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Minneapolis
City of Lakes

Regulatory Services Department

Housing Inspection Services Division

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

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August 18, 2004

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

RE: 3945 Washington/Miss Dr. No

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:	3945 Washington/Miss Dr. No	Ward	3
Legal Description:	Lot 1 - Block 1 Farnhams Addition to Minneapolis		
Building Type:	**SFDD---Single Family Dwelling**	Dwelling Unit Number:	1
Number of stories:	1. 5	Square Footage	1,020
Council Member of the Ward Been Notified?		☒ Yes ☐ No	
Council Member of the Ward Approves **Demolition/Rehabilitation**		☒ Yes ☐ 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: AUGUST 25, 2004 **(2:00** p.m.)

Subject Property Address: **3945 Washington/Miss Dr. No** **Ward: 3**

Owner(s) of Record: Corwin E. Hisle **Taxpayer of Record:** Corwin E. Hisle

Neighborhood Assn: Webber-Camden Neigh. Organization
C/o Folwell Neighborhood Assoc.
Bruce Nolan, Chairperson (521-0874)
12063 37th Avenue North Mpls, MN 55412

General Property Information: **Lot Size:** 169X66X155X3 **Number of Units:** 1

Building Age: 104 years **Year Built:** 1900 **Zoning:** R1A/I.2 **Number of Stories:** 1.5

Comprehensive Land Use: General Industrial – No special/combined uses exist
Per Neil Anderson, Zoning/Planning

Historic Significance: A potential historic resource. Pre-1885 barn converted to a house in 1890. Need more information to determine historic potential. Per Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: 1 ¾ % for Single Family **and 3.5 %** for Multi Family
Built in industrial section Per Fred Neet, Zoning/Planning

Conditional Uses or Variances: Based on Regulatory Services records on the date of dwelling being boarded & condemned, the residential use has lost it's non-conforming use rights (ch.531.40) Per Steve Poor, Zoning/Planning

History of Neglect: Refer to data in file "History by Address"

Initial Board Date: 7/19/99 **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:** 10 **Rehab:** 0 Demos: **3** **Don't Know:** 1

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

Inspections Division: Recommends Demolition
Estimated Cost to Rehab: $125,,000 to $180,000. Comment: No basement. Situated on substandard irregular lot in an Industrial zone. Very little setback from roadway. Billboard obscures north side of dwelling.

Estimated Cost to Demo: $8,000 - $12,000 plus asbestos removal.

MCDA: Recommends Demolition
After Rehab Market Value: $135,000.
Rehab funds are... **are not** available **Is...** **Is Not** in CDBG designated area
Comment: None