



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
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344

December 16, 2013

NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION AND ORDER TO VACATE

Benjamin Shamrokh
640 Minnehaha Ave W
Saint Paul MN 55104-1622

Benjamin Omar Shamrokh
9217 17th Ave S Suite 124
Bloomington MN 55425

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **640 MINNEHAHA AVE W** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **December 16, 2013**, and ordered vacated no later than **December 19, 2013**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, "Vacation of Structure or Unit":

"Any residential structure or residential unit which has been condemned or placarded as unfit for human habitation shall be vacated within the time set forth in the placard and/or order. It shall be unlawful for any person to let to any person for human habitation any structure or unit so condemned or placarded, and no person shall occupy the structure or unit after the date set forth in the placard and/or notice."

**THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION
UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL;
DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE
ENFORCEMENT**

CONDITIONS CONSTITUTE MATERIAL ENDANGERMENT.

Principle Violations: These deficiencies must be corrected before this condemnation and vacate order will be removed.

1. **LACK OF BASIC FACILITIES:** Lack of heat – Chimney has fallen off roof so that the heating plant is not properly functioning.

2. **LACK OF BASIC MAINTENANCE:** Large hole in roof from chimney falling off. Chimney liner is also in danger of rolling off roof and is a hazard. The chimney is defective due to no longer being in place. Replace all missing or defective bricks, tuckpoint as needed to restore the chimney to a professional state of maintenance and repair. Permit may be required.
3. **UNVENTED GAS APPLIANCES:** causing possible carbon monoxide buildup. All gas appliances shall be vented to meet code. **IMMEDIATELY** shut off all gas appliances and repair to meet code. **FURNACE:** Have a licensed heating contractor inspect the furnace or boiler and make any necessary repairs. Perform a C/O test on the heating plant. Then, send the attached form back to the Inspector. Repair of gas fired appliances requires a permit.
4. **ROOF:** The roof is deteriorated, defective, or in a state of disrepair. Repair or replace the roof covering to a sound, tight and water impervious condition. Permit may be required.

Authorization to reoccupy this/these dwelling unit(s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment or which threaten the peace, health, safety or welfare of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8688. Any appeal must be made in writing within 10 days of the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

If you have any questions concerning this matter, please contact the Inspector, John Ross, at 651-266-1914. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

John Ross
Enforcement Officer

c: Posted to ENS

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