

**Minneapolis**  
City of Lakes

**Operations & Regulatory Services**

John A. Bergquist  
Assistant City Coordinator

**Inspections Division**  
Merwyn Larson, P.E., Director

**Construction Inspection Services**  
Connie Fournier, Deputy Director

**Development Review Services**  
Bradley J. Thorson, Deputy Director

**Housing Inspection Services**  
JoAnn Velde, Deputy Director

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

Office 612 673-5800  
Fax 612 673-5819  
TTY 612 673-3300

April 29, 2002

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

**RE: 336 East 34 Street**

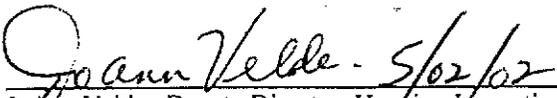
In accordance with the Provisions of Chapter 249 of the Minneapolis Code of Ordinances, the aforementioned building located in the City of Minneapolis, constitutes a nuisance condition, and the Director of Inspections recommends that such a nuisance condition be abated by razing the building as provided in Chapter 249.

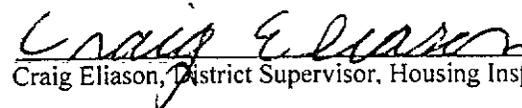
Address:	326 East 34 <sup>th</sup> Street	Ward	8
Legal Description:	Lots 8 & 9 - Block 14 Wolvertons Addition to Minneapolis		
Building Type:	Single Family	Dwelling Unit Number:	1
Number of stories:	2.0	Square Footage	
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves Removal?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

**RECOMMENDATION:**

The City Coordinator, Assistant City Coordinator, Director of Inspections and Supervisor of Hazardous/Boarded Buildings recommends that the City Council approve the removal and razing of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,

  
JoAnn Velde, Deputy Director, Housing Inspections

  
Craig Eliason, District Supervisor, Housing Inspections

Report Prepared By **James Edin**  
Inspector, Hazardous/Boarded Buildings  
Phone: 673-5828

**BOARDED BUILDINGS  
PS & RS SUMMARY SHEET**

**PS & RS Committee Date:** May 22, 2002 (1:30 p.m.)

**Subject Property Address:** 326 East 34<sup>th</sup> Street      **Ward:** 8  
**Owner(s) of Record:** City Homes, Inc.

**Neighborhood Assn:** Central Neighborhood Improvement Association  
310 East 38<sup>th</sup> St Suite 223, Mpls. MN 55409  
Zack Metoyer, Chairperson -- John Ruffin, Staff (822-3302)  
Executive Director, Robert Woods (822-3302)

**General Property Information:** Lot Size: 42.10 x 90.40      Number of Units: 1  
**Building Age:** 85 Yrs    **Year Built:** 1916    **Zoning:** R1A    **# of Stories:** 2.0

**Comprehensive Land Use:** Low Density Residential – No special/combined uses exist  
(per Neil Anderson, Zoning/Planning)

**Historic Significance:** Has integrity. Need more research to determine if potentially eligible  
as part of a district      (per Greg Mathis, Zoning/Planning)

**Housing Needs/Vacancy Rate:** 2 plus Single Family      5 plus Multi Family  
(per Fred Neet, Zoning/Planning)

**Conditional uses or variances:** None      (per Van Vorhis, Zoning/Planning)

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

**Neigh. Impact Response:** Hearing 12/12/02 -- Rehab: 1    Demo: 5    Don't Know: none  
for Hearing 5/22/02 – Rehab: 2    Demo: 16    Don't Know: none

**MCDA: Recommended Rehabilitation on 12/11/01 After rehab Market Value: \$165,000.00**  
**Comment:** The structure is open to the elements and has been for quite some time. It appears to  
be a rehab candidate at present (12/11/2001), but may shift to a candidate for demolition unless  
action is taken soon.      Rehab funds  are not available.  Is Not in CDBG area

**Inspections Division: Recommends Demolition      Estimated Cost to demo: \$11,200**  
**Comment:** Fire in basement of structure. Boarded 5 plus years – lack of heat and subject to  
freeze/thaw cycles. Owner 12/11/01 (John Ford) stated estimated cost to rehab \$100,000. New  
owner City Homes provided scope to total \$70,500. Inspections estimates average cost of  
\$90--\$100 per sq ft.  
**Estimated Cost To Rehab: \$134,000 -- \$149,000**

