

**Chapter 249**  
**Findings of Fact, Conclusions and Recommendation**

**Regarding: 2535 16<sup>th</sup> Avenue South**

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: March 1st, 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: **6.2%** for Single-Family and **5.5%** for Muti-Family. \*\*Further comments are on the Zoning/Planning Departments Report, Chapter 249 Findings.  
(Per Cecilia Zoboguesi, Zoning/Planning)
- B) Historic Significance: The property is a simple two-story Queen Anne residence built in 1885. Altered by the loss of the front porch, new siding and loss of windows. There will be no adverse effect if removed.  
(Per Greg Mathis, Zoning/Planning)
- C) **Neighborhood Impact:** According to 2 of the neighborhood impact statements received into evidence, this building has a Negative impact on the neighborhood and its ability to attract future residents. However, of 50 statements sent, 1 responded to indicate rehab 1 recommended demolition. 0 indicated no impact No other responses were given.
- D) Neighborhood Association: East Phillips Association (EPIC) was notified by fax and did not respond.
- E) There is no evidence that the property can be put to use by the existing owners.
- E) Comprehensive Land Use: LOW DENSITY RESIDENTIAL. Special/Combined Uses: NO  
(Per Jason Wittenberg, Zoning/Planning)
- F) The building was initially boarded on: December 16, 2004.  
Refer to File "History of Address" regarding Structural, Housing or Environmental violations.
- G) Owner **did NOT** provide statement of cost to rehabilitate building as required by Code of Ordinances 249.40. Owner **has not** provided a Notarized Owner Authorization to Demolish
- H) Building has Assessor's rating of **5**. Zoned **R2B** special council permits conditional uses or variances do not exits at this address.

(Per Stephen Poor, Zoning)

(con't)

**Findings of Fact**

- I) **Rehab funds are available.** The property **Is** in the CDBG area.
- J) The estimated cost to rehab the property is: **\$203,500 - \$237,400**
- K) Estimated Cost of Demolition is: **\$16,500 - \$20,300 Plus Asbestos removal.**  
The estimated after rehab market value is: **\$200,000**

**Inspections Division recommends Rehabilitation**

**CPED Recommends Rehabilitation**

**CONCLUSIONS AND RECOMMENDATIONS**

The subject property constitutes a nuisance. Your Committee recommends \_\_\_\_\_ and all or any accessory buildings at the above address.

Dated: \_\_\_\_\_