APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED
JUL 29 2026
CITY CLERK

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:

HEARING DATE & TIME
(provided by Legislative Hearing staff)
Tuesday, August 4, 2026
Location of Hearing:

☐ **Telephone:** *you will be called between* _____ & _____

☒ **In person** *(Room 330 City Hall)* **at:** 1:30 p.m.
(required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 1400 Hewitt City: Saint Paul State: MN Zip: 55104

Appellant/Applicant: Jade L. Nilo Email (none)

Phone Numbers: Business _____ Residence (No phone) Cell _____

Signature: Jade Nilo Date: _____

Name of Owner (if other than Appellant): Dar Nilo

Mailing Address if Not Appellant's: _____

Phone Numbers: 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

☐ Code Enforcement Correction Notice

☐ Vacant Building Registration

☐ Other (Fence Variance, Code Compliance, etc.)

SAINT PAUL
SAFETY & INSPECTIONS

Fire Inspection Report

City of Saint Paul
Department of Safety and Inspections
375 Jackson Street - Suite 220
Saint Paul MN 55101-1806

Owner Name	Wells Property Solutions LLC	License	
Owner Address	407 Lake St E Ste 201	Complaint	Referral
City State Zip	Wayzata MN 55391	C of O	
Owner Phone		Date	07/23/2026

Building Address: 1400 Hewitt Ave

You are hereby notified to remedy the conditions stated below immediately. A reinspection will be made after the reinspection date stated below. If you consider any of these code requirements to be unreasonable, you may appeal to the Legislative Hearing Officer. Applications for appeals may be obtained at the City Clerk's Office, 310 City Hall, phone: 651-266-8585, within 10 days of the date of the original orders.

Code	Conditions to be Corrected
SPLC 40.01	Fire certificate of occupancy requirement(a) All existing buildings in the city are required to have and maintain a fire certificate of occupancy, issued by the department of safety and inspections. The fire certificate of occupancy shall be an indication that the building meets, at the time of inspection, all relevant codes to
[cont.]	maintain the health, safety and welfare of the building's occupants and the general public. (b) Provisional fire certificate of occupancy. When an owner-occupied dwelling changes to a rental dwelling unit, the owner of the dwelling must submit a completed application for a provisional certificate of occupancy, a
[cont.]	completed owner's self-evaluation affidavit and pay the fee for a provisional certificate of occupancy within thirty (30) days of the change in use. Under SPLC 40.03, owner and owner-occupied is defined as:
[cont.]	Owner. The person, firm, corporation or other entity listed in the records on file in the recorder's office as holding fee title to the building. For purposes of notice only, "owner" includes the owner's authorized agent or other person in control of the premises.
[cont.]	Owner-occupied. Dwellings which are the principal residence of the owner of record of the building and in which the owner resides. "Owner," for the purposes of this definition, means a natural person and does not include a corporation, partnership, or other entity.
[cont.]	Per these definitions, a Fire Certificate of Occupancy is required for the property. APPLY FOR A PROVISIONAL FIRE CERTIFICATE OF OCCUPANCY, HAVE THE BUILDING VACATED, OR CONVERT THE OWNER OCCUPIED STATUS BY JULY 20, 2026.
	Questions or concerns? Call Jack Harrington at (651) 266-9142 or email jack.harrington@ci.stpaul.mn.us

Owner or Representative Signature _____

Occupancy Type	SFH	Inspector Signature	Jack Harrington Digitally signed by Jack Harrington Date: 2026.07.23 07:54:50 -05'00'
CFO Key		Reinspection Date	08/25/2026 Time

** For further information on this report, contact the Fire Inspection Division at 651-266-8989 **