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

**Initial Board Date:** 1/31/1995    **Number of Notices:** 7    **Boardings:** 7    **Fire:** Yes

**Owner gave auth to demo:** YES  **Submitted written rehab statement:**  NO

18. Reducing Youth Access to and Consumption of Alcohol Grant: Transfer \$4,680 from Police Department to Health & Family Support to allow Health Department to conduct education portion of grant. (Refer to W&M/Budget)
19. Minnesota Auto Theft Prevention Program: Accept grant award of \$370,736 and execute grant agreement with Minnesota Department of Public Safety to expand existing program to prosecute auto thieves; and Approve appropriation. (Refer to W&M/Budget)

### Discussion Items

#### Inspections

1:30 p.m. 20. Raze:

a. 326 E 34th St (Ward 8);

b. 2015 Golden Valley Rd (Ward 5).

*-postpone 2 cycles. (to 1/23/2002) (to 4/15/02)*  
*-motion to rehab by 1/12/02*

### License Hearings

- 2:30 p.m. 21. Bryn Mawr Tire and Bait Center (328 S Cedar Lake Rd): Consider action with respect to Motor Vehicle Repair Garage, Gas Station, Tobacco and Grocery Licenses for failure to complete site plan review process.  
**Zoning & Planning Action Taken: Revoked Site Plan Permit**

### Receive & File Item

#### Internal Audit

22. Police Department's Property and Evidence Unit: Review of Procedures and Controls.

### Postponed Items

23. Ordinance amending Title 14, Chapter 360 of Code relating to *Liquor and Beer: In General*, establishing a penalty matrix for sale of alcohol to minors and sale of alcohol to obviously intoxicated individuals, and establishing requirements for mandatory training for servers of alcohol; and *Authorize Summary Publication*. (Colvin Roy and Thurber)

#### Public Works

24. City Hall: Report on building security.

#### Referred by City Council 7/25/97

25. Adult Entertainment: Proposed Ordinance creating new class of licenses and providing operating rules for adult entertainment.

# NOTICE OF PUBLIC HEARING

PURSUANT TO CHAPTER 249 MINNEAPOLIS CODE OF ORDINANCES, THE DIRECTOR OF INSPECTIONS HAS DETERMINED THE DWELLING ON THE PREMISES COMMONLY KNOWN AS 326 East 34th Street

AND LEGALLY DESCRIBED AS Lots 8 & 9 -- Block 14, Wolvertons Addition CONSTITUTES A NUISANCE CONDITION WITHIN THE MEANING OF THE ORDINANCE.

THE DIRECTOR OF INSPECTIONS RECOMMENDS THAT THE STRUCTURE BE RAZED/REHABILITATED. IF IT IS RAZED THE COSTS WILL BE ASSESSED TO THE PROPERTY.

THE PUBLIC SAFETY AND REGULATORY SERVICES COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL WILL HOLD A PUBLIC HEARING IN ROOM 132, CITY HALL ON Wednesday, May 22, 2002 AT 1:30 P.M. TO ACT ON THIS RECOMMENDATION.

THIS NOTICE IS THE PROPERTY OF THE CITY OF MINNEAPOLIS

## WARNING

DO NOT REMOVE UNDER PENALTY OF LAW

DATED May 1, 2002

Division of Inspections, 250 S. 4th St. Minneapolis, MN 55415

673-5828





17931 Jaguar Path  
Lakeville, MN 55044

May 6, 2001

Mr. Jim Edin  
City of Minneapolis  
250 4<sup>th</sup> Street  
Minneapolis, MN 55480

Re: Scope for 326 East 34<sup>th</sup> Street

Mr. Edin:

Below is a listing of work to be completed and an estimate of time and material required to refurbish 326 East 34<sup>th</sup> Street.

