

Minneapolis
City of Lakes

Operations & Regulatory Services

John A. Bergquist
Assistant City Coordinator

Inspections Division
Merwyn Larson, P.E., Director

Construction Inspection Services
Connie Fournier, Deputy Director

Development Review Services
Bradley J. Thorson, Deputy Director

Housing Inspection Services
JoAnn Velde, Deputy Director

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

Office 612 673-5800
Fax 612 673-5819
TTY 612 673-3300

NOVEMBER 26, 2001

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

RE: 326 EAST 34th STREET

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 razing the building as provided in Chapter 249.

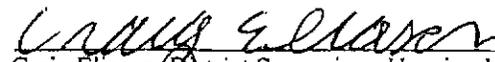
Address:	326 East 34 th Street	Ward	8
Legal Description:	Lots 8 & 9 Block 14, Wolvertons Addition to Minneapolis		
Building Type:	Single Family	Dwelling Unit Number:	1
Number of stories:	2.0	Square Footage	
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves Removal?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

RECOMMENDATION:

The City Coordinator, Assistant City Coordinator, Director of Inspections and Supervisor of Hazardous/Boarded Buildings recommends that the City Council approve the removal and razing of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,


JoAnn Velde, Deputy Director, Housing Inspections


Craig Eliason, District Supervisor, Housing Inspections

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

**BOARDED BUILDINGS
PS & RS SUMMARY SHEET**

PS & RS Committee Date: January 23, 2002 (1:30 p.m.)

Subject Property Address: 326 EAST 34TH STREET **Ward:** 8
Owner(s) of Record: John H. Ford

Neighborhood Assn: Central Neighborhood Imp Assn. 310 E. 38th St #223 Mpls 55409
Zach Metoyer, Chairperson – John Ruffin, Staff (612-822-3302)
Joe Horan, NRP (612-673-5144)
310 East 38th St Suite 223 Minneapolis MN 55409

General Property Information: Lot Size: 42.10 x 90.40 Number of Units: 1

Building Age: 85 Yrs **Year Built:** 1916 **Zoning:** R1A **# of Stories:** 2.0

Comprehensive Land Use: Low Density Residential – No special/combined uses exist
(per Neil Anderson, Zoning/Planning)

Historic Significance: Is a potential historic resource – need more research to find eligibility as
part of a district – it has integrity (per Greg Mathis, Zoning/Planning)

Housing Needs/Vacancy Rate: 2+ % for single family 5+ % for multi-family
(per Fred Neet, Zoning/Planning)

Conditional uses or variances: None (per Van Vorhis, Zoning/Planning)

Neighborhood Assn: Received Written Request: Yes No
Received Response to Impact Statement: Yes No

Neigh. Impact Response: 6 **Rehab:** 1 **Demo:** 5 **Don't Know:** none

MCDA: Recommends Rehab **After Rehab Market Value:** \$165,000. (PSJ)

Comments: Structure open to elements for some time – appears to be a rehab candidate at
present but may shift to becoming a candidate for demolition unless action is taken soon.

Rehab funds are available. Is in CDBG Designated area

Inspections Division: Recommends Rehab

Comments: Fire in basement of structure – boarded 5-plus years – lack of heat and subject
to freeze/thaw cycles – owner states rehab at \$100,000. Range

Inspections estimates average cost from \$90 to \$100 per square foot

Estimated Cost of Code Compliance Rehabilitation: \$134,000 -- \$148,000.

Estimated cost of Demo \$11,200

History of Neglect: Structure: ___ Housing: ___ Environmental: ___ (see history in file)

Initial Board Date: 1/31/95 **Number of Notices:** 7 **Boardings:** 7 **Fire Damage:** YES NO

Owner gave auth to demo: YES NO **Submitted written rehab statement:** YES NO

NOTICE OF PUBLIC HEARING

PURSUANT TO CHAPTER 249 MINNEAPOLIS CODE OF ORDINANCES, THE
DIRECTOR OF INSPECTIONS HAS DETERMINED THE DWELLING ON THE
PREMISES COMMONLY KNOWN AS 326 East 34th Street

AND LEGALLY DESCRIBED AS Lots 8 & 9 -- Block 14, Wolvertons Addition
CONSTITUTES A NUISANCE CONDITION WITHIN THE MEANING OF THE
ORDINANCE.

THE DIRECTOR OF INSPECTIONS RECOMMENDS THAT THE STRUCTURE BE
RAZED/REHABILITATED. IF IT IS RAZED THE COSTS WILL BE ASSESSED
TO THE PROPERTY.

