

To All:

On May 25, 2021 an inspection was performed at 3 Alice Court and 9 Alice Court. It was determined that both properties had added gravel adjacent to the existing pavement in an attempt to expand the existing off-street parking area on the properties. My Orders required the Property Owner to obtain Site Plan Approval for these modifications to remain, or removal of the gravel and restoration of the original ground cover.

3 Alice Court has half of a double concrete slab for off-street parking to the south of the property. The second half of the slab belongs to the property at 491 Ohio Street. The halves are divided by a parcel boundary. (See Exhibit 1)

Street parking is difficult for 3 Alice Court due to a narrow road and a hill surrounding three sides of the property. Elevation change also makes it challenging for an alternate location for off-street parking. (See Exhibits 2 & 3)

The gravel area added by the Property Owner fills the area between the house and the concrete slab. There is no curb around Alice Court, so a curb cut would not be necessary to expand the off-street parking area. (See Exhibit 4)

9 Alice Court had a driveway on the East side of the house that serviced a single car garage in the rear yard. (See Exhibit 5) This driveway was a single car width until the Property Owner replaced the garage and driveway. When the driveway was replaced, it was widened in the front yard to allow for an additional off-street parking space. (See Exhibit 6)

A precedent has been established for allowing front yard parking on Alice Court. The property at 11 Alice Court has a double wide parking space in the front yard that I have confirmed through Historical Aerial Photographs.

I recommended the Appeal to obtain an assessment of the modifications and to determine if relief is warranted in this situation. All pavement requirements would still need to be met if the modifications were granted as they exist or in whatever form deemed appropriate by the Legislative Hearing Officer.

I am available for the Hearing if necessary.

Richard Kedrowski

651-248-4338 cell



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

- Yog hais tias koj tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266-8989. Nws yuav pab dawb xwb.
- Si necessita un traductor, por favor llamanos al (651) 266-8989. No costo.

May 25, 2021

Tegg Holdings Llc
11 Alice Ct
St Paul MN 55107-2634

CORRECTION NOTICE

Date: **May 25, 2021**
RE: **3 ALICE ST**
File #: **21-265616**

Dear Sir/Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on **May 25, 2021** and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code¹ (see footnote 1, below).

1. SPLC 34.08 **PARKING:** Parked or stored vehicles. All existing parking spaces shall consist of asphalt, concrete, gravel rock, or other durable and dustless surfaces. Existing parking surfaces must be maintained in a professional state of repair and may be maintained with like materials without additional approval from the city. Existing parking surfaces must be contained to eliminate migration onto other adjacent surfaces and must be clearly delineated. In all residential districts, off street parking shall not be located within any front yard or non-interior side yard. Before any existing parking spaces or driveways may be expanded upon, site plan approval must be obtained as specified in the Saint Paul Zoning Code and the lot must be developed in conformance with such approval.

THE DRIVEWAY AT THIS PROPERTY HAS BEEN EXPANDED WITHOUT PRIOR SITE PLAN APPROVAL. PLEASE SUBMIT A SITE PLAN FOR APPROVAL OF THE DRIVEWAY MODIFICATION. IF THE PLAN IS NOT APPROVED, THE YARD MUST BE RESTORED TO ITS ORIGINAL STATE, INCLUDING PROPER GROUND COVER. THANK YOU.

You are hereby notified to correct these deficiencies in accordance with the appropriate codes. The Enforcement Officer will re-inspect these premises on or after **July 26, 2021**, by which date the violations noted must be corrected. **Failure to correct these deficiencies may result in the issuance of criminal charges²** and/or a civil lawsuit, and possible abatement/assessment by the City. All repairs and new installations must be made in accordance with the appropriate codes. Permits may be obtained by calling 651-266-8989.

You may file an appeal to this notice by contacting the City Clerk at 651-266-8585. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this Notice when you appeal and pay a filing fee.)

If you have any questions or request additional information, please contact me. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to me at 651-266-9141.

Sincerely,

Richard Kedrowski
Badge # 320
CODE ENFORCEMENT OFFICER

Footnotes:

- ¹ To see the Legislative Code go to www.stpaul.gov on the internet, click on "Departments", then click on "Department of Safety and Inspections", scroll down the page for the "Codes". Most Correction Notices derive from Chapter 34.
- ² Criminal charges can be brought on the day the violation is observed, but generally we allow time to correct unless this is a repeat violation.

