

**BOARDED BUILDINGS
PS & RS SUMMARY SHEET**

PS & RS Committee Date MARCH 2, 2005 (2:00 p.m.)

Subject Property Address: 4601 COLFAX AVENUE NORTH Ward: 4

Owner(s) of Record: Julian Jayasuriya **Taxpayer of Record:** Julian Jayasuriya

Neighborhood Assn: LIND- BOHANON NEIGHBORHOOD ASSOCIATION
Peg Mountin, Chairperson- 612-588-7641
P.O. Box 29525 Brooklyn Center MN. 55429

General Property Information: Lot Size: 37 X 124.90 Number of Units: 1

Building Age: 105 years **Year Built:** 1896 **Zoning:** R1A **Number of Stories:** 1.2

Comprehensive Land Use: Low density residential – No special/combined uses exist
Per Jason Witteenberg, Zoning/Planning

Historic Significance: 1 story frame cottage built in 1896. No adverse affect if removed.
Per Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: 0.75 % for Single Family and 3 % for Multi Family
Per Fred Neet, Zoning/Planning

Conditional Uses or Variances: R1A 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: 12/30/04 **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: 88 Rehab: 0 Demos 15 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: \$71,960 - \$94,346 **Comments:** PLEASE SEE NOTES ON
FINDINGS OF FACT SHEET. *(CPED Chapter 249 Report)*

Estimated Cost to Demo: \$9,500 - \$12,500. Plus Asbestos removal.

CPED: Recommends Rehabilitation

After Rehab Market Value: \$125,000.

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

4601 Colfax Ave N.

Property is a 1.2 story single family dwelling
Property is 105 years old
Total square footage is 1028
Property sits on a 37x126.90 lot that also supports a 22x22 garage
Garage was new in 1993
Roof was new in 2003

Foundation is a lime stone crawl space that has been excavated at the rear of the property and is now being supported by a unengineered tempory support system which is causing the rear of the structure to separate from the main structure. Also a water pipe has burst from being exposed to the winter conditions and now has filled the excavation with water that has frozen

All windows and doors are in need of repair. Siding needs replacing and all soffit and fascia are in need of being totally rebuild.

At time of condemnation tenants were heating the property with the stove as the unit space heater was not working.

Work was stopped by Inspections on 2 occasions for working with out permits

Property was condemned Oct 15 2004 for lack of maintaince and was boarded at that time.

Garage sustained a fire on 13 Jan 2005

Taxes for 2003 and 2004 are Delinquent

Estimated market value is \$ 98,500.00

Owner purchased the property in June 2001 since that time there have been 23 inspections made

	Violations	Auth,s	Assesments
Open to trespass/ Boarding	4	2	2
Parking / inoperable vehicles	1		
Grass or Trash	10	4	4