



Minneapolis
City of Lakes

**Regulatory Services
Department**

**Housing Inspection
Services Division**

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

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

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

December 13, 2004

RE: 2210 4th STREET 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:	2210 4TH STREET NORTH	Ward	3
Legal Description:	Lot 7 , Block 1, Nickel's and Smith's Addition to Minneapolis		
Building Type:	M2D DUPLEX	Dwelling Unit Number:	2
Number of stories:	2. 2	Square Footage	2, 112
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: DECEMBER 15, 2004 (2:00 p.m.)

Subject Property Address: 2210 4TH STREET NORTH **Ward:** 3

Owner(s) of Record: Bashir A. Moghul **Taxpayer of Record:** Bashir A. Moghul

Neighborhood Assn: HAWTHORNE AREA COMMUNITY COUNCIL
Roger Streeter, Chairperson- 612-529-1265
2944 Emerson Avenue North Minneapolis MN. 55411

General Property Information: Lot Size: 40 X 157 **Number of Units:** 2

Building Age: 104 years **Year Built:** 1904 **Zoning:** R1A **Number of Stories:** 2.2

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

Historic Significance: No adverse affect if removed. Built in 1904
Per Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: 2.65 % for Single Family and 3.95 % for Multi Family
Per Fred Neet, Zoning/Planning

Conditional Uses or Variances: R2B Per "63 plates. 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: 9/17/03 **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: 50 Rehab: 0 Demos 3 Don't Know: 0

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

Inspections Division: Recommends Rehabilitation

Estimated Cost to Rehab: \$121,560 - \$181,200 **Comments:** SEE NOTES ON FINDINGS
OF FACT SHEET.

Estimated Cost to Demo: \$13,000 - \$16,000.

CPED: Recommends Demolition

After Rehab Market Value: \$165,000.

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

Comment:
