

## Pillsbury, Clare (CI-StPaul)

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**From:** Swanson, Christopher (CI-StPaul)  
**Sent:** Thursday, July 29, 2021 12:40 PM  
**To:** Pillsbury, Clare (CI-StPaul)  
**Subject:** FW: FW: 161 Pennsylvania Ave W - Deconstruction Building permit

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Clare,

Can you follow up with this resident today? It appears the demo processed started early (Feb) 2021. We should probably look at removing some (if not all) of the Q1 2021 bill and all of the Q2 2021 bill.

We will also want to get this property remove from our list or a UDRF in place.

Thanks,

Chris

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**From:** Sunita Teekasingh <sunita.teekasingh30@gmail.com>  
**Sent:** Thursday, July 29, 2021 12:02 PM  
**To:** Swanson, Christopher (CI-StPaul) <Christopher.Swanson@ci.stpaul.mn.us>  
**Subject:** Re: FW: 161 Pennsylvania Ave W - Deconstruction Building permit

**Think Before You Click: This email originated outside our organization.**

Hi Chris.  
No, nobody has followed up.  
Sunita  
6128147999

On Thu, Jul 29, 2021, 11:41 Swanson, Christopher (CI-StPaul) <[Christopher.Swanson@ci.stpaul.mn.us](mailto:Christopher.Swanson@ci.stpaul.mn.us)> wrote:

Sunita,

I hope you are well. Did anyone follow up with you on this matter?

Chris

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**From:** Sunita Teekasingh <[sunita.teekasingh30@gmail.com](mailto:sunita.teekasingh30@gmail.com)>  
**Sent:** Wednesday, July 21, 2021 2:51 PM

To: Swanson, Christopher (CI-StPaul) <[Christopher.Swanson@ci.stpaul.mn.us](mailto:Christopher.Swanson@ci.stpaul.mn.us)>

Subject: Fwd: FW: 161 Pennsylvania Ave W - Deconstruction Building permit

**Think Before You Click: This email originated outside our organization.**

----- Forwarded message -----

From: **Hilleson, Kari (CI-StPaul)** <[Kari.Hilleson@ci.stpaul.mn.us](mailto:Kari.Hilleson@ci.stpaul.mn.us)>

Date: Mon, Jul 19, 2021 at 1:18 PM

Subject: RE: FW: 161 Pennsylvania Ave W - Deconstruction Building permit

To: Sunita Teekasingh <[sunita.teekasingh30@gmail.com](mailto:sunita.teekasingh30@gmail.com)>, Carter, Melvin (CI-StPaul) <[Melvin.Carter@ci.stpaul.mn.us](mailto:Melvin.Carter@ci.stpaul.mn.us)>

Cc: Williamette, James (CI-StPaul) <[james.williamette@ci.stpaul.mn.us](mailto:james.williamette@ci.stpaul.mn.us)>, Ubl, Stephen (CI-StPaul)

<[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)>, Thomas, Virgil (CI-StPaul) <[virgil.thomas@ci.stpaul.mn.us](mailto:virgil.thomas@ci.stpaul.mn.us)>

Sunita,

To cancel service you will need to contact Waste Management 763-784-8349 and let them know the house is demolished. You will need to provide some sort of proof of the demolition and you can call them to see what they would be looking for.

Our records reflect the demolition permits are not all closed out.

#### **DSI Demo Permit 21-238292**

It appears your building inspector was only called out once in March. The hole needs to be inspected before it is backfilled. Also, the water and sewer permits will need to be closed out and the curb cut removed before the demo permit may be closed out.

#### **SPRWS Plumbing Permit 21-262633 for water disconnect at property line**

This work was inspected and the permit closed out May 17.

#### **Public Works Sanitary Sewer Abandonment Permit 21-262795**

The permit status is Active/Issued which indicates no inspections have been done.

