



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

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Enforcement Notice

January 22, 2016

LEJING WANG
885 CALIFORNIA AVE W
SAINT PAUL MN 55117-3458

Re: 885 California Ave W

Dear LEJING WANG:

Information has been received regarding the existence of an illegal dwelling unit at the above referenced address. This property is located in a R3 zoning district.

During an inspection of the property, the following was observed:

The following options are available to bring the property into Zoning compliance:

Remove the illegal dwelling unit from the basement and operate the property as a legal duplex. All applicable building permits must be obtained prior to conducting the required work. The sink, cabinets, and appliances must be removed from the kitchen in the illegal unit. The utilities (gas, water, 220v electric, etc.) in the room that contained the former kitchen must then be capped at the source. The exposed utility lines must be concealed inside the wall or floor and the openings created must be covered with a surface that matches the surrounding finish. Any key locks on doors separating the illegal unit must be removed and replaced with a doorknob that has no lock or the door jam removed and doorway refinished.

If the illegal dwelling unit has been in use for ten (10) years, you may apply for a legal nonconforming use permit from the Planning Commission.

Apply to the Planning Commission to rezone the property. Because rezoning this property would constitute spot zoning, which is prohibited by State Law, the staff recommendation would likely be for denial.

This property must be brought into zoning compliance prior to February 21, 2016. Failure to comply with this order or repeat violations will result in further legal action by this office, including criminal citations to all responsible parties and potential summary abatement proceedings.

I have enclosed a copy of referenced sections of the Saint Paul Legislative Code. You may appeal this order and obtain a hearing before the Board of Zoning Appeals. The application for an appeal must be filed and the fee submitted to the Zoning Administrator within ten (10) days of the date this order was mailed. No appeal may be filed after that date. Applications are available at the Department of Safety & Inspections' main office or on the City of Saint Paul website (<http://www.stpaul.gov>). If you have questions regarding this matter, you may contact me at 651-266-1940.

Sincerely,

Lisa Martin
Code Enforcement Inspector

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