



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

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June 29, 2015

**Enforcement Notice**

Ryan Kempenich  
1464 Minnehaha Ave W.  
St Paul MN 55104

RE: 1464 Minnehaha Ave W.

Dear Mr. Kempenich:

This property is located in an RT-1, One and Two Family zoning district. A complaint was recently received regarding the use of the property. During an inspection the following was observed: there are three separate kitchens in addition to a kitchen in the basement, each of the six (6) bedrooms have keyed exterior locks, mini-refrigerators and sinks, and considerable construction work has been done in the building without any construction trade permits. The Truth-in-Sale of House report from 2011 stated the use of the house was a single family dwelling. It appears this property is being used as a rooming and boarding house which is first allowed in the RM1, Multiple Family zoning district. There is no license in City files as a rooming/boarding house or a certificate of occupancy.

**In order to bring the property into zoning compliance you must:**

Remove the illegal dwelling units and operate the property as a single family dwelling with no more than a total of four (4) unrelated adults. All applicable building permits must be obtained prior to conducting the required work. The sinks, cabinets, and appliances must be removed from all the additional units. The utilities (gas, water, 220v electric, etc.) in the rooms with the additional kitchens must be capped at the source. The exposed utility lines must be concealed inside the wall or floor and the openings created 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 doorway refinished.

The property could be used as a duplex but will require a variance from the Board of Zoning Appeals due to the proximity to the lot line. There is an application to be submitted, a filing fee, site and floor plans required. In addition, construction plans and permits will be required for all the work to be completed as a duplex.

You may apply to the Planning Commission to rezone the property. This rezoning would constitute spot zoning, which is prohibited by State Law, the staff recommendation for approval would be slim.

**This property must be brought into zoning compliance prior to August 1, 2015.** Failure to comply with this order or repeat violations will result in further legal action by the office. If you have questions regarding this matter, you may contact me at 651.266.9084 or [karen.zacho@ci.stpaul.mn.us](mailto:karen.zacho@ci.stpaul.mn.us).

Sincerely,

  
Karen Zacho  
DSI Inspector – Zoning

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6.29.15

c. Mike Barck, Building Inspector

Aj Neis, Fire Inspector

Enc.

You may appeal this order and obtain a hearing before the Board of Zoning Appeals. The application for appeals must be filed and fee submitted to the Zoning Administrator within ten (10) days of the date this order was mailed. No appeal may be filed after this date. Applications for the appeal or variance process are available at the Department of Safety & Inspections main office or the City website ([www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)). You must submit a copy of this order with your application.