WARNING: Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection for compliance after the due date will be collected from the owner rather than being paid for by the taxpayers of the City. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid for by the taxpayers of the City. Any such future costs will be collected via assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.



CITY OF SAINT PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager, Division of Code Enforcement

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

- Yog hais tias koj tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266-8989. Nws yuav pab dawb xwb.
- Si necessita un traductor, por favor llamanos al (651)266-8989. No costo.

May 25, 2021

Bildon Properties Llc
11 Alice Ct
St Paul MN 55107-2634

CORRECTION NOTICE

Date: **May 25, 2021**

RE: **9 ALICE ST**

File #: **21-265618**

Dear Sir/Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on **May 25, 2021** and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code¹ (see footnote 1, below).

1. SPLC 34.08 **PARKING:** Parked or stored vehicles. All existing parking spaces shall consist of asphalt, concrete, gravel rock, or other durable and dustless surfaces. Existing parking surfaces must be maintained in a professional state of repair and may be maintained with like materials without additional approval from the city. Existing parking surfaces must be contained to eliminate migration onto other adjacent surfaces and must be clearly delineated. In all residential districts, off street parking shall not be located within any front yard or non-interior side yard. Before any existing parking spaces or driveways may be expanded upon, site plan approval must be obtained as specified in the Saint Paul Zoning Code and the lot must be developed in conformance with such approval.

THE DRIVEWAY AT THIS PROPERTY HAS BEEN EXPANDED WITHOUT PRIOR SITE PLAN APPROVAL. PLEASE SUBMIT A SITE PLAN FOR APPROVAL OF THE DRIVEWAY MODIFICATION. IF THE PLAN IS NOT APPROVED, THE YARD MUST BE RESTORED TO ITS ORIGINAL STATE, INCLUDING PROPER GROUND COVER. THANK YOU.

You are hereby notified to correct these deficiencies in accordance with the appropriate codes. The Enforcement Officer will re-inspect these premises on or after **July 26, 2021**, by which date the violations noted must be corrected. **Failure to correct these deficiencies may result in the issuance of criminal charges²** and/or a civil lawsuit, and possible abatement/assessment by the City. All repairs and new installations must be made in accordance with the appropriate codes. Permits may be obtained by calling 651-266-8989.

You may file an appeal to this notice by contacting the City Clerk at 651-266-8585. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this Notice when you appeal and pay a filing fee.)

An Equal Opportunity Employer

May 25, 2021
9 ALICE ST
Page 2 of 2

If you have any questions or request additional information, please contact me. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to me at 651-266-9141.

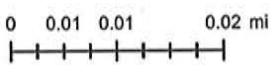
Sincerely,

Richard Kedrowski
Badge # 320
CODE ENFORCEMENT OFFICER

Footnotes:

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Pictometry, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, City of Saint Paul

The Geographic Information System (GIS) Data to which this notice is attached are made available pursuant to the Minnesota Government Data Practices Act (Minnesota Statutes Chapter 13). The GIS Data are provided to you "AS IS" and without any warranty as to their performance, merchantability, or fitness for any particular purpose. The GIS Data were developed by the City of Saint Paul for its own internal business purposes. The City of Saint Paul does not represent or warrant that the GIS Data or the data documentation are error-free, complete, current, or accurate. You are responsible for any consequences resulting from your use of the GIS Data or your reliance on the GIS Data. You should consult the data documentation for this particular GIS Data to determine the limitations of the GIS Data and the precision with which the GIS Data may depict distance, direction, location, or other geographic features. If you transmit or

Exhibit 2

1 Alice Ct - Google Maps

Google Maps

1 Alice Ct

3 Alice Ct



Image capture: Jun 2019 © 2021 Google

St Paul, Minnesota



Street View

Google Maps

45 S Alice St

3 Alice Ct



Image capture: Jun 2019 © 2021 Google

St Paul, Minnesota



Street View

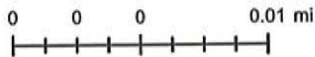
3 Alice Ct

Exhibit 4





Saint Paul Minnesota
The most livable city in America



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, City of Saint Paul - Public Works,

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Exhibit 6

9 Alice Ct

