LHO Appeals

January 6, 2026

Staff Report

1090 Loeb Street, Saint Paul, Mn is a single-family home. Registered owner of the property is Gomaa Elzamel. The following is a timeline of referrals and/or correspondence related to this property:

October 28, 2025: Initial complaint to call center about this property stating: "1090 Loeb St. filled with squatters who have been ordered to vacate property and have not done so. They have trashed the property. Got multiple animals inside, are up all times of the night, have random people going in and out the house every single day. Presence of drug use." Complaint assigned to area inspector with directions to have a partner accompany them.

October 30, 2025: Per supervisors' direction, area inspector contacted SPPD district officers to inquire about property. This is done whenever there are possible safety concerns for our inspectors. "Phil and I spoke with Matt and Glen about this property yesterday. Glen reported there was an eviction process for this property, and he was not sure when the vacate date went into effect, but he thought it was this week or last week. Matt checked recent history, and there was not much in 2025. A warrant arrest, a weapons complaint, and a damage to property call. Glen also did mention that he was under the impression that the owner was likely going to lose the house, for civil reasons, and the neighbors have been quite critical of him and the management of the property."

November 14, 2025: Initial inspection made at property. Number of violations found during inspection to include multiple windows cracked broken or damaged, front storm door broken handle and deteriorated, front door missing doorknob, unfinished addition with no permit on file, signs of recreational fires within 25 feet of the structure.

December 15, 2025: Exterior reinspection completed of the property. Second notice of violations sent to property owner.

December 23, 2025: Notice of appeal received by this department.

January 2, 2026: Fire Safety Supervisor Keith Demarest followed up on this property today.

a. *Ramsey County GIS*: Reviewing overhead photos of this property on Ramsey County GIS, in 2022, looking at the east (back) side of the property, there are no signs of alterations to the property. In the 2024 GIS overhead, some type of structure is now seen on the east (back) side of the property.
b. *Permits:* Checking this property for permits, no permits for alterations are found going back to roughly July of this year.
c. *Ramsey County Beacon*: According to Beacon, the forfeiture year of this property is 2026. Total delinquent taxes due on this property is $11,887.48.
d. *Saint Paul Water*: Per SPRWS, owner name Mary Pappas and Christy Vallencourt. Water service to the property is on. For the last few bills, water usage appeared to show one person in the house. This past billing cycle however jumped up to 26 units indicating 2-3 people in the house. $443.86 in non-payments was just recently certified to the property taxes on this property. There is currently $220.64 due for the bill as of today. SPRWS has a history of returned mail from this property as well. The last payment received for water usage at this property was March 4, 2022.
e. *Xcel Energy*: Gas and electric service are on to the property. Billing is in the name of Gomaa Elzamel.

When an inspector responds to a complaint, and other deficiencies are observed, the inspector has the authority to cite the existing deficiencies and issue orders for appropriate repairs under Saint Paul Legislative Code Chapter 34. The purpose of Chapter 34 is to protect the public health, safety and welfare in all structures and on all premises by enactment of this chapter which:

(1) Establishes minimum maintenance standards for all structures and premises for basic equipment and facilities for light, ventilation, heating and sanitation; for safety from fire; for crime prevention; for space, use and location; and for safe and sanitary maintenance of all structures and premises.
(2) Determines the responsibilities of owners, operators and occupants of all structures and premises.
(3) Provides for administration, enforcement and penalties.
(4) Promotes the stabilization and maintenance of structures and premises.

Chapter 34 covers the minimum standards for both interior and exterior property maintenance.

2022 Ramsey County GIS overhead photo. Note, no structure on east side.

2024 Ramsey County GIS overhead photo showing new structure highlighted.