



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: June 22 2005

Address: 3219 Lyndale Ave N.

Owner: Diane Saarela and Marjorie Dawson

Background:

Property is a 95 year old, 2.2 stories, and 4000 square foot duplex with an attached 4 stall garage, on a 46 x 123 foot lot.

Property was purchased in January 1999 on a warranty deed.

The estimated market value is \$217,000.00

The taxes are current.

Property was condemned for lack of maintenance June 2004, and for being boarded February 2005

Property sustained a fire May 16 2004 damaging the first floor and another fire on June 10 2004 that damaged the top 2 floors estimated damage for both fires was \$156,000.00

Status:

Property has 54 Violations since owner purchased for a total of 8 assessment totaling \$3190.00 and 4 additional pending for an additional \$1682.00

The property is reference as a duplex but the owner finished the top floor as an additional 2 bed room apartment and finished the basement as a 1 bed room apartment the basement has no second means of egress all work was done without permits or zoning approval.

Recommendation:

The Inspection Department and CPED both recommend the property to be demolished