

### 3.6.2: Block 38 Lot 2

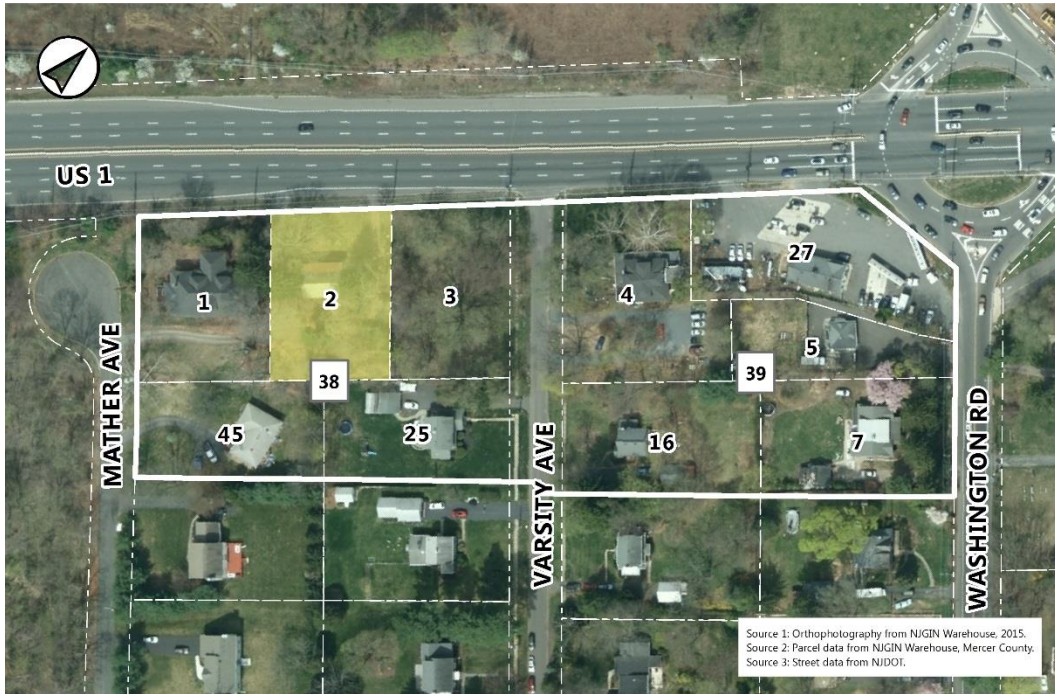


Figure 7: Block 38 Lot 2 (Scale: 1"=200')

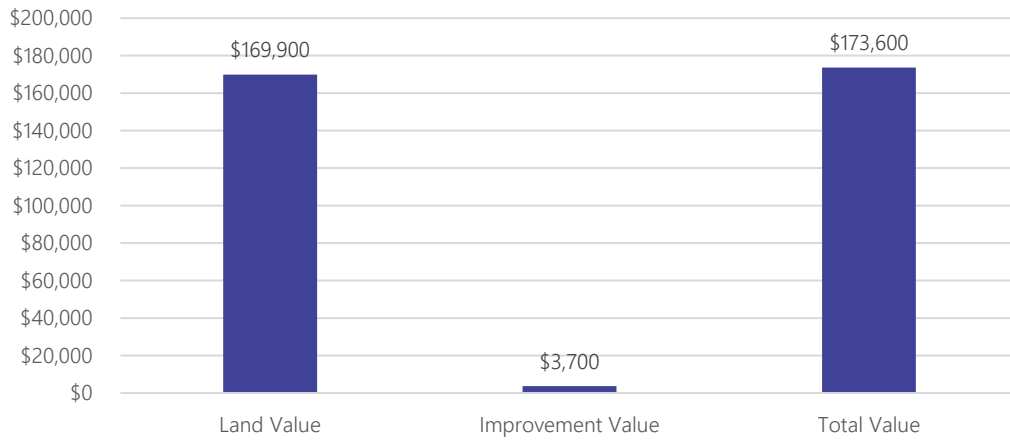
#### Summary

Block 38 Lot 2 is located near the southwesterly portion of the Study Area and has frontage solely along US Route 1. The site is developed with a dilapidated and uninhabitable single-family dwelling. Pursuant to Mod IV Tax records, the structure was constructed in 1902.