Area	Description	Amount
Roof	tear off and replace	5,000
Furnace	Remove existing boiler/radiators and replace with forced air throughout	7,500
Windows	Replace all storm windows and replace/repair interior windows	5,000
Doors	Replace all interior doors and replace exterior doors with storms	4,000
Electrical	Bring all electrical up to current codes	5,000
	Install new outlets, GFI's, switches, smoke detectors, ceiling lights/fans	3,000
Plumbing	Bring all plumbing up to current codes	10,000
Kitchen	Install new cabinets, countertops, sink, faucet and appliances	9,000
Bathroom	Install new tub w/surround, vanity, faucet, and toilet	4,500
Interior	Sheetrock and replace all trim	4,000
Exterior	Paint and landscape retaining wall around property	5,000
Flooring	Install new carpet and linoleum	5,000
Building	Repair/replace any beam, column, joists, flooring, etc. scorched by fire	3,500
	<b>Total:</b>	<b>\$70,500</b>

Picture will follow.

Please feel free to contact me with any questions at (612) 840-4734.

Sincerely,

Noel Kleindl  
VP Operations

**BOARDED BUILDINGS  
MCDA REPORT – CHAPTER 249 FINDINGS**

INSP. USE ONLY  
Sent:  
Returned:

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, MCDA submits the following information for the City Council's consideration at the public hearing regarding alleged nuisance conditions at:

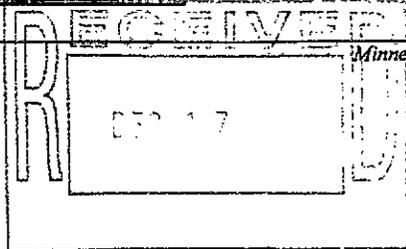
326 34TH ST EAST

Return To: Public Service Center, 250 So. 4th St (Boarded Bldgs--Room 300) as soon as possible.  
Date of PS & RS hearing DEC 19TH, 2001

TO BE COMPLETED BY INSPECTIONS				
Zoning: <u>RIA</u>	Number of Units: <u>1</u>	Number of Baths: <u>1</u>		
Lot Size: <u>42 x 90</u>	Number of Stories: <u>2</u>	Heating Type: <u>H2O</u>		
Building Age: <u>85 YRS</u>	Number of Rooms: <u>7</u>	Foundation Type:		
Gross Living Area: <u>1488</u>	Number of Bedrooms: <u>3</u>			
Foundation Size: <input type="checkbox"/> Full	<input checked="" type="checkbox"/> Partial	<input type="checkbox"/> Crawl Space	<u>2px 50%</u>	
Car Storage: <input checked="" type="checkbox"/> Garage	<input type="checkbox"/> Car Port	<input type="checkbox"/> Parking Pad	<input type="checkbox"/> None	
Estimated Cost of Demolition:	<u>\$11,200.00</u>			
Estimated Cost of Code Compliance Rehabilitation:	<u>\$134,000 - \$149,000</u>			
Comments:	<u>FIRE IN BSMT OF STRUCTURE BOARDED 5+ years lack of heat &amp; subject to freeze thaw cycles. OWNER states rehab in \$100,000.00 range. Inspections estimates average cost of \$90.00 - \$100.00 SF. \$134,000 - \$149,000</u>			
<u>James W. Edin</u>				<u>12-3-01</u>
Signature				Date

INSPECTIONS: REHAB

TO BE COMPLETED BY MCDA	
After Rehab. Market Value:	<u>\$165,000 PST</u>
Availability of Rehab. Funds:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CDBG Designated Area:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Recommendation:	<input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Demolition
Comments:	<u>The structure is open to the elements and has been for quite some time it appears to be a shell complete at present but may shift to a candidate for demolition unless action is taken soon.</u>
<u>Earl Petriford</u>	<u>12/11/01</u>
Signature (Earl Petriford)	Date



**Boarded Buildings  
Zoning/Planning Departments Report – 673-2597  
Chapter 249 Findings**

INSP. USE ONLY  
Sent: NOV 26 , 2001  
Completed:

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, the Zoning/Planning Departments Submit the following information for the City Council's Consideration at the public hearing regarding alleged nuisance conditions at:

