



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
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RE: 3936 & 3938 4TH AVENUE SO

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:	3936 & 3938 4TH Avenue South	Ward	8
Legal Description:	Lot 3 Block 2 BAKER'S FIFTH ADDN TO MPLS.		
Building Type:	RIA SINGLE FAMILY DWELLINGS	Dwelling Unit Number:	1
Number of stories:	1.0 & 1	Square Footage	660 & 516
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves Demolition/Rehabilitation	<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 C.E.

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: 3936 4TH AVENUE SOUTH **Ward:** 8

Owner(s) of Record: El Bethel Baptist Church **Taxpayer of Record:** El Bethel Baptist Church

Neighborhood Assn: Bryant Neighborhood Organization
Liz Riley, Chairperson -612-825-8306
310 East 38th Street, Suite 127 Minneapolis MN 55409

General Property Information: **Lot Size:** 40X132 **Number of Units:** 1

Building Age: 104 years **Year Built:** 1900 **Zoning:** R1A **Number of Stories:** 1.0

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

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

Housing Needs/Vacancy Rate: 0.9 % for Single Family and 4.8 % for Multi Family
Per Fred Neet, Zoning/Planning

Conditional Uses or Variances: R1A Single 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: 5/1/95 **Number of Notices:** several **Boardings:** several **Fire Damaged:** No

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

Neigh. Impact Response: **Total Sent:** 47 **Rehab:** 2 **Demos:** 4 **Don't Know:** 1

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

Inspections Division: Recommends Rehabilitation

Estimated Cost to Rehab: \$89,760 - \$127,560. 2 bedroom house needs mod rehab. Interior demolished; needs all new systems. Very small house would be difficult to market.

Estimated Cost to Demo: \$10,500 - plus hazardous waste removal.

MCDA: Recommends Demolition

After Rehab Market Value: \$100,000.

Rehab funds are....are not available Is....Is Not in CDBG designated area

Comment: Small structurally obsolete home with poor off street parking. Market would buy 3-bedroom, 1600-1800 square feet single family home at this site in the \$ 190,000 plus range.