## Public Works Right of Way Obstruction Permit 21-262796 (Joint Sewer Obstruction Permit)

The permit status is Inspection Pending.

If this will be a vacant lot, the curb cut needs to be removed as well. This work requires a Sidewalk Permit from public works. 651-266-6120

All permits need inspections in order to be closed out. Your contractors need to get their permits finalized out. Right now, our records don't indicate the work has been completed. You need to contact Waste Management directly for service cancellation as well.

### Kari Hilleson

Pronouns: [she/her/hers](#)

Plans Examiner II

[Department of Safety and Inspections](#)

P: 651-266-9074

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**From:** Sunita Teekasingh <[sunita.teekasingh30@gmail.com](mailto:sunita.teekasingh30@gmail.com)>  
**Sent:** Monday, July 19, 2021 12:05 PM  
**To:** Hilleson, Kari (CI-StPaul) <[Kari.Hilleson@ci.stpaul.mn.us](mailto:Kari.Hilleson@ci.stpaul.mn.us)>; Carter, Melvin (CI-StPaul) <[Melvin.Carter@ci.stpaul.mn.us](mailto:Melvin.Carter@ci.stpaul.mn.us)>  
**Cc:** Williamette, James (CI-StPaul) <[james.williamette@ci.stpaul.mn.us](mailto:james.williamette@ci.stpaul.mn.us)>; Ubl, Stephen (CI-StPaul) <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)>  
**Subject:** Re: FW: 161 Pennsylvania Ave W - Deconstruction Building permit

**Think Before You Click: This email originated outside our organization.**

Dear Kari

Did the City of St Paul communicate that this property has been demolished to the Waste Management and it is no longer zoned as a residential property?

I am receiving bills from Waste Management despite this property not have a house on the property. this property needs to be rezoned as an empty lot and according to zoning, it was always listed as light industrial.

Please correct and have this property rezoned, this property is no longer owned by me.

Sunita

On Mon, Mar 29, 2021 at 5:12 PM Hilleson, Kari (CI-StPaul) <[Kari.Hilleson@ci.stpaul.mn.us](mailto:Kari.Hilleson@ci.stpaul.mn.us)> wrote:

They will need to pull their own demolition permit and follow the steps on [this Demolition Permit webpage](#). I know SPRWS needs their own permit for the water to be cut at the street vs inside the basement, but they can talk to water about that when they get the sign off.

If you are not having the foundation and slab removed, they do at least need to follow the attached ordinance and make sure the ground can drain.

**Kari Hilleson**

Pronouns: [she/her/hers](#)

Plans Examiner II

[Department of Safety and Inspections](#)

P: 651-266-9074

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**From:** Sunita Teekasingh <[sunita.teekasingh30@gmail.com](mailto:sunita.teekasingh30@gmail.com)>  
**Sent:** Monday, March 29, 2021 4:55 PM  
**To:** Hilleson, Kari (CI-StPaul) <[Kari.Hilleson@ci.stpaul.mn.us](mailto:Kari.Hilleson@ci.stpaul.mn.us)>  
**Cc:** Jaswant Teekasingh <[jteekasingh@yahoo.com](mailto:jteekasingh@yahoo.com)>; Williamette, James (CI-StPaul) <[james.williamette@ci.stpaul.mn.us](mailto:james.williamette@ci.stpaul.mn.us)>; Ubl, Stephen (CI-StPaul) <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)>  
**Subject:** Re: FW: 161 Pennsylvania Ave W - Deconstruction Building permit

**Think Before You Click: This email originated outside our organization.**

Kari, we are hiring someone to do it. The basement is only 3 ft below the ground level.

On Mon, Mar 29, 2021, 13:43 Hilleson, Kari (CI-StPaul) <[Kari.Hilleson@ci.stpaul.mn.us](mailto:Kari.Hilleson@ci.stpaul.mn.us)> wrote:

Sunita,

For clarification, who is doing the rest of the work on the site? I have attached some City ordinance language on site work requirements.