THE PUBLIC SAFETY AND REGULATORY SERVICES COMMITTEE OF THE
MINNEAPOLIS CITY COUNCIL WILL HOLD A PUBLIC HEARING IN ROOM 132,
CITY HALL ON Wednesday, January 23, 2002 AT 1:30 P.M. TO ACT ON THIS
RECOMMENDATION.

THIS NOTICE IS THE PROPERTY OF THE CITY OF MINNEAPOLIS

WARNING

DO NOT REMOVE UNDER PENALTY OF LAW

DATED January 4, 2002

Division of Inspections, 250 S. 4th St. Minneapolis, MN 55415

673-5828



326 East 34th Street



326 East 34th Street

**BOARDED BUILDINGS
MCDA REPORT - CHAPTER 249 FINDINGS**

INSP. USE ONLY
Sent:
Returned:

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, MCDA submits the following information for the City Council's consideration at the public hearing regarding alleged nuisance conditions at:

326 34th ST EAST

Return To: Public Service Center, 250 So. 4th St (Boarded Bldgs--Room 300) as soon as possible.
Date of PS & RS hearing DEC 19th, 2001

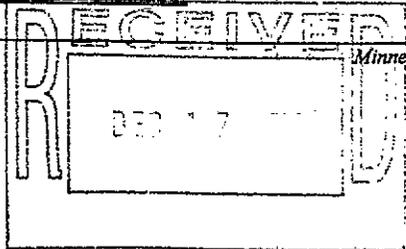
TO BE COMPLETED BY INSPECTIONS

Zoning: <u>R1A</u>	Number of Units: <u>1</u>	Number of Baths: <u>1</u>
Lot Size: <u>42 x 90</u>	Number of Stories: <u>2</u>	Heating Type: <u>H2O</u>
Building Age: <u>85 YRS</u>	Number of Rooms: <u>7</u>	Foundation Type:
Gross Living Area: <u>1488</u>	Number of Bedrooms: <u>3</u>	
Foundation Size: <input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial <input type="checkbox"/> Crawl Space	<u>2px 50%</u>	
Car Storage: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Car Port <input type="checkbox"/> Parking Pad <input type="checkbox"/> None		
Estimated Cost of Demolition:	<u>\$11,200.00</u>	
Estimated Cost of Code Compliance Rehabilitation:	<u>\$134,000 - \$148,000</u>	
Comments: <u>FIRE IN BSMR OF STRUCTURE BOARDED 5+ years</u> <u>lack of heat & subject to freeze thaw cycles. Owner states</u> <u>rehab in \$100,000-\$200,000 range. Inspections estimates average</u> <u>cost of \$90.00-\$100.00 SF. \$134,000 - \$149,000</u>		
Signature: <u>James W. Edin</u>	Date: <u>12-3-01</u>	

INSPECTIONS: REHAB

TO BE COMPLETED BY MCDA

After Rehab. Market Value: <u>\$165,000 PSS</u>	
Availability of Rehab. Funds: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
CDBG Designated Area: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Recommendation: <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Demolition	
Comments: <u>The structure is open to the elements and has been</u> <u>for quite some time, it appears to be a rehab candidate at present</u> <u>but may shift to a candidate for demolition unless activities</u> <u>taken soon.</u>	
Signature: <u>Earl Petriford</u>	Date: <u>12/11/01</u>



**Boarded Buildings
Zoning/Planning Departments Report – 673-2597
Chapter 249 Findings**

INSP. USE ONLY
Sent: NOV 26 , 2001
Completed:

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, the Zoning/Planning Departments Submit the following information for the City Council's Consideration at the public hearing regarding alleged nuisance conditions at:

326 EAST 34TH STREET

**RETURN TO BOARDED BUILDINGS, 300 PUBLIC SERVICE CENTER
no later than: DECEMBER 12, 2001**

PS & RS hearing scheduled for: DECEMBER 19, 2001

Zoning

1. The subject property is zoned: R2B

2. Do special council permits, conditional uses, or variances exist at this address? Yes No

3. Comments:

Van Vorhis
Signature (Van Vorhis) _____ Date _____

COMPREHENSIVE LAND USE

1. The subject property's comprehensive land use plan classification is: Low Density Residential

2. Special/combined uses exist at this address? Yes No

3. Comments:

Neil Anderson
Signature (Neil Anderson) _____ Date 12/1/01

HISTORIC SIGNIFICANCE

1. The subject property is: Nationally registered Locally designated as historic
 A potential historic resource No adverse effect if removed

2. Comments: It has Integrity. Used to complete more research to determine if it is potentially eligible as part of a district.

