



2720 17th Avenue South
Appeals Panel Hearing
Thursday, August 14, 2008 – Postponed
Thursday, September 11, 2008

Appeal Received from John T. and Sherry Jensen, owners	April 21, 2008
Director's Order to Demolish Sent	March 27, 2008
Added to VBR	March 9, 2008
Condemned for lack of maintenance	February 7, 2008
Condemned for boarding	February 4, 2008
Fire at the property	August 23, 2007

Background

This property was sent a Director's order to demolish on March 27, 2008. The owner filed the appeal by courier and brought it to Minneapolis Development Review. The Appeal was incorrectly routed and filed and not logged for a hearing. The City, operating under the assumption that there was no appeal filed, hired a demolition contractor. The building was posted on June 1, with a bright pink placard that stated "This Property Will Be Demolished." The bid was awarded to KA Kamish Construction and a wrecking permit was issued on July 11, 2008. The contractor proceeded with demolition but was halted by the owners and informed that the Director's Order had been appealed.

The owners indicated they intended to restore the property and disagreed with the base cost estimate of City staff.

An appeal hearing was scheduled for August 14, 2008 but postponed to provide staff additional time to conduct further research into the condition of the property. Staff called the appellants and asked them to get a code compliance inspection prior to the Sept 11 hearing, so that this information could be made available to the Nuisance Condition Process Review Panel. The owner declined to get a code compliance inspection.

The owners faxed a hand-written estimate, which claims that their estimated cost of rehab is between \$60,000 - \$70,000 and does not include replacement siding removed by our contractors.

A copy of the packet of materials presented today was hand-delivered to Sherry and John Jensen on Monday, September 8, 2008.

Owner

John T. and Sherry Jensen, 3000 44th Street W, Minneapolis, MN 55406

Sherry Jensen, 3230 Nicollet Ave. S. #301, Minneapolis, MN 55408

Robert J. and Eloise M. McDonald, 4506 35th Ave. S., Minneapolis, MN, 55406

Sherry Jensen, 542 6th Ave. S., Hopkins, MN 55343

Rose M. McDonald, 4510 35th Ave. S., Minneapolis, MN 55406

Mr. Jensen purchased the property from Robert McDonald on contract for deed in September of 2001 for \$50,000.

Mr. Jensen has filed an appeal of the Director's Order to Demolish, saying "Disagree with market survey even though requested and have failed to receive market survey."

Structure description

2720 17th Ave. S. is a duplex in the East Phillips neighborhood. The two story duplex was built in 1900. The building is 1600 square feet, with 900 being the first floor and 700 being the second floor. The building sits on a 5,064 square-foot lot.

General condition

The house is in extreme disrepair. It was condemned for boarding on 2/4/08 and also condemned for lack of maintenance on 2/7/2008. There are 44 open housing orders on the property, dating back to 2007 and the house has a long history of housing orders on the structure dating back to 2000. There is serious deterioration of the foundation evident on the inside and buckling and cracking visible on the exterior. All bathrooms, kitchen, plumbing, electrical will need to be completely replaced. There appears to have been some repair/rehab work on the property including the installation of a new furnace, but it was done without permits. The house sustained a fire in August 2007.

Market analysis

Vacancy Rate: The vacant housing rate in the greater Phillips neighborhood is around 6%. Of the approximately 944 houses on the city's Vacant Building Registration, 28 are in the East Phillips neighborhood alone, a neighborhood of approximately 1,090 housing units.

Cost to Rehab: The estimated cost to rehabilitate the building is \$125,150 to \$245,950 based on the MEANS square footage estimate.

After Rehab Market Value: CPED staff appraiser has determined that the after-rehab value of the home would be \$144,000

Assessed Value: The assessed value of the property is \$158,000 (2008). In 2007, the value was \$165,000. The \$7,000 decrease in value is a result of the dilapidated condition of the structure.

Cost to Demolish: The estimated cost to demolish the structure is between \$15,200 to \$18,400.

Community impact

The East Phillips Improvement Coalition and the owners of properties within 350 feet of 2720 17th Avenue South were mailed a request for a community impact statement. The department received three in return. One statement does not provide an opinion because the submitter has not seen the house inside. The other two statements say that the house has a negative impact on the neighborhood, does not fit the housing needs of the neighborhood, and should be demolished.

Architectural and historic value/designation

The Preservation and Design Team staff has conducted an historic demolition review of the property. The property does not have historic integrity and the demolition will have little or no adverse impact on historical neighborhood context. The wrecking permits have been signed and returned to Minneapolis Development Review.

Notification summary

The Order to Raze and Remove the Building was sent by certified and regular mail to:

Rose M. McDonald, 5832 Morgan Ave. S., Minneapolis, MN 55419
Rose M. McDonald, 4510 35th Ave. S., Minneapolis, MN 55406 – returned
Robert J. and Eloise M. McDonald, 4506 35th Ave. S. – accepted
John T. Jensen, 3000 44th St. W., Minneapolis, MN 55410 – accepted
Sherry Jensen, 542 6th Ave. S., Hopkins, MN 55343 – returned
Sherry Jensen, 3230 Nicollet Ave. S. #301, Minneapolis, MN 55408 - returned

Recommendation

Demolition.