

Chapter 249
Findings of Fact, Conclusions and Recommendation

Regarding: 2623 Dupont Avenue North

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: April 5th, 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: **8** percent for Single-Family and **14.9%** for Muti-Family. ****Further comments are on the Zoning/Planning Departments Report e-mail response, Chapter 249 Findings.**
(Per Cecilia Zoboguesi, Zoning/Planning)
- B. Historic Significance: No adverse effect if removed. 2 story Queen Anne style residence with a full width front porch. SHPO determined that the property is not eligible for the National Register on October 16th, 2003.
(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 77 statements sent, **0 responded** to indicate rehab **2 recommended** demolition. **0 indicated** either option and **0** made no recommendation. No other responses were given.
Neighborhood Association: Hawthorne Area Community Council was notified and did not respond
- D. There is not evidence that the property can be put to use by either the neighborhood or existing owners. Owner has lost deposit on code compliance. Building has lost it's rights to become a duplex.
- E. Comprehensive Land Use: Low Density Residential. Special/Combined Uses: NO
(Per Jason Wittenberg, Zoning/Planning)
- F. The building was initially boarded on: May 24th, 1993.
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 **7-poor**. Zoned R2B. Special council permits conditional uses or variances do not / do not exit at this address.

(Based on Assessors Data - Zoning)

(con't)

Findings of Fact

- I) **Rehab funds are available. Is in CDBG area**
- J) **The estimated cost to rehab the property is: **\$209,700.00 to \$218,500.00****
- K) **Estimated Cost of Demolition is: **\$17,000 - \$21,000. Plus Asbestos removal.****
The estimated after rehab market value is: \$

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: _____