
15. Exterior - Front and Rear - SPLC 71.01 - The address posted is not visible from street. (HN-1)-Provide reflective numbers or background or illuminate at night.
16. Exterior - MSFC 307.1 All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be less than 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials, brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance.

17. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Paint windows inside and out where paint is cracked or peeling.
18. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-Repair cracked windows.
19. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-Repair damaged or missing glazing putty throughout the building.
20. Exterior East - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090. -Contact a licensed electrician to repair and properly install damaged exterior outlet.
21. Exterior East - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit way.-Removed brush from egress window well.
22. Exterior East - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-Replace missing fascia.
23. Garage - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090. -Contact licensed electrician to repair exposed wire throughout garage to code.
24. Garage - NEC 400-10 - Provide strain relief for the cords so that tension will not be transmitted to joints or terminals.-Properly seal junction box knockouts where wire runs through.
25. Garage - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-Contact a licensed contractor to repair damaged brick foundation in an approved manner.
26. Garage - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Paint fascia and soffit where chipped or peeling.
  - Repair damaged soffit on west side.
  - Repair damaged siding on northeast corner.
27. Interior - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090. Power strips and appliances requiring a ground plugged into non-grounded outlets.-Contact a licensed electrician to provide approved outlets throughout building where appliances require a ground or remove appliance.
28. Interior - SPLC 34.11(5), 34.34(2), SPC 4715.0200Q - Provide adequate hot water between 120 degrees F and 130 degrees F.-Water measured 136 degrees.

29. Interior - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturers instructions.
30. Kitchen - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Contact a licensed electrician to repair outlet with polarity reversed.
31. Living Room - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
32. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.
33. SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. Discontinue use as a rooming and boarding without approval and the required Certificate of Occupancy.  
-Throughout the building - SPLC 33.05 (A) - The use of this building for more than four unrelated adults would require approval and a certificate of occupancy. Immediately discontinue unapproved use and convert to legal use. Discontinue use as a rooming and boarding without zoning approval and required Certificate of Occupancy for rooming use.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

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: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: [william.beumer@ci.stpaul.mn.us](mailto:william.beumer@ci.stpaul.mn.us) or call me at 651-266-8991 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,

William Beumer  
Fire Inspector

Reference Number 101752