



Minneapolis
City of Lakes

**Regulatory Services
Department**

**Housing Inspection
Services Division**

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

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August 18, 2004

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

RE: 3937 Washington/Miss Dr. 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:	3937 Washington/Miss Dr. No	Ward	3
Legal Description:	Lot 3 - Block 1 Farnhams Addition to Minneapolis		
Building Type:	SFDD---Single Family Dwelling	Dwelling Unit Number:	1
Number of stories:	1.0	Square Footage	1,152
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

Craig Eliason

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: AUGUST 25, 2004 (2:00 p.m.)

Subject Property Address: 3937 Washington/Miss Dr. No **Ward:** 3

Owner(s) of Record: Corwin E. Hisle **Taxpayer of Record:** Corwin E. Hisle

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:** 44 x 99 X 40 X 82 **Number of Units:** 1

Building Age: 79 years **Year Built:** 1925 **Zoning:** R1A **Number of Stories:** 1.0

Comprehensive Land Use: General Industrial – No special/combined uses exist
Per Neil Anderson, Zoning/Planning
Historic Significance: 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
Built in industrial section
Per Fred Neet, Zoning/Planning

Conditional Uses or Variances: Bases on Regulatory Services records on this date of dwelling being boarded & condemned, the residential use has lost it's non-conforming use rights (ch.531.40) Per Steve Poor, Zoning/Planning

History of Neglect: Refer to data in file "History by Address"

Initial Board Date: 7/19/99 **Number of Notices:** several Boardings: several **Fire Damaged:** No

Neighborhood Assn: We received written request: Yes No
We received response to Impact Statement: Yes No

Neigh. Impact Response: Total Sent: 10 Rehab: 0 Demos: 3 Doh't Know: 1

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

Inspections Division: Recommends Demolition

Estimated Cost to Rehab: \$103,680 to \$144,000. Comment: \$90,000 – 125,000. Estimate cost of general rehab. Does not include acquisitions or holding cost.

Estimated Cost to Demo: \$8,500 - \$12,500 plus asbestos removal.

MCDA: Recommends Demolition

After Rehab Market Value: \$125,000.

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

Comment: None
