<u>Chapter 249</u> Findings of Fact, Conclusions and Recommendation

Regarding: 1110-27th Avenue North

Whereas, the above-referenced property has been identified by the Department of Inspections as constituting a nuisance in violation of Chapter 249 of the Minneapolis Code of Ordinances; and whereas, a public hearing was held before the Public Safety and Regulatory Services Committee of the City Council on

Date: June 21st, 2006 Time: 2:30 P.M. In accordance with said ordinance.

NOW, THEREFORE, the City Council of the City of Minneapolis makes the following:

FINDINGS OF FACT

A. Neighborhood vacancy rate is: **8%** for Single-Family and **9.7%** for Multi-Family. **Further comments are on the Zoning/Planning Departments Report, e-mail response, Chapter 249 Findings.

(Per Cecilia Bolognesi, Zoning/Planning)

B. Historic Significance: No adverse effect if removed. 1½ story vernacular frame dwelling built c. 1880. Integrity compromised by stucco and porch alterations

(Per Greg Mathis, Zoning/Planning)

C. Neighborhood Impact: According to the only 2 neighborhood impact statements received into evidence, this building has a negative impact on the neighborhood and its ability to attract future residents. 0 neighborhood responses stated the building had a positive impact. Of the 96 statements sent by our department, 0 responded to indicate rehab, 2 recommended demolition, and 0 indicated either rehab or demo. No other responses were given.

Neighborhood Association: Hawthorne Community Council was notified and did not respond.

- D. There is not evidence that the property can be put to use by either the neighborhood or existing owners.
- E. Comprehensive Land Use: Low Density Residential Special/Combi

Special/Combined Uses: No

(Per Jason Wittenberg, Zoning/Planning)

- F) The building was initially boarded on: **November, 2003**Refer to File "History of Address" regarding Structural, Housing or Environmental violations.
- G) Owner <u>did not</u> provide statement of cost to rehabilitate building as required by Code of Ordinances 249.40. Owner <u>has not</u> provided a Notarized Owner Authorization to Demolish
- H) Building has Assessor's rating of **7-Poor**. Assessor last inspected on 6/2/2004. **Zoned R2B**. Special council permits conditional uses or variances do not exist at this address.

(Per Stephen Poor, Zoning)

(con't)

Findings of Fact

- I) Rehab funds <u>are available</u>. <u>Is</u> in CDBG area
- J) The estimated cost to rehab the property is: \$126,500.00 to \$141,700.00
- K) Estimated Cost of Demolition is: \$9,100.00 to 11,100.00 Plus Asbestos removal. The estimated after rehab market value is: \$153,000.00

<u>Inspections Division recommends Rehabilitation</u> <u>CPED Recommends Rehabilitation</u>

CONCLUSIONS AND RECOMMENDATIONS

CONTREDICTION IN TO THE CONTREMENTATION IN	
The subject property constitutes a nuisance. Your Committee recommends	_ and all or any accessory
buildings at the above address.	
Dated:	

Revised 2/18/03