**Kari Hilleson**

Pronouns: [she/her/hers](#)

Plans Examiner II

[Department of Safety and Inspections](#)

P: 651-266-9074

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**From:** Sunita Teekasingh <[sunita.teekasingh30@gmail.com](mailto:sunita.teekasingh30@gmail.com)>  
**Sent:** Friday, March 26, 2021 3:25 PM  
**To:** Hilleson, Kari (CI-StPaul) <[Kari.Hilleson@ci.stpaul.mn.us](mailto:Kari.Hilleson@ci.stpaul.mn.us)>

Cc: Jaswant Teekasingh <[jteekasingh@yahoo.com](mailto:jteekasingh@yahoo.com)>; Williamette, James (CI-StPaul) <[james.williamette@ci.stpaul.mn.us](mailto:james.williamette@ci.stpaul.mn.us)>; Ubl, Stephen (CI-StPaul) <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)>  
Subject: Re: FW: 161 Pennsylvania Ave W - Deconstruction Building permit

**Think Before You Click: This email originated outside our organization.**

Hi Kari

I am finishing the hand deconstruction of the house. I have decided to not use the basement. I need clarification on the city requirements what needs to be done to fill up the basement hole? There is no deconstruction debris left, the vendor when they had constructed removed the debris off site. The basement is cindercrete and blocks walls with cement floors.

I am planning on filling it up next week. I would like to know if they can use the walls as fill and if the slab can remain. The hole can be filled with dirty. The land then will be left flat with no building on the property.

Please advise on the requirements.

Sunita

612-814-7999

On Sun, Feb 14, 2021 at 12:34 PM Sunita Teekasingh <[sunita.teekasingh30@gmail.com](mailto:sunita.teekasingh30@gmail.com)> wrote:

Kari;

So you and your team understands:

1. 161 Pennsylvania Ave West is residential not commercial
2. the ownership of the properties are under different companies and therefore are not under the same PIN number
3. Previous conversations about the future of the property are irrelevant because the properties are not tied together.
4. The house is being hand deconstructed, there is no heavy machinery that will be used to remove the structure. Better Futures are going to recycle the material and prevent the materials from going into a landfill.

5. Better Futures has applied for their wreckers permit, as of Friday the City of St Paul has everything.

On the demolition permit, it does not state I have to provide my future plans for the site, it just requires the additional signatures.

The conversations about the PINS are not relevant at this time, since the properties are owned by 2 different groups and therefore the current cutouts are appropriate and will not be changing for the foreseeable future.

In looking at the links you provided, the links relate to commercial property and according to the Ramsey County records, 161 Pennsylvania is residential property, see below.

As noted this is clearly a house, not commercial property. After the deconstruction, Ramsey county can revise the records, so that I am not paying taxes on a home that no longer exists.

I would like to resolve this issue, since it appears every week the DSI team is providing additional information, despite this application has been in process since October 2019. After countless emails, and a lot of money on my part, this should not be a full time job to navigate through DSI's ever changing rules.

As said, I am very frustrated, so I did contact the Mayor's office on Friday because of the lack of transparency and the confusion about the information that has been provided by DSI. I have reached out to you and Steve Ubi by phone, and neither of you have given the courtesy of a return phone call.

I expect that this will be resolved on Tuesday. I am planning on removing the contents of the home because the contents will not affect the structure of the home, this means the bath tubs, the doors, the cupboards, kitchen appliances, light switches, wall paper throughout the home.

As I understand it, I do not need a permit to remove these contents nor does BF need a wreckers permit to do those activities.

I hope we can come to a resolution and the information I have provided provides some clarity to assist in expediting my permit.

Sunita

GSA Group LLC

612-814-7999

On Fri, Feb 12, 2021 at 5:30 PM Sunita Teekasingh <[sunita.teekasingh30@gmail.com](mailto:sunita.teekasingh30@gmail.com)> wrote:

Kari,

To clarify this house is a residential property and the link you provided is for commercial property.

