# SUMMARY FOR LEGISLATIVE HEARING

**805 Hudson Road**

Legislative Hearing **– Tuesday, December 8, 2015**

City Council **– Wednesday, January 6, 2016**

The building is a one-story, wood frame, commercial building on a lot of 3,920 square feet. According to our files, it has been a vacant building since July 6, 2012.

The current property owner is Patrick Nseumen per AMANDA and Ramsey County Property records.

On September 17, 2015 an inspection of the building was conducted, a list of deficiencies which constitute a nuisance condition was developed and photographs were taken. An ORDER TO ABATE A NUISANCE BUILDING was posted on September 30, 2015 with a compliance date of October 30, 2015. As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code.

Taxation has placed an estimated market value of $28,300 on the land and $700 on the building.

Real estate taxes are current.

The Vacant Building registration fee was paid by assessment on July 31, 2015.

A Team Inspection was done on October 17, 2014.

As of December 7, 2015, the $5,000 performance deposit has not been posted.

There have been eleven (11) SUMMARY ABATEMENT NOTICES since 2012.

There have been six (6) WORK ORDERS issued for:

- Garbage/rubbish
- Grass/weeds
- Snow/ice

A letter from the Department of Parks and Recreation, Forestry Division, was issued on December 7, 2015 to remove a dangerous tree on private property with a compliance date of December 21, 2015.

Code Enforcement Officers estimate the cost to repair this structure exceeds $40,000. The estimated cost to demolish exceeds $12,000.

It should be noted that this commercial building is located in a residential zoning district and lost its legal nonconforming zoning status. The owner filed an application to rezone the property from RT1 Two-Family Residential to T2 Traditional Neighborhood. The Zoning Committee of the Planning Commission met on November 24, 2015 and recommended denying the application to rezone the property. The full Planning Commission was scheduled to take up the matter at their December 4, 2015 meeting.

DSI, Division of Code Enforcement Resolution submitted for consideration orders the property owner to repair or remove this structure within fifteen (15) days; if not the resolution authorizes the Division of Code Enforcement to demolish and assess the costs to the property.