#### Property Information Overview

Address:	3702 Brunswick Pike
Owner(s):	Penns Neck Access, LLC
Area (ac):	0.53
Property Classification:	2 (Residential)
Zoning District:	R-20
Property Use:	Vacant Dwelling
Building Description:	Dilapidated 2-Story Residential and Remnants of Garage
Permitted Use(s):	Yes
Exterior Condition:	Very Poor

## Valuation Information (Mod IV Tax Data)



## Permits

Date	Permit #	Description	Notes
10/02/79	486	Sewer line lateral	Tied in 04/30/80
04/13/83	5835	Electrical	Electrical alterations
08/17/83	n/a	Tree Removal Permit	Possible diseased sycamore tree

## Applications/Approval Summary

None.

## Complaints/Violations

No complaints/violations





Photograph 3: Block 38 Lot 2 Northerly Corner, Looking South



Photograph 4: Block 38 Lot 2 Front Facade of Abandoned Dwelling





Photograph 5: Block 38 Lot 2 Westerly Side Facade of Dwelling



Photograph 6: Block 38 Lot 2 Rear Facade of Dwelling





Photograph 7: Block 38 Lot 2 Rear Facade of Dwelling



Photograph 8: Block 38 Lot 2 Rear Yard





Photograph 9: Block 38 Lot 2 Rear Yard

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## 6.2: Block 38 Lot 2

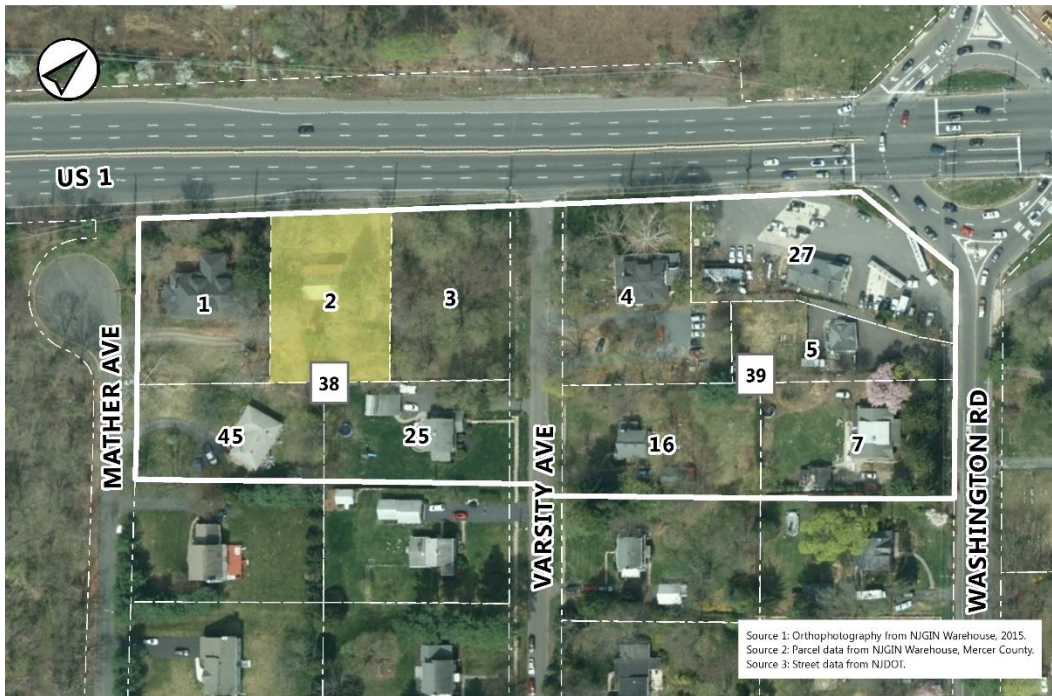


Figure 20: Block 38 Lot 2 (Scale: 1"=200')

### Application of Criteria

As detailed in Section 3.6.2, this lot is presently developed with a vacant and dilapidated building. The rear portion of the building is collapsed, and the vegetation on site is overgrown. The principal building is uninhabitable in its present state. The garage area located to the rear of the building is also in disrepair.

In consideration of the above, this site meets the "a" Criterion. The existing building is clearly substandard, unsafe, and dilapidated. The site also meets the "d" Criterion, as the existing dilapidated building in its present state represents a detriment to the safety, health, morals, and welfare of the community.

### Recommendation

In consideration of the above, this site **should** be included in the area in need of redevelopment designation.