**326 EAST 34<sup>TH</sup> STREET**

**RETURN TO BOARDED BUILDINGS, 300 PUBLIC SERVICE CENTER**

**no later than: DECEMBER 12, 2001**

PS & RS hearing scheduled for: DECEMBER 19, 2001

**Zoning**

1. The subject property is zoned: R2B

2. Do special council permits, conditional uses, or variances exist at this address?  Yes  No

3. Comments:

\_\_\_\_\_  
Signature (Van Vorhis) \_\_\_\_\_  
Date

**COMPREHENSIVE LAND USE**

1. The subject property's comprehensive land use plan classification is: low density residential

2. Special/combined uses exist at this address?  Yes  No

3. Comments:

\_\_\_\_\_  
Signature (Neil Anderson) \_\_\_\_\_  
Date

**HISTORIC SIGNIFICANCE**

1. The subject property is:  Nationally registered  Locally designated as historic  
 A potential historic resource  No adverse effect if removed

2. Comments: It has Integrity. Need to complete more research to determine if it is potentially eligible as part of a district.

\_\_\_\_\_  
Signature (Greg Mathis) \_\_\_\_\_  
Date

**HOUSING NEEDS**

1. Neighborhood vacancy rate is: 2+ % Single-Family 5+ % Multi-Family

2. Planning Department Perspective:

\_\_\_\_\_  
Signature (Fred Nees) \_\_\_\_\_  
Date

**BOARDED BUILDING  
NEIGHBORHOOD IMPACT STATEMENT**

RECEIVED  
MAY 3 2002

INSP. USE ONLY  
FORM: 4-29-2002  
RETURNED:

**DEAR NEIGHBOR:**

PLEASE BE ADVISED that the Minneapolis City Council, Public Safety & Regulatory Services Committee, will hold a public hearing pursuant to Minneapolis Code of Ordinances Chapter 249 to consider alleged nuisance conditions at the neighboring property located at

**326 EAST 34<sup>TH</sup> STREET**

The hearing will be at 1:30 P.M. on WEDNESDAY, MAY 22, 2002 in Room 317, City Hall, 350 South 5th Street, Minneapolis, Minnesota 55415.

You have the right to present testimony related to the alleged nuisance at the public hearing. In the alternative, you may submit the following neighborhood impact statement.

Please answer all questions to the best of your knowledge and **RETURN THE FORM NO LATER THAN WEDNESDAY, MAY 15, 2002** to:

Public Service Center  
Inspections Division  
ATTN: Boarded/Hazardous Buildings  
250 South 4th Street, Room 300  
Minneapolis MN 55415

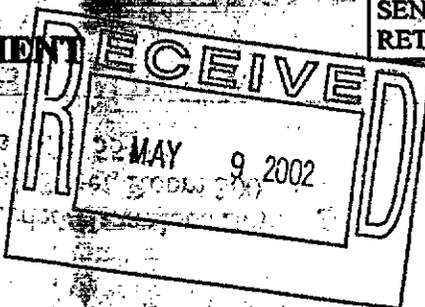
A. The subject property has had a	<input type="checkbox"/> Positive	<input type="checkbox"/> Negative	<input checked="" type="checkbox"/> No Impact
B. The subject property should be:	<input checked="" type="checkbox"/> Rehabilitated	<input type="checkbox"/> Demolished	
Comment:	_____		
C. Does this property fit the housing needs of the neighborhood?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Comment:	_____		

*Paul Weg*  
Signature Date 04/30/2002

**BOARDED BUILDINGS**

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SENT: 4-29-2002  
RETURNED:



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B. The subject property should be:	<input checked="" type="checkbox"/> Rehabilitated	<input type="checkbox"/> Demolished	
Comment:	_____		
C. Does this property fit the housing needs of the neighborhood?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Comment:	_____		

*Beverly Jackson*  
Signature

5/4/2002  
Date

**BOARDED BUILDINGS**

INSP. USE ONLY  
SENT: 4-29-2002  
RETURNED:

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Inspections Division  
ATTN: Boarded/Hazardous Buildings  
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Minneapolis MN 55415

