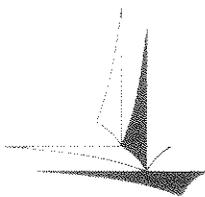


#102



**Minneapolis**  
City of Lakes

**Regulatory Services  
Department**

**Housing Inspection  
Services Division**

**October 29, 2004**

250 South 4th Street - Room 300  
Minneapolis, MN 55415-1316

The Honorable Dan Niziolek, Chair  
Public Safety and Regulatory Services Committee  
Room 307, City Hall  
Minneapolis, Minnesota 55415

Office 612 673-5858  
Fax 612 673-2314  
TTY 612 673-3300

**RE: 4230 IRVING AVENUE NORTH**

In accordance with the Provisions of Chapter 249 of the Minneapolis Code of Ordinances, the aforementioned building located in the City of Minneapolis, constitutes a nuisance condition, and the Director of Inspections recommends that such a nuisance condition be abated by **demolition/rehabilitation** of the building as provided in Chapter 249.

Address:	<b>4230 IRVING AVENUE NORTH</b>	Ward	<b>4</b>
Legal Description:	<b>Lot 44 and the NORTH 1/2 of Lot 43, Block1 Berkeley</b>		
Building Type:	<b>R2B SINGLE FAMILY DWELLING</b>	Dwelling Unit Number:	<b>1</b>
Number of stories:	<b>1.2</b>	Square Footage	<b>704</b>
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves <b>Demolition/Rehabilitation</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

**RECOMMENDATION:**

The City Coordinator, Assistant City Coordinator, Director of Inspections, Deputy Director of Housing Inspection Services and District Supervisor of Housing Inspection Services recommends that the City Council approve the **demolition/rehabilitation** of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,

*JoAnn Velde by JAV*

*Craig Eliason*

JoAnn Velde, Deputy Director, Housing Inspection Services

Craig Eliason, District Supervisor, Housing Inspection Services

Report Prepared By **James Edin**  
Inspector, Hazardous/Boarded Buildings  
Phone: **673-5828**

**BOARDED BUILDINGS  
PS & RS SUMMARY SHEET**

**PS & RS Committee Date:** NOVEMBER 10, 2004 (2:00 p.m.)

**Subject Property Address:** 4230 IRVING AVENUE NO **Ward:** 4

**Owner(s) of Record:** Glenn L Bokovoy **Taxpayer of Record:** Glenn L. Bokovoy

**Neighborhood Assn:** Webber – Camden Neigh. Organization  
C/o Folwell Neighborhood Association  
Bruce Nolan, Chairperson – 612-521-0874  
1206 37<sup>th</sup> Avenue North Minneapolis, MN 55412

**General Property Information:** Lot Size: 37.5 X 126. **Number of Units:** 1

**Building Age:** 79 years **Year Built:** 1925 **Zoning:** R2B **Number of Stories:** 1.2

**Comprehensive Land Use:** Low density residential – No special/combined uses exist  
Per Neil Anderson, Zoning/Planning

**Historic Significance:** No adverse affect if removed. Per Greg Mathis, Zoning/Planning

**Housing Needs/Vacancy Rate:** 1. 3/4 % for Single Family and 3.5 % for Multi Family  
Per Fred Neet, Zoning/Planning

**Conditional Uses or Variances:** Two Family district. No special council permits, conditional uses, or variances exist at this address. Per Steve Poor, Zoning/Planning

**History of Neglect:** Refer to data in file “History by Address”

**Initial Board Date:** 8/11/04 **Number of Notices:** several **Boardings:** several **Fire Damaged:** Yes

**Neighborhood Assn:** We received written request: Yes No  
We received response to Impact Statement: Yes No

**Neigh. Impact Response:** Total Sent: 53 **Rehab:** 0 **Demos:** 9 **Don't Know:** 0

**Owner gave auth to demo:** Yes No **Submitted written rehab statement:** Yes No

**Inspections Division:** Recommends Demolition

**Estimated Cost to Rehab:** \$165,000 - \$175,000 **Comment:** Replace with New Construction. Building and contents Fire Damaged and open to weather since suffering total loss on or about May, 04. Stucco is the only thing left standing.

**Estimated Cost to Demo:** \$11,500 - plus hazardous waste removal.

**MCDA:** Recommends Demolition

**After Rehab Market Value:** \$185,000. For New Construction  
Rehab funds are....are not available **Is....Is Not** in CDBG designated area

**Comment:** Complete loss; remove debris to clear site for a new home.

---