Greg Mathis
Signature (Greg Mathis) _____ Date 12/13/2001

HOUSING NEEDS

1. Neighborhood vacancy rate is: 2+ % Single-Family 5+ % Multi-Family

2. Planning Department Perspective:

Fred Neel
Signature (Fred Neel) _____ Date 12-3-01

OFFICE OF CITY COORDINATOR
OPERATIONS AND REGULATORY SERVICES
250 South Fourth Street Rm 300
Minneapolis MN 55415-1316

JOHN A. BERGQUIST February 3, 1995
ASSISTANT CITY COORDINATOR
DIRECTOR
OPERATIONS AND REGULATORY SERVICES

INSPECTIONS DIVISION
MERWYN LARSON, P.E., DIRECTOR
CONNIE FOURNIER, DEPUTY DIRECTOR

INFORMATION - 673-5800
HOUSING - 673-5858
BUILDING - 673-5842
ZONING - 673-5836
PLAN REVIEW - 673-5831
ENVIRONMENTAL - 673-5897
ELECTRICAL - 673-5844
PLUMBING - 673-5846
HEATING - 673-5848
FAX - 673-5819

John H. Ford
C/O Raco Helicopters Corp.
P.O. Box 555
Farmingdale, NJ 07727

Re: 326 34th Street East

Dear John Ford:

Upon inspection by this Department, 326 34th Street East, in the City of Minneapolis, was found to be boarded.

City Ordinance 89.15 provides that boarded/vacant buildings receive a Code Compliance Inspection and \$2,000 cash deposit requirement before occupancy can occur.

If we have not heard from you by April 3, 1995 you can expect the above mentioned provision will be in effect.

Should you have concerns or questions please call me at 673-2031.

Sincerely,

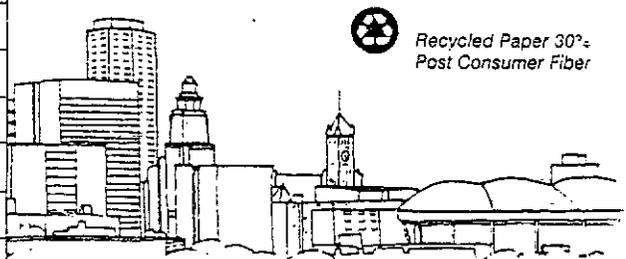
Allan D. Olson
AK

Allan D. Olson
Hazardous Building Inspector

326 34th St. E.
(60-day) April 3, 1995

Still Boarded
4/6/95 ADD

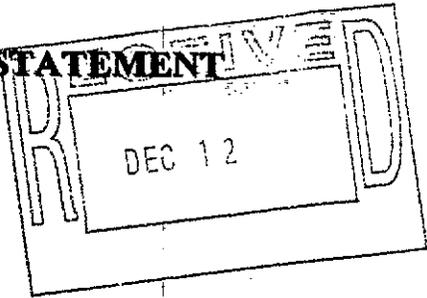
1/3/95



BOARDED BUILDINGS

INSP. USE ONLY
SENT: 11-29-2001
RETURNED:

NEIGHBORHOOD IMPACT STATEMENT



DEAR NEIGHBOR:

PLEASE BE ADVISED that the Minneapolis City Council, Public Safety & Regulatory Services Committee, will hold a public hearing pursuant to Minneapolis Code of Ordinances Chapter 249 to consider alleged nuisance conditions at the neighboring property located at

326 EAST 34TH STREET

The hearing will be at 1:30 P.M. on WEDNESDAY, DECEMBER 19, 2001 in Room 132, City Hall, 350 South 5th Street, Minneapolis, Minnesota 55415.

You have the right to present testimony related to the alleged nuisance at the public hearing. In the alternative, you may submit the following neighborhood impact statement.

Please answer all questions to the best of your knowledge and **RETURN THE FORM NO LATER THAN WEDNESDAY, DECEMBER 12, 2001** to:

Public Service Center
Inspections Division
ATTN: Boarded/Hazardous Buildings
250 South 4th Street, Room 300
Minneapolis MN 55415

A. The subject property has had a	<input type="checkbox"/> Positive	<input checked="" type="checkbox"/> Negative	<input type="checkbox"/> No Impact
B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment: _____			
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment: _____			