A. The subject property has had a  Positive  Negative  No Impact

B. The subject property should be:  Rehabilitated  Demolished

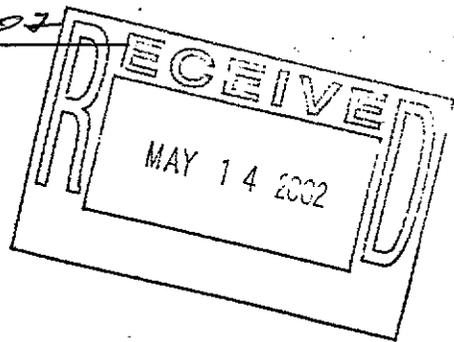
Comment: Long Standing (10+ years) harboring drug users & Prostitutes!!  
Badly deteriorated!!! School Children Exposed to Criminal Activities

C. Does this property fit the housing needs of the neighborhood?  Yes  No

Comment: You have allowed this property to deteriorate beyond re-  
habilitation the cost is now prohibitive - We should not be forced to  
live with this problem and longer!!! Enough Is Enough!!

Signature Gloria M. Hayer  
3329 Clinton St.  
Mpls. MN 55408

Date 05-06-02



**BOARDED BUILDINGS**

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RETURNED:

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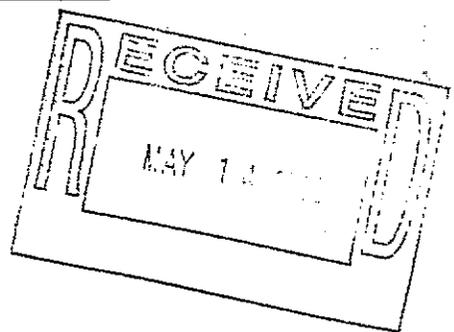
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250 South 4th Street, Room 300  
Minneapolis MN 55415

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B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment:	<i>The property has been open to the elements since around 1995, has had a fire with damage etc &amp; is a very negative influence for our neighborhood</i>		
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment:	<i>No because it is uninhabitable</i>		

*[Signature]*  
Signature

*5/16/02*  
Date



# BOARDED BUILDINGS

INSP. USE ONLY  
SENT: 4-29-2002  
RETURNED:

## NEIGHBORHOOD IMPACT STATEMENT

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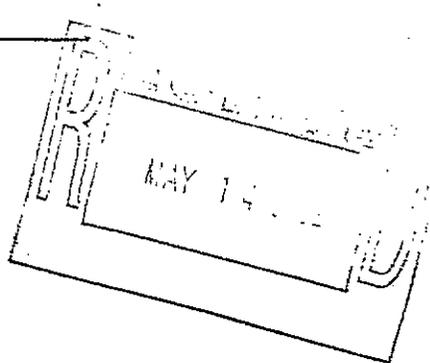
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Minneapolis MN 55415

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B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment:	<i>these drugs and prostitutes impact the safety of my children who pass by this house going to school daily</i>		
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment:	<i>This house have drugs and prostitutes in the neighborhood and is a negative out look on this block.</i>		

*Mrs. Moya*  
Signature  
3316 Clinton Ave #1

*5.9.2002*  
Date



# BOARDED BUILDINGS

INSP. USE ONLY  
SENT: 4-29-2002  
RETURNED:

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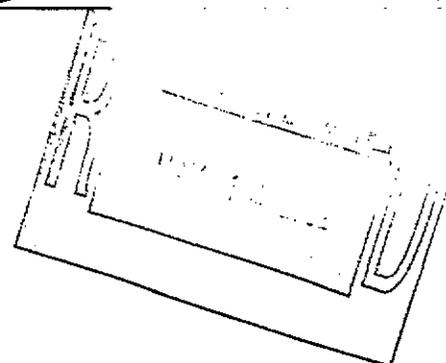
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B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment:	<i>Someone has to be held responsible for allowing this crime ridden, badly deteriorated, rodent infested property to exist across the street from a</i>		
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<i>School.</i>
Comment:	<i>We have been trying thru proper procedures, to rid our neighborhood of this problem property for more years than is reasonable or acceptable. DO SOMETHING NOW!</i>		
Signature	<i>Beatrice Watson</i>	Date	<i>5-11-02</i>
	<i>335 Clinton So.</i>		



# BOARDED BUILDINGS

INSP. USE ONLY  
SENT: 4-29-2002  
RETURNED:

