



Request for City Council Committee Action from the Department of Housing Inspections

Date February 1, 2005

To Dan Niziolek Chair
Public Safety & Regulatory Services Committee

Subject 2915 3rd STREET NORTH

Recommendation:
INSPECTIONS RECOMMENDS REHABILITATION
CPED ALSO RECOMMENDS REHABILITATION OF THE PROPERTY

Previous Directives

(any past Council actions or directions to staff) N/A

Prepared or Submitted by (name, title, phone) N/A

Approved by (names, title, signature) N/A

Permanent Review Committee Approval _____ Not Applicable

Policy Review Group (PRG) Approval _____ Date of Approval _____ Not Applicable

Note: The Policy Review Group is a committee co-chaired by the City Clerk and the City Coordinator that must review all requests related to establishing or changing enterprise policies.

Presenters in Committee (name, title) N/A

Financial Impact (Check those that apply)

No financial impact - or - Action is within current department budget.

(If checked, go directly to Background/Supporting Information)

_____ Action requires an appropriation increase to the Capital Budget

_____ Action requires an appropriation increase to the Operating Budget

_____ Action provides increased revenue for appropriation increase

_____ Action requires use of contingency or reserves

___ Other financial impact (Explain):

___ Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (use any categories that apply) NONE

Neighborhood Notification

City Goals

Comprehensive Plan

Zoning Code

Other

Background/Supporting Information Attached

LEGAL DESCRIPTION:

**2915 3RD AVENUE NORTH M2D DUPLEX BLOCK—LOT 9 PAYNE AND HENDERSON
SUBD MORRISONS ADDN WARD 3**

See attached Summary Sheet for further details.

**BOARDED BUILDINGS
PS & RS SUMMARY SHEET**

PS & RS Committee Date FEBRUARY 2, 2005 (2:00 p.m.)

Subject Property Address: 2915 3rd STREET NORTH **Ward:** 3

Owner(s) of Record: Rodney Owens **Taxpayer of Record:** Rodney Owens

Neighborhood Assn: HAWTHORNE AREA COMMUNITY COUNCIL
Roger Streeter, Chairperson- 612-529-1265
2944 Emerson Avenue North Minneapolis MN. 55411

General Property Information: Lot Size: 28 X 158 **Number of Units:** 2

Building Age: 99 years **Year Built:** 1906 **Zoning:** R2B **Number of Stories:** 1.7

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

Historic Significance: 1 ½ story house built in 1906. No adverse affect if removed.
Per Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: 2.6 % for Single Family and 4 % for Multi Family
Per Fred Neet, Zoning/Planning

Conditional Uses or Variances: R2B- Two Family Dwelling. 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: 10/26/00 **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: 42 **Rehab:** 0 **Demos:** 0 **Don't Know:** 0

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

Inspections Division: Recommends Rehabilitation

Estimated Cost to Rehab: \$107,640 - \$125,580 **Comments:** PLEASE SEE NOTES ON FINDINGS OF FACT SHEET. *(CPED Chapter 249 Report)*

Estimated Cost to Demo: \$16,000 - \$18,000. Plus Asbestos removal.

CPED: Recommends Rehabilitation

After Rehab Market Value: \$135,000.

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

Comment:
