



Minneapolis
City of Lakes

Operations & Regulatory Services

John A. Bergquist
Assistant City Coordinator

Inspections Division
Merwyn Larson, P.E., Director

Construction Inspection Services
Connie Fournier, Deputy Director

Development Review Services

Housing Inspection Services
JoAnn Velde, Deputy Director

March 18, 2004

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

Office 612 673-5800
Fax 612 673-5819
TTY 612 673-3300

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

RE: 3306 Columbus Avenue South

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:	3306 Columbus Avenue South	Ward	8
Legal Description:	Lot 1 - Block 2 D.W. Ellis Addition to Minneapolis		
Building Type:	SFDD-- Single Family Dwelling	Dwelling Unit Number:	1
Number of stories:	1.5	Square Footage	1,311
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**

www.ci.minneapolis.mn.us
Affirmative Action Employer

**BOARDED BUILDINGS
PS & RS SUMMARY SHEET**

PS & RS Committee Date: APRIL 7, 2004 (2:00 p.m.)

Subject Property Address: 3306 Columbus Avenue South **Ward:** 8

Owner(s) of Record: Virginia Schweningen **Taxpayer of Record:** Virginia Schweningen

Neighborhood Assn: Central Neighborhood Attn: Joe Horan (612-673-5144)
Art Erickson, Board President (638-1019)
310 East 38th Street Mpls. 55409

General Property Information: Lot Size: 33 x 118.00 **Number of Units:** 1

Building Age: 104 years **Year Built:** 1900 **Zoning:** R2B **Number of Stories:** 1.5

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

Historic Significance: Property does not appear to be a historic resource. No adverse effect if removed.
Per Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: 2% for Single Family and 5% for Multi Family
Per Fred Neet, Zoning/Planning

Conditional Uses or Variances: No special council permits, conditional uses or variances
Per Steve Poor, Zoning/Planning

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

Initial Board Date: 4/08/02 **Number of Notices:** 1 **Boardings:** 3 **Fire Damaged:** No

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

Neigh. Impact Response: Total Sent: 78 Rehab: 3 Demo: 8 Don't Know: none

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

Inspections Division: Recommends Demolition

Estimated Cost to Rehab: \$158,470. to \$231,322.

Comment: The building is over 100 years old. Poorly maintained and sited on a substandard lot. The existing floor plan and bathroom suffers functional obsolescence. Partial basement 6' 2 headroom lacking proper ventilation in the crawl space. Differential settlement noted on first floor.

Estimated Cost to Demo: \$14,500.

MCDA: Recommends Demolition

After Rehab Market Value: \$175,000.

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

Comment: None

**Boarded Buildings
Zoning/Planning Departments Report -- 673-2597
Chapter 249 Findings**

INSP. USE ONLY
Sent: MAR 9, 2004
Completed:

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, the Zoning/Planning Departments Submit the following information for the City Council's Consideration at the public hearing regarding alleged nuisance conditions at:

3306 COLUMBUS AVENUE SOUTH

CALL BOARDED BUILDINGS (673-5844) WHEN COMPLETED

Please, no later than: **MARCH 19, 2004**

PS & RS hearing scheduled for **APRIL 7, 2004**

Zoning	
1. The subject property is zoned: <u>R2B</u>	
2. Do special council permits, conditional uses, or variances exist at this address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Comments:	
Signature <u>(Stephen Poor)</u>	Date <u>3/10/04</u>

COMPREHENSIVE LAND USE	
1. The subject property's comprehensive land use plan classification is: <u>low density residential</u>	
2. Special/combined uses exist at this address? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Comments:	
Signature <u>(Neil Anderson)</u>	Date <u>3/9/04</u>

HISTORIC SIGNIFICANCE	
1. The subject property is: <input type="checkbox"/> Nationally registered <input type="checkbox"/> Locally designated as historic	
<input type="checkbox"/> A potential historic resource <input checked="" type="checkbox"/> No adverse effect if removed	
2. Comments:	
Signature <u>(Greg Mathis)</u>	Date <u>3/15/2004</u>

HOUSING NEEDS	
1. Neighborhood vacancy rate is: <u>2 % Single-Family</u> <u>5 % Multi-Family</u>	
2. Planning Department Perspective:	
Signature <u>(Fred Neet)</u>	Date <u>3-15-04</u>

**BOARDED BUILDINGS
CPED REPORT – CHAPTER 249 FINDINGS**

INSP. USE ONLY
Sent: 3/16/2004
Return By: 3/22/2004

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, MCDA submits the following information for the City Council's consideration at the public hearing regarding alleged nuisance conditions at: 3306 COLUMBUS AVE

PS & RS HEARING SCHEDULED FOR Wednesday, APRIL 7, 2004

RETURN TO: Public Service Center, Attn: Boarded Bldgs – 250 South 4th St. Minneapolis MN 55415
No later than: ASAP

TO BE COMPLETED BY HOUSING INSPECTION SERVICES		
Zoning: <u>R2B</u>	Number of Units: <u>1</u>	Number of Baths: <u>1</u>
Lot Size: <u>33 x 118.0</u>	Number of Stories: <u>1.5</u>	Heating Type: <u>GRAVITY</u>
Building Age: <u>104 YRS</u>	Number of Rooms: <u>7</u>	Foundation Type: <u>LIMESTONE / BLOCK</u>
Gross Living Area: <u>1311 sq'</u>	Number of Bedrooms: <u>3</u>	
Foundation Size: <input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial <u>50%</u> <input type="checkbox"/> Crawl Space		
Car Storage: <input type="checkbox"/> Garage <input type="checkbox"/> Car Port <input type="checkbox"/> Parking Pad <input checked="" type="checkbox"/> None		
Estimated Cost of Demolition: <u>\$ 14,500.00</u>		
Estimated Cost of Code Compliance Rehabilitation: <u>158,470 - 231,322</u>		
Comments: <u>THE BUILDING IS OVER 100 YEARS OLD, POORLY MAINTAINED AND SITED ON A SUBSTANDARD LOT. THE EXISTING FLOOR PLAN AND BATHROOM SUFFERS FUNCTIONAL OBSOLESCENCE. PARTIAL BSMT. 6' 2" HEADROOM LACKING PROPER VENTILATION IN CRAWL SPACE. DIFFERENTIAL SETTLEMENT NOTED - 1ST FLOOR</u>		
Recommendation: <input type="checkbox"/> Rehabilitation <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other		
Signature: <u>James W. Edin</u>		Date: <u>3-25-04</u>

TO BE COMPLETED BY MCDA	
After Rehab. Market Value: _____	
Availability of Rehab. Funds:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CDBG Designated Area:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Recommendation:	<input type="checkbox"/> Rehabilitation <input checked="" type="checkbox"/> Demolition
Comments:	
Signature: 	Date: <u>3/26/04</u>