



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

AUG 19 2024

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

CITY CLERK

**We need the following to process your appeal:**

\$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number 885562)

Copy of the City-issued orders/letter being appealed & any attachments you may wish to include

Walk In       Mail       Email

Appeal taken by:

**HEARING DATE & TIME**

(provided by Legislative Hearing staff)

Thursday, August 22, 2024

Location of Hearing:

Telephone: you will be called between \_\_\_\_\_ & \_\_\_\_\_

In person (Room 330 City Hall) at: 1:00 p.m.

(required for all condemnation orders and Fire C of O revocations and orders to vacate)

## Address Being Appealed:

Number & Street: 1546 Wilson Ave City: Wilson St. Paul State: MN Zip: 55106

Appellant/Applicant: Chad CHAIHOV Email: CHAD@Stormax.US

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 617-733-3668

Signature: [Signature] Date: 8/20/2024

Name of Owner (if other than Appellant): Anshu Khakural

Mailing Address if Not Appellant's: PO Box 24444, Minneapolis MN 55434

Phone Numbers: Residence \_\_\_\_\_ Cell 801-800-8757

What is being appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)

On August 6th Inspector Come & We did all the correction To Remove ~~the~~ the condemnation. on August 13 the Inspector Come & Removed the condemnation after I pulled Permits & Worked on the house. on August 15th after Having an Inspection with the same Inspector he drove to 1546 Wilson and Enter the Building without Notice or anything and condemn the House

Revised 8/17/2023



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806Telephone: 651-266-8989  
Facsimile: 651-266-1919  
www.stpaul.gov/dsi

August 19, 2024

Anshu Khakural  
1984 Como Ave  
St Paul MN 55108-2023

Customer #:1593043

Bill #: 1885401

**VACANT BUILDING REGISTRATION NOTICE**The premises at **1546 WILSON AVE**

has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,459.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

**Payment must be received by September 19, 2024 .**

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
**Do Not Mail Cash**

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

**If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.**

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

**WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.**

**Category 2:** Requirements include: 1. register/re- register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

**Category 3:** All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

**You must contact the Enforcement officer , Daniel Hesse, at 651- 252- 8293 to find out what must be done before this building can be legally reoccupied.**

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, Daniel Hesse, at 651- 252- 8293.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magner  
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information  
Vacant Building Registration Form

SM: dh  
vb\_registration\_notice 11/14



August 15, 2024

Chad Chadhoud  
Starmax Property Management  
P.O. BOX 24444  
MINNEAPOLIS MN 55424-0444

**NOTICE OF CONDEMNATION  
UNFIT FOR HUMAN HABITATION  
ORDER TO VACATE**

RE: 1546 WILSON AVE  
Ref. # 119943

Dear Property Representative:

Your building was inspected on August 15, 2024.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed, or the building vacated by the re-inspection date.

**A reinspection was made on August 15, 2024.**

**CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.**

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

**DEFICIENCY LIST**

1. Exterior - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. - Screen door missing hardware - does not latch, no hydraulic piston

2. Lower Level - Throughout - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.-Basement/lower level floor has standing water and foul odor from water or sewage intrusion into the property - standing water in wall cavity behind bathtub and in laundry room - foul odor emanating out the front door - standing water and foul odor emanating from the sump pump area and throughout the property - unable to verify compliance as repairs were made without a permit and the work was not inspected
3. Lower Level - Throughout - SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Basement/lower level floor has standing water and foul odor from water or sewage intrusion into the property - standing water in wall cavity behind bathtub and in laundry room - foul odor emanating out the front door - standing water and foul odor emanating from the sump pump area and throughout the property - unable to verify compliance as repairs were made without a permit and the work was not inspected
4. Lower Level - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Multiple areas of wall materials have been removed allowing open holes in walls to spaces behind bathroom fixtures, exposed concrete block - water-stained blocks underneath stairwell, and water-stained boards and sheetrock on other walls - mold like substance on sheetrock and boards in other areas throughout the basement
5. Lower Level - Throughout - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Floor has standing water - concrete is damaged and has been removed in parts of the floor and filled with a rock or gravel substance - southeast corner in southeast room has sump pump exposed and has standing water - flooring materials have been partially removed exposing concrete underneath, and remaining flooring has footprints and tracks showing evidence of water intrusion - unable to verify compliance as repairs were made without a permit and the work was not inspected
6. Lower Level - MSFC 604.6 - Provide electrical cover plates to all outlets, switches, and junction boxes where missing. -Outlet covers not installed properly - crooked and covering portions of outlet
7. MSBC -Section 1300.0120 Part 1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code. Call DSI at (651) 266-8989.-Water mitigation, flooring, and wall shall be done under permit - repairs were completed without a permit and the work was not inspected to ensure compliance.
8. SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office. - Condemned for but not limited to unsanitary conditions due to water and/or sewage intrusion

9. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>.

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: [Daryl.Chute@ci.stpaul.mn.us](mailto:Daryl.Chute@ci.stpaul.mn.us) or call me at 651-266-9129 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute  
Fire Safety Inspector II  
Ref. # 119943

cc: Housing Resource Center  
Force Unit