Sunita

On Fri, Feb 12, 2021, 17:19 Sunita Teekasingh <[sunita.teekasingh30@gmail.com](mailto:sunita.teekasingh30@gmail.com)> wrote:

I am unsure why i would need a site survey when this house is being demolished by hand, not machine.

I have escladed this to the mayors office since it is clear that DSI is not understanding what I am doing. There is nothing in the demolition that states you need a site inspection for the demolition. I have not applied to tie the 2 properties together, it is under 2 different companies so, the request you are asking for is irrelevant since the properties are owned by different entities.

Sunita

On Fri, Feb 12, 2021, 16:21 Hilleson, Kari (CI-StPaul) <[Kari.Hilleson@ci.stpaul.mn.us](mailto:Kari.Hilleson@ci.stpaul.mn.us)> wrote:

Sunita,



We cannot approve the building permit today. To start, the permit application has not been signed off by SPRWS. I sent an email over and it sounds like the disconnect has not been inspected so that process is not complete and therefore our permit clerks cannot even enter the permit application into our system to be reviewed. So, while you say your application has been in for 6 months, it has not met the requirements for application.

I believe we have tried to help you understand the processes for both demolition and construction which can be difficult if you do not do this full time. I am including some links again for information on our website.

[Demolition Permit and Inspections](#)

[Site Plan Review](#)

Remember, that whatever you do with this property, it always starts with DSI Zoning rules which will tell you what you can do with your property.

We are closed Monday for the holiday.

**Kari Hilleson**

Pronouns: [she/her/hers](#)

Plans Examiner II

[Department of Safety and Inspections](#)

P: 651-266-9074

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**From:** Sunita Teekasingh <[sunita.teekasingh30@gmail.com](mailto:sunita.teekasingh30@gmail.com)>

**Sent:** Friday, February 12, 2021 2:56 PM

**To:** Hilleson, Kari (CI-StPaul) <[Kari.Hilleson@ci.stpaul.mn.us](mailto:Kari.Hilleson@ci.stpaul.mn.us)>

**Cc:** Jaswant Teekasingh <[jteekasingh@yahoo.com](mailto:jteekasingh@yahoo.com)>; [abaldwin@betterfutures.net](mailto:abaldwin@betterfutures.net); Williamette, James (CI-StPaul) <[james.williamette@ci.stpaul.mn.us](mailto:james.williamette@ci.stpaul.mn.us)>; Ubl, Stephen (CI-StPaul) <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)>; [melvin.carter@ci.stpaul.mn](mailto:melvin.carter@ci.stpaul.mn)

**Subject:** Re: FW: 161 Pennsylvania Ave W - Deconstruction Building permit

**Think Before You Click: This email originated outside our organization.**

Dear Kari

This is what the house is going to look like. Because this permit has taken 6 months to get, it is not feasible to tear down the basement at this time.

Again i am so concerned about the lack of clarity on the part of the city.

I can not construct anything at this time because i can not afford it, unless the city is going to help out.

I did not have any communication with the city other than i own the other properties and we are planning on bundling the properties together.

Due to lack of funding i am pursuing funding but right now the focus is removing the house.

The structure that is going to be left is going to be similar to the structure enclosed with the exception it will be boarded up so it will remain safe and the structure is behind a fence.

Sunita

On Fri, Feb 12, 2021, 14:13 Hilleson, Kari (CI-StPaul) <[Kari.Hilleson@ci.stpaul.mn.us](mailto:Kari.Hilleson@ci.stpaul.mn.us)> wrote:

Sunita,

I reached out to DSI Zoning as they also need to sign off on the demo permit application once it is entered into our system (and it would be entered once there are the 4 sign offs, from the info I received SPRWS has still not signed off but the other 3 did) and once there is a licensed wrecking contractor on the job (Better Futures are licensed as of today). However, going back to last June you had been informed of site plan review requirements and that has not been followed up on.

