

Chapter 249
Findings of Fact, Conclusions and Recommendation

Regarding: 3334 Lyndale Ave. N

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: September 13th, 2006 Time: 2:00 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 8.4% for Single-Family and 7.7% for Multi-Family.
(Per Cecilia Bolognesi, Zoning/Planning)
- B. Historic Significance: 1-story frame dwelling built in 1911. The property is fire damaged and does not have historic architectural features due to an addition in 1912. No adverse effect if removed.
(Per Brian Schaffer, Zoning/Planning)
- C. Neighborhood Impact: 85 neighborhood impact statements were sent, and three neighbors responded.
Neighborhood Association: was notified and did not respond.
Comments:
- D. There is evidence is not evidence that the property can be put to use by either the neighborhood or existing owners.
- E. Comprehensive Land Use: Low Density Residential. Special/Combined Uses: NO
(Per Jason Wittenberg, Zoning/Planning)
- F. The building was condemned for being a boarded building on: **June 21, 2006.**
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 **6-Fair**. Zoned **R2B – Two Family District** . Special council permits, conditional uses, or variances do not exist at this address.

(Per Jessica Thesing, Zoning)

(con't)

Findings of Fact

- I. **Rehab funds are available. Is in CDBG area.**
- J. The estimated cost to rehab the property is: **\$134,700 – 157,200**
- K. Estimated Cost of Demolition is: **\$10,900 – 13,400**
The estimated after rehab market value is: **\$ 112,300**
Inspections Division recommends Demolition CPED Recommends Demolition

CONCLUSIONS AND RECOMMENDATIONS

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

Dated: _____