



**Minneapolis**  
City of Lakes

**Regulatory Services  
Department**

**Housing Inspection  
Services Division**

250 South 4<sup>th</sup> Street - Room 300  
Minneapolis, MN 55415-1316

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

**August 31, 2004**

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

**RE: 3009-11 19<sup>th</sup> Avenue South**

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:	3009-11 19 <sup>th</sup> Avenue South	Ward	9
Legal Description:	Lot 10 - Block 2 MINNEHAHA Addition to Minneapolis		
Building Type:	RIA SINGLE FAMILY DWELLING	Dwelling Unit Number:	1
Number of stories:	1.7	Square Footage	1,124
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves <b>Demolition/Rehabilitation</b>	<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:** SEPTEMBER 29, 2004 (2:00 p.m.)

**Subject Property Address:** 3011 19th AVENUE SOUTH      **Ward:** 9

**Owner(s) of Record:** HAMOUDI SABRI / LAKE 27 LLC      **Taxpayer of Record:** HAMOUDI SABRI / LAKE 27 LLC

**Neighborhood Assn:** Corcoran Neighborhood Organization  
Gwen McMahon, Chairperson- 612- 722-2241  
3451 Cedar Avenue South Minneapolis, MN 55407

**General Property Information:** Lot Size: 25 X 125      Number of Units 1

**Building Age:** 104 years      **Year Built:** 1900      **Zoning:** R2B      **Number of Stories:** 1.7

**Comprehensive Land Use:** General Retail -      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:** 0.3 % for Single Family and 3.15 % for Multi Family  
Per Fred Neet, Zoning/Planning

**Conditional Uses or Variances:** No & No Special Council Permits exist at this Address  
Per Steve Poor, Zoning/ Planning

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

**Initial Board Date:** 02/13/02      **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: 36      Rehab: 0      Demos: 7      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:** \$140,500. - \$170,000.      **Comment:** Plus acquisition and holding. Buildings are full of debris of suspicious origin. Gross square foot estimate using industry standard of \$125 - \$150. per square foot for conservative cost estimate. Suspect higher actual cost due to history of neglect.

**Estimated Cost to Demo:** \$11,500. - \$13,000. Plus hazardous material removal.

**MCDA:** Recommends Demolition

**After Rehab Market Value:** \$135,000.

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

**Comment:** None

---