

Chapter 249
Findings of Fact, Conclusions and Recommendation

Regarding: 3712 – 28th Ave. S

Whereas, the above-referenced property has been identified by the Department of Inspections as constituting a nuisance in violation of Chapter 249 of the Minneapolis Code of Ordinances; and whereas, a public hearing was held before the Public Safety and Regulatory Services Committee of the City Council on **Date: September 27th, 2006 Time: 2:00 P.M.** In accordance with said ordinance.

NOW, THEREFORE, the City Council of the City of Minneapolis makes the following:

FINDINGS OF FACT

- A. Neighborhood vacancy rate is 2.1% for Single-Family and 3.1% for Multi-Family.
(Per Cecilia Bolognesi, Zoning/Planning)
- B. Historic Significance: Two story wood frame 2-family dwelling built in 1886. Historical integrity likely lost due to additions in 1907, 1923, 1929, and 1977.
(Per Brian Schaffer, Zoning/Planning)
- C. Neighborhood Impact: 88 neighborhood impact statements were sent, and two neighbors responded. Two stated that the property has a negative impact on the community and does not fit the housing needs of the neighborhood. One stated that the property has had no impact and that it does fit the housing needs, with the comment that it “has the potential to be the nicest house in the neighborhood.” This respondent felt the house should be rehabilitated. The other two neighbors suggest demolishing the building, with the comments that it is full of “gang markings” and that it is “too far gone to be rehabilitated.”
- Neighborhood Association: was notified and did not respond.**
Comments:
- D. There is not evidence that the property can be put to use by either the neighborhood or existing owners.
- E. Comprehensive Land Use: Low Density Residential. Special/Combined Uses: NO
(Per Jason Wittenberg, Zoning/Planning)
- F. The building was condemned for boards on: **January 26, 2004.**
Refer to File “History of Address” regarding Structural, Housing or Environmental violations.
- G. Owner **did not** provide statement of cost to rehabilitate building as required by Code of Ordinances 249.40.
Owner **has not** provided a Notarized Owner Authorization to Demolish
- H. Building has Assessor’s rating of **7-Poor**. Zoned **R1A – Single Family District**. Special council permits, conditional uses, or variances do not exist at this address.
(Per Brad Carter, Zoning)

Findings of Fact

I. **Rehab funds are available. Is in CDBG area.**

J. The estimated cost to rehab the property is: **\$196,500 – 226,800**

K. Estimated Cost of Demolition is: **\$14,400 – 17,400**
The estimated after rehab market value is: **\$ 151,200**

Inspections Division recommends Demolition

CPED Recommends Demolition

CONCLUSIONS AND RECOMMENDATIONS

The subject property constitutes a nuisance. Your Committee recommends _____ and all or any accessory buildings at the above address.

Dated: _____