RLH CO 25-11

APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED
OCT 10 2025
CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585
legislativehearings@ci.stpaul.mn.us

We need the following to process your appeal:

- [x] **$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number 957224)**
- [x] **Copy of the City-issued orders/letter being appealed & any attachments you may wish to include**
- [x] Walk In [ ] Mail [ ] Email

Appeal taken by: Racquel

HEARING DATE & TIME
(provided by Legislative Hearing staff)
Tuesday, October 21, 2025
Location of Hearing:

- [ ] **Telephone:** *you will be called between* _____ & _____
- [x] **In person** *(Room 330 City Hall)* **at:** 11:00 a.m.
(required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 2043 Ashland Ave City: St Paul State: MN Zip: 55104

Appellant/Applicant: Kevin Debezelle (KJD Rental Properties, LLC) Email deger43@hotmail.com

Phone Numbers: Business _____ Residence _____ Cell 612-756-0750

Signature: [signature] Date: 10-10-2025

Name of Owner (if other than Appellant): Same as above

Mailing Address if Not Appellant's: _____

Phone Numbers: 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/Correction**
- [x] **Code Enforcement Correction Notice**
- [ ] **Vacant Building Registration**
- [ ] **Other** (Fence Variance, Code Compliance, etc.) Parking

Parking is the same as it was prior to the new construction build. There is rock in the parking area which may be considered a dustless surface. With the original plans, I would have put asphalt in but was not allowed to disrupt the parking area as that would have exceed 10,000 feet of disturbance

Revised 8/17/2023

SAINT PAUL
SAFETY & INSPECTIONS

Department of Safety and Inspections (DSI)
Angie Wiese, PE (MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
St. Paul, Minnesota 55101-1806
Phone: 651-266-8989 Fax: 651-266-8951
Visit our website at www.stpaul.gov/dsi

City Hall #310

Yog hais tias joj tsis to taub tsab ntway no, hu rau ntawm (651) 266-8989. Lawv mam nrhiav ib tug neeg txhais lus los pab koj.

KJD Rental Properties LLC
7595 Currell BLVD Unit 25391
Woodbury MN 55125

CORRECTION NOTICE

Date: 10-6-2025
RE: 2043 Ashland Ave

Dear Sir/Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on October 3, 2025, and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code.

1. SPLC 34.08. - **PARKING:** Parked or stored vehicles. All existing parking spaces shall consist of asphalt, concrete, or other durable and dustless surfaces. In all residential districts, off street parking shall not be located within any front yard or non-interior side yard. Before any existing parking spaces or driveways may be expanded upon, site plan approval must be obtained as specified in the Saint Paul Zoning Code and the lot must be developed in conformance with such approval.

   IMMEDIATELY CEASE PARKING IN THE REAR OF THE PROPERTY EXCEPT FOR THE AREA CONTAINING ASPHALT. BEFORE ANY EXISTING PARKING SPACES OR DRIVEWAYS MAY BE EXPANDED UPON, SITE PLAN APPROVAL MUST BE OBTAINED AS SPECIFIED IN THE SAINT PAUL ZONING CODE. UPON APPROVAL, ALL EXISTING PARKING SPACES SHALL CONSIST OF ASPHALT, CONCRETE, OR OTHER DURABLE AND DUTLESS SURFACES.

You are hereby notified to correct these deficiencies in accordance with the appropriate codes. The enforcement Officer will re-inspect these premises on or after October 13, 2025, by which date the violations noted must be corrected. Failure to correct these deficiencies may result in an abatement and /or additional fees for re-inspection.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8585. Any appeal must be made in writing within 10 days of the date of this notice. (You must submit a copy of this Notice when you appeal and pay a filing fee.)

If you have any questions or request additional information concerning this matter, please contact Inspector Hector Caballero, at (651) 266-9158. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Enforcement Officer

Badge:345

Footnote:

To see the legislative Code go to www.stpaul.gov on the internet, clidk on "Departments", then click on "Department of Safety and Inspections", scroll down the page for the "Codes". Most Correction Notices derive from Chapter 34.

***WARNING:** Code inspection and enforcement trips cost the taxpayers money. If multiple trips within a year to your property are required to ensure compliance with the law, you may be charged for the cost of inspections and enforcement trips to your property. Such charges are in addition to any other fines or assessments which may be levied against you and your property.