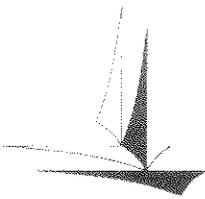


#5a



Minneapolis
City of Lakes

**Regulatory Services
Department**

**Housing Inspection
Services Division**

November 15, 2004

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

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

Office 612 673-5858
Fax 612 673-2314
TTY 612 673-3300

RE: 1709 25th AVENUE NORTH

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:	1709 25th AVENUE NORTH	Ward	3
Legal Description:	Lot 7, Block 8 Forest Heights Addition to Minneapolis		
Building Type:	DUPLEX	Dwelling Unit Number:	2
Number of stories:	2. 2	Square Footage	2,986
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 **Wayne Murphy**
Inspector, Hazardous/Boarded Buildings
Phone: **685-8442**

**BOARDED BUILDINGS
PS & RS SUMMARY SHEET**

PS & RS Committee Date: NOVEMBER 24, 2004 (2:00 p.m.)

Subject Property Address: 1709 25TH AVENUE NO **Ward:** 3

Owner(s) of Record: Tammie L Coleman **Taxpayer of Record:** Tammie L. Coleman

Neighborhood Assn: Jordan Area Community Council
Polly Peterson, Chairperson- 612-625-6508
1922 25th Avenue North Minneapolis MN. 55411

General Property Information: **Lot Size:** N50 X130X42X 128 **Number of Units:** 2

Building Age: 106 years **Year Built:** 1899 **Zoning:** R1A **Number of Stories:** 2.2

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

Historic Significance: No adverse affect if removed. Per Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: 2.12 % for Single Family and 6.5 % for Multi Family
Per Fred Neet, Zoning/Planning

Conditional Uses or Variances: 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: 8/25/04 **Number of Notices:** several **Boardings:** several **Fire**

Damaged: Yes

Neighborhood Assn: We received written request: Yes No

We received response to Impact Statement: Yes No

Neigh. Impact Response: **Total Sent:** 46 **Rehab:** 1 **Demos:** 0 **Don't Know:** 1

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

Inspections Division: Recommends Demolition

Estimated Cost to Rehab: \$167,000 - \$226,000 **Comment:** Fire damage to upper floor, water damage to lower levels. Work started, no permits pulled.

Estimated Cost to Demo: \$12,500 - \$15,500.

MCDA: Recommends Demolition

After Rehab Market Value: \$175,000.

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

Comment:
