



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 17 May 2006

Address: 3448 20th Ave So.

Owner: Donald J. Skay Etal.

Taxpayer: Andrew Ellis

Background:

This property is a 89 year old, 3496 square foot, 4 unit apartment building on a 54 x 125 foot lot with no garage.

The taxpayer is a Andrew Ellis who has been purchasing the rental license since 1991

This property sustained a significant fire on January 10, 2006 that destroyed the roof and heavily damaged the rest of the building. At the time of the fire the building official was called to evaluate if the building was a hazard and should be immediately demolished. At that time the building official made a determination that for safety reasons the building should come down and called a demolition contractor who proceeded to bring his equipment to the site.

Mr. Ellis then asked the building official to grant him some time to attempt to save and repair the building. That request was granted with stipulations that the structure be secured and a structural evaluation be done by a license professional.

An inspection of the site demonstrates that prior to the fire there may have been some major water damage and rot to the rim joist and foundation on the southwest corner of the building causing the stucco to bow out and fall off of the building as well as causing the foundation to crumble away.

Status:

The property was condemned for being a boarded building on April 7, 2006

The market value at the time of the fire was \$273,000.00

Taxes are current at this time.

Since 2000 there had been 11 violations written against the property for cutting the grass, removal of inoperable vehicles and to stop work on the building until permits had been pulled.

The owner did secure a permit to secure the damage with the structural inspection that outlines how the property should be shored up as requested by the building official. Mr. Ellis has hired an attorney who had presented the inspection department with an itemized bid on the cost to rehab this property on May15, 2006. This bid may be under valued and may not reflect all that would be required under a rehabilitation by the building official.

Recommended cost to rehab: \$506,000.00 to \$576,800.00 based on square footage estimates
Recommended cost to demolish: \$31,500.00 to \$38,450.00 plus asbestos removal

Recommendation:

The Inspection Department and CPED both recommend the property to be Demolished.

NOTIFICATION SUMMARY

<u>DATE MAILED</u>	<u>RECIPIENT</u>	<u>RESPONSE</u>
4/21/2006	Andrew Ellis	Response Card Signed and Returned