



Minneapolis
City of Lakes

**Regulatory Services
Department**

**Housing Inspection
Services Division**

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

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

August 31, 2004

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

RE: 1901 East Lake 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 **demolition/rehabilitation** of the building as provided in Chapter 249.

Address:	1901 East Lake Street	Ward	9
Legal Description:	Lot 11 & 12 - Block 2 MINNEHAHA Addition to Minneapolis		
Building Type:	GAS SERVICE STATION WITH STORE	Dwelling Unit Number:	N/A
Number of stories:	1.0	Square Footage	12,510
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, 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: SEPTEMBER 29, 2004 (2:00 p.m.)

Subject Property Address: 1901 EAST LAKE STREET **Ward:** 9

Owner(s) of Record: HAMOUDI SABRI/LAKE 27 LLC **Taxpayer of Record:** HAMOUDI SABRI / LAKE 27 LLC

Neighborhood Assn: Corcoran Neighborhood Organization
Gwen McMahon, Chairperson- 612- 722-2241
3451 Cedar Avenue South Minneapolis, MN 55407

General Property Information: **Lot Size:** 125 X 100 **Number of Units:** N/A

Building Age: 34 years **Year Built:** 1970 **Zoning:** C-1 **Number of Stories:** N/A

Comprehensive Land Use: General Retail – 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: 0.3 % for Single Family and 3.15 % for Multi Family
Per Fred Neet, Zoning/Planning

Conditional Uses or Variances: (B22-1028) Interim use for a convenience facility – Not approved. 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: 00/00/00 **Number of Notices:** One **Boardings:** None **Fire**

Damaged: No

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

Neigh. Impact Response: **Total Sent:** 34 **Rehab:** 0 **Demos:** 8 **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: Project cost of new venture. **Comment:** Blighted and dilapidated commercial property. Automobile convenience facility would appear to have lost its rights due to willful abandonment for more than one year.

Estimated Cost to Demo: \$8,500. - \$12,000. Plus EPA requirements.

MCDA: Recommends Demolition

After Rehab Market Value: \$250,000. Land value as clean.

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

Comment: None
