

Minneapolis
City of Lakes

**Regulatory Services
Department**

**Housing Inspection
Services Division**

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

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

October 1st, 2004

RE: 913 18 ½ Avenue NE

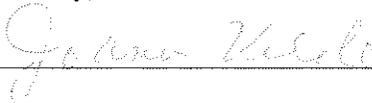
In accordance with the Provisions of Chapter 249 of the Minneapolis Code of Ordinances, the aforementioned building located in the City of Minneapolis, constitutes a nuisance condition, and the Director of Inspections recommends that such a nuisance condition be abated by **demolition/rehabilitation** of the building as provided in Chapter 249.

Address:	913 18 ½ Avenue NE	Ward	1
Legal Description:	Lot 1 Johnson's Subdivision of Lots 8 and 9 - Block 33		
	JOHNSON'S SUB WILSONS RGT IN E SIDE		
Building Type:	M2F 2 FAM CONV SGL DWELLING	Dwelling Unit Number:	2
Number of stories:	2.0	Square Footage	2184
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 13, 2004 (2:00 p.m.)

Subject Property Address: 913 18 ½ AVENUE NE **Ward:** 1

Owner(s) of Record: JOHN S. SURMA **Taxpayer of Record:** JOHN S. SURMA

Neighborhood Assn: Logan Park Neighborhood Association
Paula Allan, Chairperson (H) 612-378-6074 or (W) 612-676-9781
1330 Van Buren Street NE Minneapolis, MN 55413

General Property Information: Lot Size: 35 X 74 **Number of Units** 2

Building Age: 104 years **Year Built:** 1900 **Zoning:** R4 **Number of Stories:** 2.0

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

Historic Significance: No Adverse Effect if Removed – Per Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: 0 % for Single Family and 2.8 % 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: 06/15/04 **Number of Notices:** Three **Boardings:** Was found boarded

Fire Damaged: Yes

Neighborhood Assn: We received written request: Yes No

We received response to Impact Statement: Yes No

Neigh. Impact Response: Total Sent: 59 **Rehab:** 1 **Demos:** 3 **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: \$220,000- \$285,000 **Comment:** Structure is major loss. Estimate square foot rehab cost of \$100. - \$ 130. Per square foot, Conservative estimate given for commercial owner's ability to contract/ perform work.

Estimated Cost to Demo: \$12,000. - Plus hazardous waste.

MCDA: Recommends Demolition

After Rehab Market Value: \$190,000.

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

Comment: None
