

Chapter 249
Findings of Fact, Conclusions and Recommendation

Regarding: 1430 Irving 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: July 26th, 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 5.3% for Single-Family and 9.7% for Multi-Family. **Further comments are on the Zoning/Planning Departments Report, e-mail response, Chapter 249 Findings.
(Per Cecilia Bolognesi, Zoning/Planning)
- B. Historic Significance: No adverse effect if removed. 2-story frame residence built in 1886. Loss of integrity due to front porch removal, modern siding, and windows.
(Per Greg Mathis, Zoning/Planning)
- C. Neighborhood Impact: 64 neighborhood impact statements were sent, and no neighbor responses were received.
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 boards on **January 15, 2003.**
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 exist at this address.
(Per Stephen Poor, Zoning)

(con't)

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Findings of Fact

- I. Rehab funds **are available.** **Is** in CDBG area.

J. The estimated cost to rehab the property is: **\$177,800.00 - \$211,000.00**

K. Estimated Cost of Demolition is: **\$21,000.00 - \$24,400.00 Plus Asbestos removal.**
The estimated after rehab market value is: **\$ 225,000.00**

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: _____