

## Moermond, Marcia (CI-StPaul)

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**From:** James Yacoub <jamesyacoub@wrnorthstar.com>  
**Sent:** Thursday, December 08, 2016 12:58 PM  
**To:** Niemeyer, George (CI-StPaul)  
**Cc:** Ubl, Stephen (CI-StPaul); Shaff, Leanna (CI-StPaul); Moermond, Marcia (CI-StPaul); Vang, Mai (CI-StPaul)  
**Subject:** Re: Retaining wall repairs

permit has been pulled

Thanks,  
James Yacoub, Broker  
Northstar Real Estate Associates  
[651-398-7653](tel:651-398-7653) - Cell  
[651-451-2850](tel:651-451-2850) - Office  
[651-451-2899](tel:651-451-2899) - Fax  
750 South Plaza Dr #221  
Mendota Heights, MN 55120

On Thu, Nov 17, 2016 at 8:34 AM, Niemeyer, George (CI-StPaul) <[george.niemeyer@ci.stpaul.mn.us](mailto:george.niemeyer@ci.stpaul.mn.us)> wrote:

James,

At the legislative appeal hearing dated 9/6/16 and adopted by the City Council on 10/5/16 and signed by the Mayor's office on 10/7/16. You were required to do the required repairs under permit, and have the work completed and the permit finalized 11/16/16. On my inspection 11/16/16 @ 11:30 am the wall was measured at over 48" in 4 places, and the wall is not constructed in a professional state. I have reviewed the photos with the Building Official, Steve Ubl, and Section Lead Leanna Shaff. Due to your non-compliance with the City Council's resolution, we are required to take enforcement action. Please see the attached Revocation notice.



**George Niemeyer**

***Fire Inspector II***

Department of Safety and Inspections

375 Jackson Street, Suite 220

Saint Paul, MN 55101

**P:** [1-651-266-8991](tel:1-651-266-8991)

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[george.niemeyer@ci.stpaul.mn.us](mailto:george.niemeyer@ci.stpaul.mn.us)



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**From:** Niemeyer, George (CI-StPaul)

**Sent:** Wednesday, November 16, 2016 11:42 AM

**To:** James Yacoub <[jamesyacoub@wrnorthstar.com](mailto:jamesyacoub@wrnorthstar.com)>

**Cc:** Ubl, Stephen (CI-StPaul) <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)>; Shaff, Leanna (CI-StPaul) <[leanna.shaff@ci.stpaul.mn.us](mailto:leanna.shaff@ci.stpaul.mn.us)>

**Subject:** Re: Retaining wall repairs

James,

I was out to your building this morning and took some more pictures of the retaining wall. The attached picture shows one of the several spots that show your wall is over 48", and therefore will require a permit.



Sent from my iPhone

On Nov 15, 2016, at 4:04 PM, James Yacoub <[jamesyacoub@wrnorthstar.com](mailto:jamesyacoub@wrnorthstar.com)> wrote:

This letter from the legislative hearing coordinator says I had to work with Mr. Ubl in regards to the wall and that is what I did. I am not sure what the issue is here.

Thanks,

James Yacoub, Broker

Northstar Real Estate Associates

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Mendota Heights, MN 55120

On Tue, Nov 15, 2016 at 3:55 PM, James Yacoub <[jamesyacoub@wrnorthstar.com](mailto:jamesyacoub@wrnorthstar.com)> wrote:

The building inspector, Mr. Ubl, told me that if the wall was not taller than 48 inches there was no need for a permit. I have copied him on this email. My wall is no longer taller than 48 inches.

Thanks,

James Yacoub, Broker

Northstar Real Estate Associates

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On Tue, Nov 15, 2016 at 3:52 PM, Niemeyer, George (CI-StPaul)  
<[george.niemeyer@ci.stpaul.mn.us](mailto:george.niemeyer@ci.stpaul.mn.us)> wrote:

James,

The decision for the wall to have a permit was that of the legislative hearing officer at the recommendation of the city building official not the area building inspector. The legislative hearing officer represents City Council in all appeals. Since you did not appeal this further to the City Council I cannot sign off on the repair.



**George Niemeyer**  
*Fire Inspector II*

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**From:** James Yacoub [mailto:[jamesyacoub@wrnorthstar.com](mailto:jamesyacoub@wrnorthstar.com)]

**Sent:** Monday, November 14, 2016 11:44 AM

**To:** Niemeyer, George (CI-StPaul) <[george.niemeyer@ci.stpaul.mn.us](mailto:george.niemeyer@ci.stpaul.mn.us)>

**Cc:** Shaff, Leanna (CI-StPaul) <[leanna.shaff@ci.stpaul.mn.us](mailto:leanna.shaff@ci.stpaul.mn.us)>

**Subject:** Re: Retaining wall repairs

George my wall is no longer taller than 48 inches therefore according to the building inspector no permit is required. Thanks.

Thanks,

James Yacoub, Broker

Northstar Real Estate Associates

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On Thu, Oct 6, 2016 at 10:57 AM, James Yacoub <[jamesyacoub@wrnorthstar.com](mailto:jamesyacoub@wrnorthstar.com)> wrote:

Plumbing permit has been pulled and the inspector is coming out tomorrow

On Friday, September 30, 2016, Niemeyer, George (CI-StPaul)  
<[george.niemeyer@ci.stpaul.mn.us](mailto:george.niemeyer@ci.stpaul.mn.us)> wrote:

James,

I have checked with the plumbing inspector, and with the permit counter, and there is not record of anyone pulling a plumbing permit at either address. As per our phone conversation this morning the date was set by the Legislative Hearing Officer and ratified by City Council. At this time since there has been no permit pulled as the contractor you hired does not hold a St Paul Comp. card I have no other choice but to enforce the vacate of the building. I will be out today @ 10:00 am as per my letter to post the revocation notice on the door.



**George Niemeyer**  
***Fire Inspector II***

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**From:** James Yacoub [<mailto:jamesyacoub@wrnorthstar.com>]

**Sent:** Friday, September 30, 2016 7:31 AM

**To:** Niemeyer, George (CI-StPaul) <[george.niemeyer@ci.stpaul.mn.us](mailto:george.niemeyer@ci.stpaul.mn.us)>

**Subject:** Re: Retaining wall repairs

George, I know today Is the reinspection and I thought I was ready, but the guy I found to pull the permit and inspect the water heater has not pulled the permit yet. He was out last week and checked both water heaters in the basement and changed one 90 on the venting. He has been telling me all week he was putting in for the permit to satisfy the cities request and i do not know if it is done yet. he told me last night he was working on it, is there a way for you to check? please let me know..Thanks

Thanks,

James Yacoub, Broker

Northstar Real Estate Associates

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On Tue, Jun 21, 2016 at 3:52 PM, Niemeyer, George (CI-StPaul)  
<[george.niemeyer@ci.stpaul.mn.us](mailto:george.niemeyer@ci.stpaul.mn.us)> wrote:

James,

I was out and did the inspection today and everything looked good. The wall repairs have not been started yet. What is the time frame on the repairs? I would like to work with you on more time, but your last email said that the repairs would be started by mid June and completed by end of July. Please let me know as soon as possible.



**George Niemeyer**

***Fire Inspector II***

Department of Safety and Inspections

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Thanks,  
James Yacoub

[651-398-7653](tel:651-398-7653)

Sent from Gmail Mobile

<638-640 Oakdale Ave. Revised Ltr.9-8-16.pdf>