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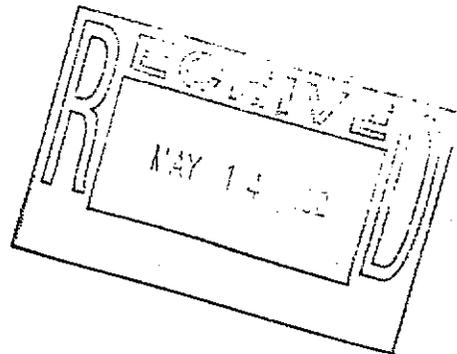
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B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment:	<i>It is unacceptable that the City Council &amp; whoever else involved have repeatedly ignored the pleas of neighboring residents for years.</i>		
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment:	<i>This property is unfit for any feasible rehabilitation, it poses a safety hazard that neighboring children &amp; adults, it is grossly unsightly, it is a haven for illegal activities, how could you possibly, in good conscience, allow this to continue?</i>		
Signature	<i>Stella Orshul</i>	Date	<i>5/9/02</i>



**BOARDED BUILDINGS**

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RETURNED:

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Minneapolis MN 55415

A. The subject property has had a  Positive  Negative  No Impact  
*negative affect because it a place where unacceptable behavior take place, such as drug using, prostitution, and uncleanly*

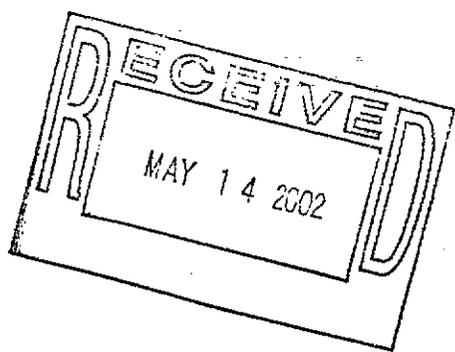
B. The subject property should be:  Rehabilitated  Demolished *we do not need this*

Comment: *because it detour the cost to bring up to code. Half complete to destroy the appearance of our block & school area*

C. Does this property fit the housing needs of the neighborhood?  Yes  No

Comment: *This property is near a Park & School and for at least 10 years has been problem property*

Signature J. Bunter Date 5-11-02  
3321 Blinton St.  
Mpls. MN 55408



**BOARDED BUILDINGS  
NEIGHBORHOOD IMPACT STATEMENT**

INSP. USE ONLY  
SENT: 4-29-2002  
RETURNED:

**DEAR NEIGHBOR:**

PLEASE BE ADVISED that the Minneapolis City Council, Public Safety & Regulatory Services Committee, will hold a public hearing pursuant to Minneapolis Code of Ordinances Chapter 249 to consider alleged nuisance conditions at the neighboring property located at

**326 EAST 34<sup>TH</sup> STREET**

The hearing will be at 1:30 P.M. on WEDNESDAY, MAY 22, 2002 in Room 317, City Hall, 350 South 5th Street, Minneapolis, Minnesota 55415.

You have the right to present testimony related to the alleged nuisance at the public hearing. In the alternative, you may submit the following neighborhood impact statement.

Please answer all questions to the best of your knowledge and RETURN THE FORM NO LATER THAN WEDNESDAY, MAY 15, 2002 to:

Public Service Center  
Inspections Division  
ATTN: Boarded/Hazardous Buildings  
250 South 4th Street, Room 300  
Minneapolis MN 55415

A. The subject property has had a	<input type="checkbox"/> Positive	<input checked="" type="checkbox"/> Negative	<input type="checkbox"/> No Impact
B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment:	<i>This property has been an eyesore for more than 10 yrs. and an attraction to the criminal element. Has deteriorated beyond repair. Would like to see new construction and market rate.</i>		
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment:	_____		

Signature *[Handwritten Signature]*  
312 E. 34th St  
Mpls. MN 55408

Date 5-10-02

RECEIVED  
MAY 14 2002

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RETURNED:

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B. The subject property should be:  Rehabilitated  Demolished

