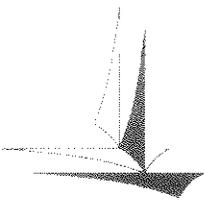


#14a



Minneapolis
City of Lakes

**Regulatory Services
Department**

**Housing Inspection
Services Division**

October 14th, 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: 3838 BRYANT AVENUE NO

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:	3838 Bryant Avenue No	Ward	3
Legal Description:	Lot 25 - Block 3 Farnhams 3rd Addition to Mpls		
Building Type:	RIA SINGLE FAMILY DWELLING	Dwelling Unit Number:	1
Number of stories:	1.2	Square Footage	1219
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 **James Edin**
Inspector, Hazardous/Boarded Buildings
Phone: **673-5828**

**BOARDED BUILDINGS
PS & RS SUMMARY SHEET**

PS & RS Committee Date: OCTOBER 27, 2004 (2:00 p.m.)

Subject Property Address: 3838 Bryant Avenue North **Ward:** 3

Owner(s) of Record: Cornealius Davis & Howard Davis **Taxpayer of Record:** Cornealius Davis & Howard Davis

Neighborhood Assn: Webber-Camden Neigh. Organization
C/o Folwell Neighborhood Assoc.
Bruce Nolan, Chairperson (521-0874)
12063 37th Avenue North Mpls, MN 55412

General Property Information: Lot Size: 40 X 126 Number of Units: 1

Building Age: 88 years **Year Built:** 1911 **Zoning:** R1A **Number of Stories:** 1.2

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

Historic Significance: Built in 1911 and moved to this property in 1916 from 4016 Aldrich Avenue North. No Adverse effect if removed. Per Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: 1 ¼ % for Single Family and 3.5 % 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: 1/14/04 **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: 88 **Rehab:** 2 **Demos:** 2 **Don't Know:** 0

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

Inspections Division: Recommends Demolition

Estimated Cost to Rehab: \$91,000 - \$122,000. Comment: Fire damaged and untreated for approximately one year. Extreme foul odor inside building. Gut rehab with all surfaces treated. Project cost would range \$75-\$100 square foot; plus acquisition and holdings.

Estimated Cost to Demo: \$8,500 - \$9,500 plus hazardous material.

MCDA: Recommends Demolition

After Rehab Market Value: \$135,000.

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

Comment: Second floor appears to have inadequate ceiling heights; questionable floor plan. Probably only one legal bedroom.
