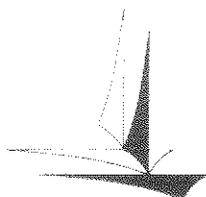


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Minneapolis
City of Lakes

**Regulatory Services
Department**

**Housing Inspection
Services Division**

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

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

October 14th, 2004

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

RE: 3438 PENN AVENUE 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:	3438 Penn Avenue North	Ward	4
Legal Description:	Lot 25 - Block 4 Egbert's Addition to Mpls		
Building Type:	M2F 2 FAM CONV SGL DWELLING	Dwelling Unit Number:	1
Number of stories:	1.5	Square Footage	1613
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, 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: OCTOBER 27TH, 2004 (2:00 p.m.)

Subject Property Address: 3438 PENN AVENUE NO Ward: 4

Owner(s) of Record: Andrew S. Greene Jr. & Tara Greene **Taxpayer of Record:** Andrew S Greene Jr. & Tara Greene

Neighborhood Assn: Folwell Neighborhood Association
Allen Saless, Chairperson - 612-529-1640
1206 37th Avenue North Minneapolis, MN 55412

General Property Information: Lot Size: 3.5 X 126.4 Number of Units: 1

Building Age: 82 years **Year Built:** 19100 **Zoning:** R2B **Number of Stories:** 1.5

Comprehensive Land Use: Medium density residential - No special/combined uses exist
Per Neil Anderson, Zoning/Planning

Historic Significance: No adverse affect if removed. Built in 1910.
Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: 2. 1/3 % for Single Family and 6.5 % for Multi Family
Per Fred Neet, Zoning/Planning

Conditional Uses or Variances: No special council permits, conditional uses, or variances exist
at this address. Per Steve Poor, Zoning/Planning

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

Initial Board Date: 7/91/03 **Number of Notices:** several **Boardings:** several **Fire
Damaged:** Yes

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

Neigh. Impact Response: Total Sent: 85 **Rehab:** 1 **Demos:** 5 **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: \$69,200 - \$94,350. **Comment:** Fire damage contained to 1st floor;
heavy smoke and water damage to building. Burst heat pipes. Vandals have removed copper; all
surfaces of structure need treatment. Mod rehab \$40-\$60. Per square foot.

Estimated Cost to Demo: \$10,500 - \$13,000 plus hazardous waste removal.

MCDA: Recommends Demolition

After Rehab Market Value: \$150,000.

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

Comment: None