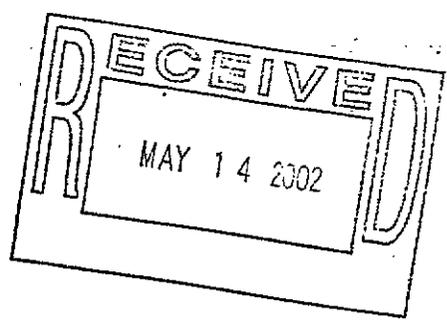
Comment: *In addition to the up sove this problem property creates, it affects the safety of the residents because of the criminal element it attracts*

C. Does this property fit the housing needs of the neighborhood?  Yes  No

Comment: *This property cannot fit any housing needs - It is beyond repair with no access to replumbed feeds. Demolish it now - This has gone on long enough -*

*Ben Merton*  
Signature 3325 Clinton Ave. So.  
Mpls. MN 55408

Date 5/7/02



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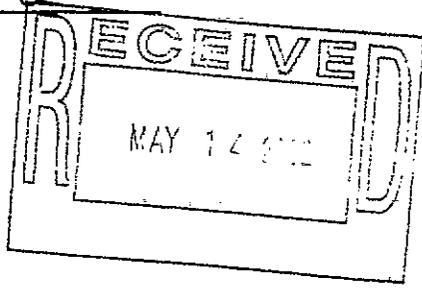
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Comment:	_____		
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment:	Beyond repair		

Eldora Kakked  
Signature

5-13-02  
Date



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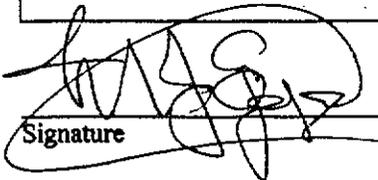
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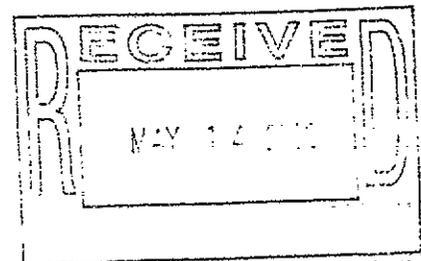
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Comment: _____			
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Comment: _____			

Signature 

Date 5-13-02



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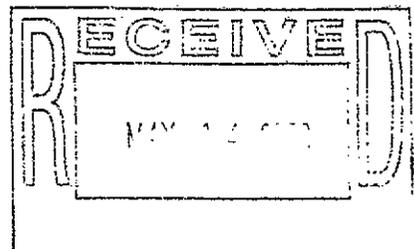
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B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment:	<i>7 years uninhabited = get rid of it!</i>		
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment:			

Signature *Joe Sch*

Date 5-13-02



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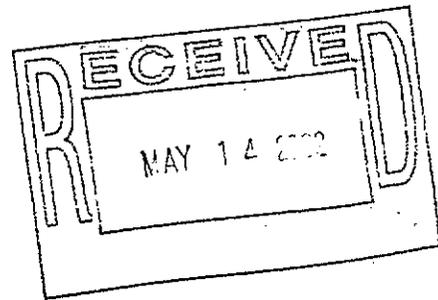
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Comment: _____			
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment: <u>Beyond repair</u>			

Margorie Klein  
Signature

5-13-02  
Date



**BOARDED BUILDINGS**

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C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment:	_____		

*[Handwritten Signature]*  
Signature

*5/13/02*  
Date

RECEIVED  
MAY 14 2002

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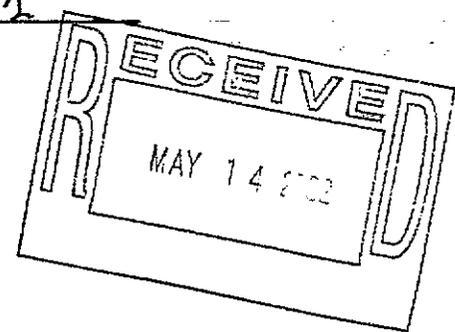
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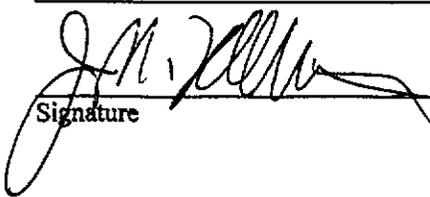
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