We cannot have a structure taken down and leave a basement with no plans for reconstruction. We will not be able to issue any permits at this time and I recommend you get your plan for the site together and start with DSI Zoning to see if your plan is allowed and after that pursue demo/building permits.

**Kari Hilleson**

Pronouns: [she/her/hers](#)

Plans Examiner II

[Department of Safety and Inspections](#)

P: 651-266-9074

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**From:** Doody, Melissa (CI-StPaul) <[Melissa.Doody@ci.stpaul.mn.us](mailto:Melissa.Doody@ci.stpaul.mn.us)>

**Sent:** Thursday, June 4, 2020 1:01 PM

**To:** [jteekasingh@yahoo.com](mailto:jteekasingh@yahoo.com)

**Cc:** Skarda, Ashley (CI-StPaul) <[ashley.skarda@ci.stpaul.mn.us](mailto:ashley.skarda@ci.stpaul.mn.us)>

**Subject:** 161 Pennsylvania Ave W - Deconstruction Building permit

Good afternoon,

I've spoken with both the Building Official (Steve Ubl) and Zoning Site Plan Review staff (Ashley Skarda) to clarify what is needed to pull a building permit to deconstruct the single family dwelling at 161 Pennsylvania Ave W.

The full scope of the project (combining the lots, using the existing foundation of the house to be an office addition to the neighboring building) requires Site Plan Review. When I spoke with Ashley she did recall having a conversation with the property owner in our office a while back about what would be involved, but she did mention that was a while ago and perhaps some of the details have now gotten fuzzy. Site Plan Review can be an intensive process that may, and likely will, trigger the requirement of repairs of other currently noncompliant zoning related items on the site such as parking and curb cut repairs (to name a few that come to mind). What the city does not want to happen is that the single family house be deconstructed, and then the foundation with an unsafe hole in the ground remain with no real plan or assurance in place that the building to be built on top of it will be completed in a timely manner thereafter.

Due to the reason mentioned above, the building permit for the deconstruction of the house will/would not be issued until Site Plan Review has gotten at least a significant way through their review. So in order for that to happen, the full scope of the whole project would need to be applied for Site Plan Review. Here is the Site Plan Review page on the city website: <https://www.stpaul.gov/departments/safety-inspections/site-plan-review> - for additional explanation on what would be involved in Site Plan Review, please contact Ashley Skarda (cc'd on this email).

If you were infilling so there would not be a hole in the ground, I think the deconstruction permit would be easier for us to issue (just something to consider).

For the actual permit: It would/could be just a building permit since you are deconstructing by hand. The plan review would need the following submitted:

-A list or explanation of who is working on the deconstruction. Is it a professional organization that salvages building materials? Who is on the crew that will be doing the work? Who is in charge of that crew that is taking responsibility for safety of the workers and the public while the deconstruction is happening?

-A detailed plan of exactly how the deconstruction will occur – in what order are materials being removed? Level by level, the plan of attack, and what types of tools are to be used. This should include a timeline.

-The appropriate permits and agencies should be pulled/approved for all shut offs – we can see a right of way permit for the gas shut off for excel. We do not see any permits for electrical, sewer, or water shut offs. We need to know these were/will be appropriately disconnected by permit.

-You will need to have a walkthrough/predemolition inspection with Ramsey County (they lookout for hazardous materials such as lead or asbestos). The phone number to call to have this done is 651-266-1199. This should be done shortly before deconstruction begins.

-A planned timeline for when the rest of the project is to be completed

Thank you,

**Melissa Doody**

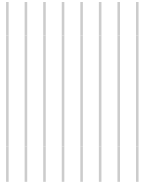
***Plans Examiner I***

Department of Safety and Inspections

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[melissa.doody@ci.stpaul.mn.us](mailto:melissa.doody@ci.stpaul.mn.us)