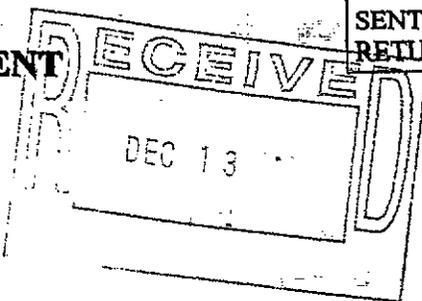
Bea M. Pearson
Signature

12/7/01
Date

BOARDED BUILDINGS

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RETURNED:



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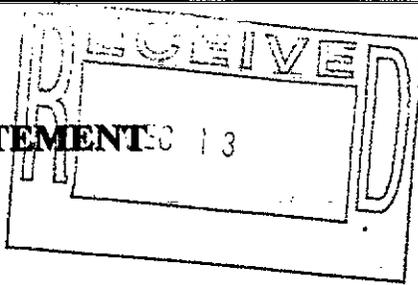
A. The subject property has had a	<input type="checkbox"/> Positive	<input checked="" type="checkbox"/> Negative	<input type="checkbox"/> No Impact
B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment: _____			
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment: <i>The owners have shown no interest in or had no sales of the property for over a decade.</i>			

Thomas M Hayer
Signature

December 7, 2001
Date

BOARDED BUILDINGS

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RETURNED:

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250 South 4th Street, Room 300
Minneapolis MN 55415

A. The subject property has had a Positive Negative No Impact

B. The subject property should be: Rehabilitated Demolished

Comment: the property has been empty + deteriorating for several years! It should be demolished unless the current owners donate it to Habitat for humanity immediately.

C. Does this property fit the housing needs of the neighborhood? Yes No

Comment: Fits the needs, but is a public nuisance due to neglect!

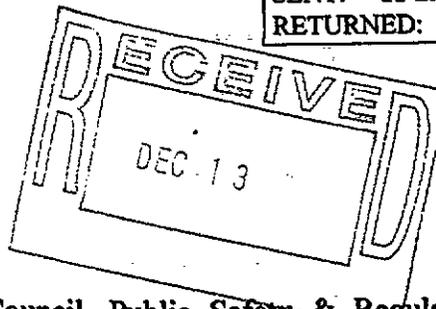
Philip Miller
Signature

Fri 07-Dec-01
Date

BOARDED BUILDINGS

INSP. USE ONLY
SENT: 11-29-2001
RETURNED:

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B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment: _____			
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment: <i>Drug dealing, prostitution, fire-setting etc etc. Get rid of it</i>			

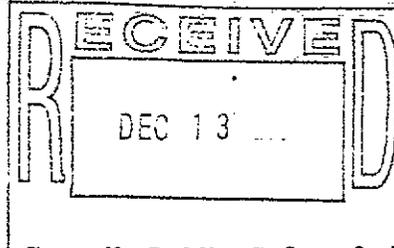
Signature *Joe Sch...*

Date 12-6-01

BOARDED BUILDINGS

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SENT: 11-29-2001
RETURNED:

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Minneapolis MN 55415

A. The subject property has had a Positive Negative No Impact

B. The subject property should be: Rehabilitated Demolished

Comment: _____

C. Does this property fit the housing needs of the neighborhood? Yes No

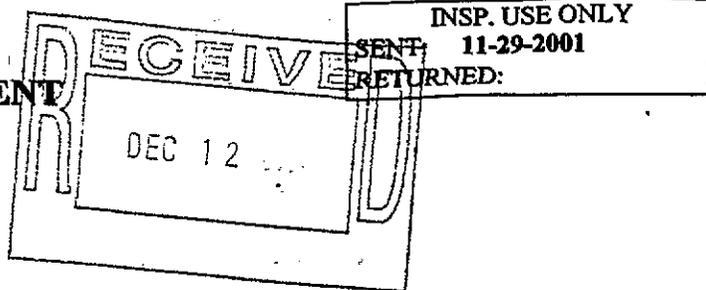
Comment: Housing Needs of neighborhood are being Addressed.

Magdalena Sings
Signature

12/10/01
Date

BOARDED BUILDINGS

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Inspections Division
ATTN: Boarded/Hazardous Buildings
250 South 4th Street, Room 300
Minneapolis MN 55415

A. The subject property has had a Positive Negative No Impact

B. The subject property should be: Rehabilitated Demolished

Comment: *IF Rehabilitated this property would provide MUCH NEEDED housing options for this community. It is my desire to operate this project.*

C. Does this property fit the housing needs of the neighborhood? Yes No

Comment: *THIS UNIT IS LARGE ENOUGH IN SIZE to house 2 to 3 Families who seek low income housing options.*

Felicia Hamilton
Signature

12-12-07
Date