



Request for City Council Committee Action from the Department of Regulatory Services

Date: January 31, 2011

To: Council Member Elizabeth Glidden, Chair – Regulatory, Energy, and Environment Committee

Subject: Nuisance Condition Process Review Panel Recommendation regarding appeal of Director's Order to Raze and Remove structure located at 1626 3rd St NE.

Recommendation: Adopt findings of the Nuisance Condition Process Review Panel to uphold the Director's Order and demolish the property located at 1626 3rd St NE.

Previous Directives: None

Department Information

Prepared by: Ahna Minge - (612) 673-3508

Approved by:

Rocco Forté, Director of Regulatory Services & Emergency Preparedness

Thomas Deegan, Director of Housing Inspections

Presenters in Committee: Ahna Minge

Financial Impact

- Action is within the Business Plan

Community Impact

- Neighborhood Notification of NCPRP
- Consistent with City Goals

Supporting Information

This matter came before the Nuisance Condition Process Review Panel on August 12, 2010.

1626 3rd Street Northeast was sent an order to demolish on February 12, 2010. The property is owned by David Suhadolnik. In his appeal Mr. Suhadolnik states that he wished to re-establish personal residence at the property after treatment for a medical condition. He states that he has secured contractors for needed repairs.

The property owner was present at the hearing. The Nuisance Condition Process Appeal Panel voted to recommend that Council uphold the Director's Order to demolish the property.

Background

1626 3rd St NE is a duplex in the Sheridan neighborhood. The 2.5 story structure was built in 1900. The building is 2,016 square feet and sits on a 5,445 square foot lot.

This building was condemned for being boarded on November 2, 2007 and now requires a Certificate of Code Compliance. No Code Compliance inspection has been completed.

The soffits and fascia on the build are completely rotted. The brick veneer on the building has areas in desperate need of tuck pointing and some areas the bricks have fallen off. Water intrusion from the failing roof has caused mold, deterioration of the walls and ceilings and buckled the wood flooring through out the house. The first floor kitchen and bath areas have been gutted to the studs. Much of the copper plumbing and wiring has been stolen.

The foundation of the home is damp and moldy and has evidence of failure and a structural engineer's report may be required. The sewer lines in the basement have frozen and burst.

There are currently fourteen open housing orders on the property. Eleven housing orders to Remove Rubbish or Cut Grass/Weeds have been issued since May 2009.

Preservation and Design staff have reviewed the property and determined that it does not constitute a historic resource.

The estimated cost to rehabilitate the building is between \$111,000.00 and \$149,124.00, based on the MEANS square footage estimate.

CPED contracted appraiser has determined the after-rehab market value to be \$200,000.

The 2010 assessed value of the property is \$78,500.

The estimated cost to demolish the structure is between \$18,000 and \$21,000.

The Sheridan Neighborhood Organization and the owners of properties within 350 feet of 1626 3rd Street Northeast were mailed requests for a community impact statement. The department has received eight in return. All state that the property has had a negative impact on the community. Seven state that it should be demolished.

Staff recommendation is demolition.



City of Lakes

1626 3rd Street Northeast
Nuisance Condition Process Review Panel Hearing
Thursday, August 12, 2010

Appeal received	March 12, 2010
Director's Order to Demolish Sent	February 12, 2010
Building condemned for being boarded	November 2, 2007
Property added to VBR	August 3, 2007

Owner

The property is owned by David Suhadolnik. In his appeal Mr. Suhadolnik states that he wished to re-establish personal residence at the property after treatment for a medical condition. He states that he has secured contractors for needed repairs.

Structure description

1626 3rd St NE is a duplex in the Sheridan neighborhood. The 2.5 story structure was built in 1900. The building is 2,016 square feet and sits on a 5,445 square foot lot.

General condition

This building was condemned for being boarded on November 2, 2007 and now requires a Certificate of Code Compliance. No Code Compliance inspection has been completed.

The soffits and fascia on the build are completely rotted. The brick veneer on the building has areas in desperate need of tuck pointing and some areas the bricks have fallen off. Water intrusion from the failing roof has caused mold, deterioration of the walls and ceilings and buckled the wood flooring through out the house. The first floor kitchen and bath areas have been gutted to the studs. Much of the copper plumbing and wiring has been stolen. The foundation of the home is damp and moldy and has evidence of failure and a structural engineer's report may be required. The sewer lines in the basement have frozen and burst.

There are currently fourteen (14) open housing orders on the property. Eight (8) housing orders to Remove Rubbish or Cut Grass/Weeds have been issued since May 2009.

Market analysis

Vacancy Rate: In 2000 the vacant housing rate in the Sheridan neighborhood was around 5%. Of the 726 approximately houses on the city's Vacant Building Registration, 9 are in the Sheridan neighborhood, which has approximately 1301 housing units.

Cost to Rehab: The estimated cost to rehabilitate the building is between \$111,000.00 and \$149,124.00, based on the MEANS square footage estimate.

After Rehab Market Value: CPED contracted appraiser has determined the after-rehab market value to be \$200,000.

Assessed Value: The 2010 assessed value of the property is \$78,500.

Cost to Demolish: The estimated cost to demolish the structure is between \$18,000 and \$21,000.

Community impact

The Sheridan Neighborhood Organization and the owners of properties within 350 feet of 1626 3rd Street Northeast were mailed requests for a community impact statement. The department has received eight in return. All state that the property has had a negative impact on the community. Seven state that it should be demolished.

Notification summary

The Order to Raze and Remove the Building was sent by certified mail to:

1. David and Debra Suhadolnik, 1781 County Rd B, Roseville, MN 55113
2. David and Debra Suhadolnik, 480 Apple Orchard Rd, Dellwood, MN 55110
3. TCF Bank, 801 Marquette Ave, Minneapolis, MN 55402

Recommendation

Demolition.