



**301 30th Avenue North**  
**Appeals Panel Hearing**  
**Thursday, September 25, 2008**

Stop Work Order Issued. Unpermitted Work Discovered, Minimum \$30,000 Value. Building Posted.	August 12, 2008
Appeal Received from Danna D Investors III LLC	August 8, 2008
Lease Agreement Signed for Rental of House Starting October 1	August 1, 2008
Director's Order to Demolish Sent	July 23, 2008
Danna D Investors Purchased Property	January 31, 2008
Condemned for Boards, Added to VBR	February 28, 2007
Rental License Revoked by City Council	January 30, 2007

**Owner**

Danna D Investors III, 509 2nd Ave. S., Hopkins, MN 55343. 612-250-7400. jrozhansky@vfhm.net

Julia Rozhansky of Danna D Investors filed an appeal of the Director's Order to Demolish, saying, "Property has been cleaned and in the process of being remodeled. We have a signed rental agreement and intend to have home renovated within 45 days."

**Structure description**

301 30th Ave. N. is a single family home in the Hawthorne neighborhood. The 1.2-story structure was built in 1922. The building is 906 square feet, with 756 being the first floor, 150 being the second floor and 756 being the basement. The building sits on a 4872-square-foot lot.

**General condition**

A code compliance inspection was completed in 2007. Orders include repairing or replacing all deteriorated/damaged walls, ceilings, windows, floors, doors. A proper parking surface is necessary. Porch has rotted floor

boards. Garage needs painting. Gas and water pipes need replacing. Orders specify that work needs to be done by licensed heating, plumbing, gas, etc. contractors.

On August 12, 2008, the property was posted with Stop Work orders. The Construction Code Services inspector notes that no permits have been obtained for any of the work done at the property, which she estimates at \$30,000.

There is no rental license for 301 30th Ave. N. The license was revoked in 2007, and it would take action by the Minneapolis City Council to allow the rental of this property again. However, the owner notes in her appeal that she has a signed rental agreement effective October 1. She included the original copy of the lease agreement with Bonnie Lee and Toney Alexander, dated August 1, 2008.

Ms. Rozhansky and Troy Gray, operations manager, met with Tom Deegan and Wayne Murphy this week and provided an estimate to rehab the property of \$25,716.

## **Market analysis**

**Vacancy Rate:** The vacant housing rate in the Hawthorne neighborhood is around 9%. Of the approximately 944 houses on the city's Vacant Building Registration, 142 are in the Hawthorne neighborhood alone, a neighborhood of approximately 1,853 housing units.

**Cost to Rehab:** The estimated cost to rehabilitate the building is \$78,166 to \$126,844, based on the MEANS catalog square footage estimate.

**After Rehab Market Value:** We did not receive an after-rehab estimate from the CPED staff appraiser.

**Assessed Value:** The 2008 assessed value of the property is \$45,500. In 2007, the value was \$119,500. The \$74,000 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 \$8,600 to \$10,400.

## **Community impact**

The Hawthorne Area Community Council and the owners of properties within 350 feet of 301 30th Avenue North were mailed a request for a community impact statement. The department received none in return.

## **Architectural and historic value/designation**

The Preservation and Design Team staff has conducted an historic demolition review of the property. The property's historical integrity are impaired due to past work or current conditions, but the property still exhibits features and design that make the structure worth of rehabilitation. Demolition is okay. 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 mail to:

1. Danna D Investors LLC, 509 2nd Ave. S., Hopkins, MN 55343
2. Highland Bank, 8140 26th Avenue South, Suite 160, Bloomington, MN 55425

## **Recommendation**

Demolition.