

# Benson Alliance

Profile of Neighborhood Conditions<sup>1</sup>  
November 2005

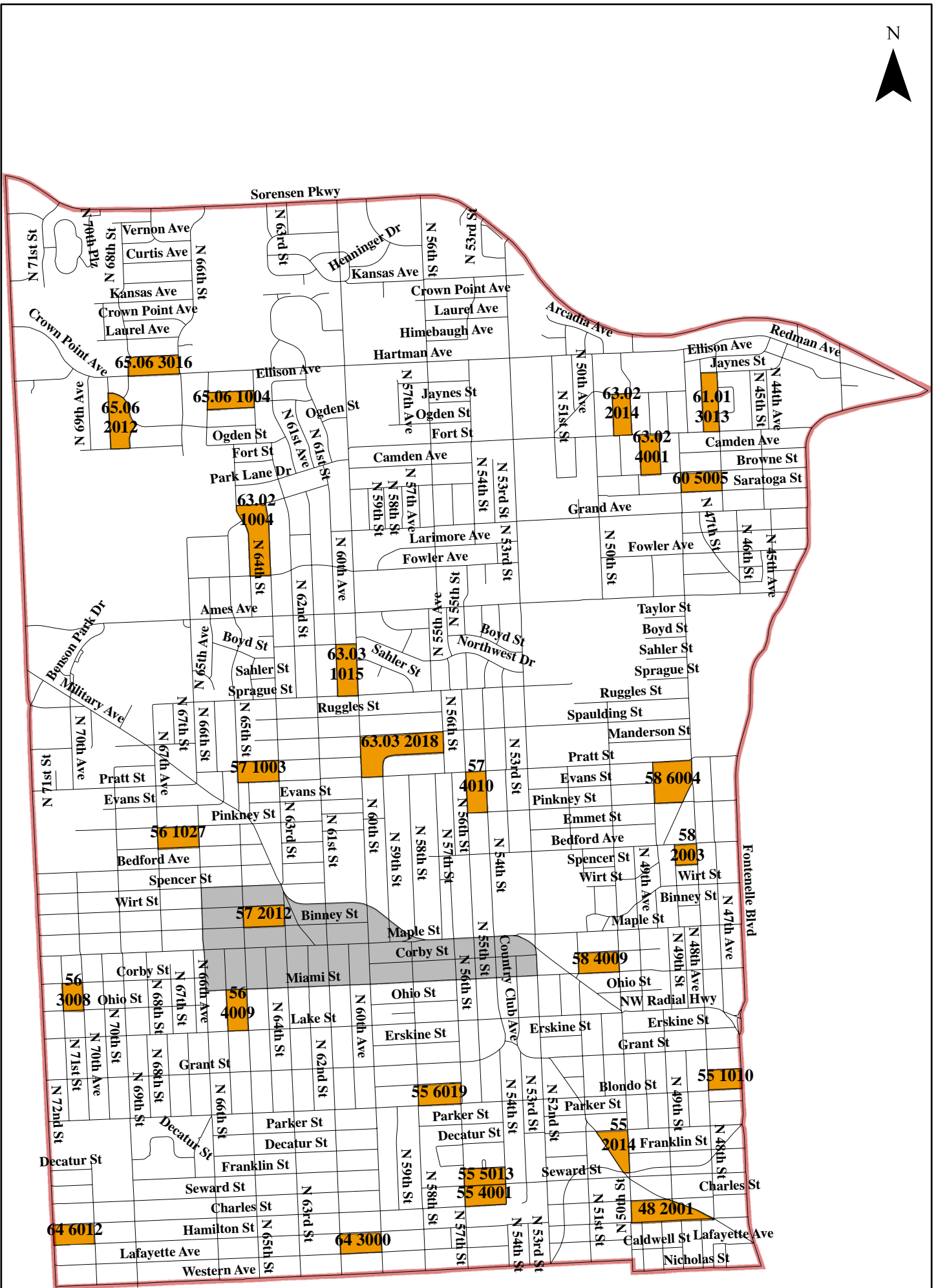
<b>Table 1a: Property scan results for the Benson Alliance area</b>			
Total Properties Rated = 625			
Problem		Properties with Major Problems	
		Percentage	Number
<b>Safety</b>	Handrails & guardrails	25.0	154
	Sidewalks & driveways	13.0	80
	Premises identification	6.4	40
	Electrical lights	0.3	2
<b>Environmental</b>	Motor vehicles	11.3	70
	Weeds	6.7	42
	Sanitation	3.9	24
	Defacement of property	3.1	19
	Accessory structures	1.9	12
<b>Housing</b>	Stairways, decks, porches & balconies	4.3	26
	Roofs & drainage	3.7	23
	Exterior walls	1.8	11
	Protective treatment	1.6	10
	Overhang extensions	1.1	7
	Windows, skylight & door frames	0.8	5
	Foundation walls	0.5	3
	Chimneys & towers	0.3	2
	Glazing (Glass)	0.3	2
	Doors	0.3	2
	Structural members	0.0	0
<b>Total Properties with 1 or More Major Violations</b>		<b>51.4</b>	<b>321</b>

<b>Table 1b: Status of rated properties Benson Alliance area</b>			
Total Properties Rated = 625			
Property Status		Percentage	Number
<b>Vacant structures &amp; land</b>	Occupied structure	93.9	587
	Vacant structure	3.0	19
	Vacant land	1.0	6
	Other/Unsure	2.1	13
<b>Type of unit/structure</b>	Single family	93.3	583
	Multi-family	3.2	20
	Commercial/Industrial	1.8	11
	Vacant land/Unsure	1.8	11
<b>Under construction/rehabilitation</b>		3.2	20

Please note that two code violations observed in this scan do not give consideration to grandfather rights (exemption) as they pertain to gravel driveways & missing handrails. The City adopted the code requiring paved surfaces in 1958. If the gravel drive observed by the Neighborhood Scan was in place prior to that year & the drive has not been enlarged or altered since, it may be exempt from the paving requirement. Likewise, prior to 1938, stairs were not required to have handrails. The City adopted the code requiring handrails at stairs with 4 or more steps in 1938 & then again to include those with 3 or more steps. If you have an original stair in place with missing handrails, built prior to 1938, & the stair has not been enlarged or altered, your stair may qualify for exemption. The burden of proof is the responsibility of the property owner. These items are considered code violations unless an appeal is filed with the Planning Board.

<sup>1</sup> Scan conducted from Oct. 26 to Nov. 22, 2005  
Omaha Neighborhood Scan  
December 2005

# Benson Alliance Scan Area



- Scanned Blocks
- Historic Benson Business District
- Benson Neighborhood Alliance Boundaries