



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

APR 06 2026

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585
legislativehearings@ci.stpaul.mn.us

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number _____)
 - Copy of the City-issued orders/letter being appealed & any attachments you may wish to include
 - Walk In Mail Email
- Appeal taken by: **Naylor**

CITY CLERK

HEARING DATE & TIME

(provided by Legislative Hearing staff)
Tuesday, _____
Location of Hearing: _____

Telephone: you will be called between _____ & _____

In person (Room 330 City Hall) at: _____
(required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 251 Maria Ave City: Saint Paul State: MN Zip: 55106

Appellant/Applicant: Ashray Gupta Email: ashray@encephaloinvestments.com

Phone Numbers: Business _____ Residence _____ Cell 651-206-9223

Signature: _____ Date: 03/20/2026

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence _____ Cell _____

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 See attachment on email.
- Code Enforcement Correction Notice _____
- Vacant Building Registration _____
- Other (Fence Variance, Code Compliance, etc.) _____



March 12, 2026

CORTEX PROPERTY MANAGEMENT
7595 CURRELL BLVD SUITE 25728
ST PAUL MN 55125 USA

FIRE INSPECTION CORRECTION NOTICE

RE: 251 MARIA AVE

Dear Property Representative:

Your building was inspected on March 12th, 2026, in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately.

A reinspection will be made on April 16th, 2026 at 9:30am

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.
DEFICIENCY LIST

1. SPLC 40.06 - Uncertified portions of the building must not be occupied until inspected and approved by this office. **The following units are uncertified, and shall not be occupied until approved by this office, for reasons including, but not limited to no electric service per Xcel Energy:**
Unit 2: No electric service since May 2025
Unit 3: No electric service since July 2024
Unit 6: No electric service since September 2024
2. Multiple locations - SPLC 34.09 (4), 34.33 (3) - All screens shall be maintained in a professional state of maintenance and repair. **Missing and damaged window screens.**

3. SPLC 34.08 (1), 34.32 (1) - Sanitation. All exterior property areas shall be maintained in a clean, safe and sanitary condition, free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse. **Back yard is full of discarded furniture, trash and refuse. Front yard is littered with refuse and cigarette butts.**
4. MSFC 310.7 - Lighted matches, cigarettes, cigars or other burning object shall not be discarded in such a manner that could cause ignition of other combustible material. **Large number of cigarette butts disposed of in the grass, and vegetation.**
5. SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. - **Rear down spout is detached, blocking a window, and is tangled in cable service lines.**
6. MSBC -Section 105.1 - 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, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work being done requires a permit. **Apply for a building permit to replace the temporary windows. This building is in a historic district. Apply for the permit with the Heritage Preservation Commission.**
7. Multiple locations - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. - **Nonconforming windows are supported by unpainted wood framing to fit in existing opening.**
8. Multiple locations SPLC 34.09 (4)(b)(d) All windows shall be maintained in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. All windows shall be maintained in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. - **Multiple windows are inadequately framed, appear to be missing drip caps, and flashing.**

9. Multiple locations - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. - **Repair the damaged stucco and siding.**
10. SPLC 34.10 (7) All interior walls, floors, ceiling, woodwork and cabinets must be maintained in sound condition and in a professional state of maintenance and repair.
 - A. **Unit 4. ceiling is open. This work shall require a permit.**
 - B. **Unit 4. bathroom wall is showing signs of water damage**
 - C. **Unit 4. Heavy soot/smoke damage throughout unit. Clean and paint all walls and ceilings.**
 - D. **Common hallway access panels are not properly secured to the wall.**
11. SPLC 34.11 (1) In every structure, every water line, plumbing fixture, drain, stack, waste, vent and sewer line shall be properly installed, connected and maintained in proper working order, and must be kept free from obstructions, leaks and defects and capable of performing the function for which it was designed and installed.
 - A. **Kitchen sink has no running water**
 - B. **Kitchen sink drain is an unapproved flexible style drainpipe and does not have a code compliant P-trap. This work shall be completed by a licensed plumber. This work may require permits.**
 - C. **Kitchen sink is plugged**
12. NFPA 10 7.3.1.1 Fire extinguishers shall be subjected to maintenance at intervals of no more than 1 year. - **Hallway extinguishers are overdue for inspection and tagging.**
13. MSFC 604.1 Identified electrical hazards shall be abated. - **Unit 4 Bathroom light fixture is not properly secured to the wall.**
14. SPLC 34.09 (4) Every door available as an exit shall be capable of being opened from the inside, easily and without the use of a key. - **Unit 3- Padlock style latch on door must be removed.**
15. MSFC 1030.1 Provide and maintain an approved escape window from each sleeping room or area or discontinue use of area as a sleeping room. - **Evidence of illegal occupancy in attic space. Remove sleeping materials, secure attic to prevent further unauthorized entry.**

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 this order.

If you have any questions, email me at: Alex.Dravis@ci.stpaul.mn.us or call me at 651-266-9149 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Alex Dravis
Fire Safety Inspector