



## Request for City Council Committee Action from the Department of Regulatory Services

**Date:** March 24, 2015

**To:** Council Member Lisa Goodman, Chair – Community Development & Regulatory Services Committee

**Subject:** Nuisance Condition Process Review Panel (NCPRP) recommendation regarding appeal of Director's Order to Raze and Remove the garage structure at 3118 Park Avenue

**Recommendation:** To adopt the findings of the Nuisance Condition Process Review Panel to uphold the Director's Order to Raze and demolish the garage at 3118 Park Avenue so that it no longer constitutes a nuisance condition

**Previous Directives:** None

### Department Information

Prepared by: Scott Bockes, PPU Operations Analyst - 612-673-5896

Approved by:

\_\_\_\_\_  
Nuria P. Rivera-Vandermyde, Director of Regulatory Services

Presenters in Committee: Farrokh Azmoudeh, PPU Supervisor - 612-673-5828

### Financial Impact

- Action is within the Business Plan

### Community Impact

- Neighborhood Notification of NCPRP
- Consistent with City Goals

### Supporting Information

This matter came before the Nuisance Condition Process Review Panel (NCPRP) on August 14, 2014; September 18, 2014; November 13, 2014 and January 15, 2015. Prior to and during this period of time, staff has attempted to work with the property owner to address the dilapidated condition of the garage. The most recent meeting between the property owner and staff occurred on December 5, 2014. At this meeting, staff explained why an estimate was necessary and that there were discrepancies between the engineer's report, the contractor's report and the line item estimate of materials for the proposed work to bring the structure into compliance with the Minneapolis Housing Maintenance Code. Department staff also requested a revised or amended engineer's report and a subsequently revised list of materials and estimates. The owner informed Department staff that these

would be forwarded as soon as possible. The owner has not provided the requested information.

### **Background**

3118 Park Avenue is a single family dwelling in the Central neighborhood. 3118 Park Avenue has a garage that is accessory to the single family dwelling. The garage is a 2-story, 3-car garage built around 1900. The garage is 560 square feet and sits on a 5,631 square foot lot. The garage has been determined to be in substandard condition. There are structural concerns and multiple violations of the Minneapolis Housing Maintenance Code.

Development Services staff has conducted a historic demolition review of the property. They have signed the wrecking permit and returned it Problem Properties Unit staff.

The estimated cost to rehabilitate the garage is between \$12,385.00 and \$18,575.00 based on the MEANS square footage estimate. The assessed value of the entire property in 2014 was \$184,000.00. The assessed value in 2011, 2012 and 2013 was \$171,000.00. The contributory value of the garage is \$8,500.00 as determined by the CPED contracted appraiser.

The estimated cost to demolish the property is between \$8,000 and \$12,000.

The Central Neighborhood Development Association and owners within 350 feet of 3118 Park Avenue were mailed requests for a community impact statement. The department received 3 responses; two stated that if the owner can rehabilitate the property to do so, and one stated that the property had a negative impact, that it is in poor structural condition and protruding into the alley creating a hazard. They were also concerned about the garage collapsing into the alley.

The Nuisance Condition Process Review Panel recommends that the Director's Order to Raze the garage at 3118 Park Avenue, Minneapolis, Minnesota, be upheld.