

3.6.4: Block 38 Lot 25

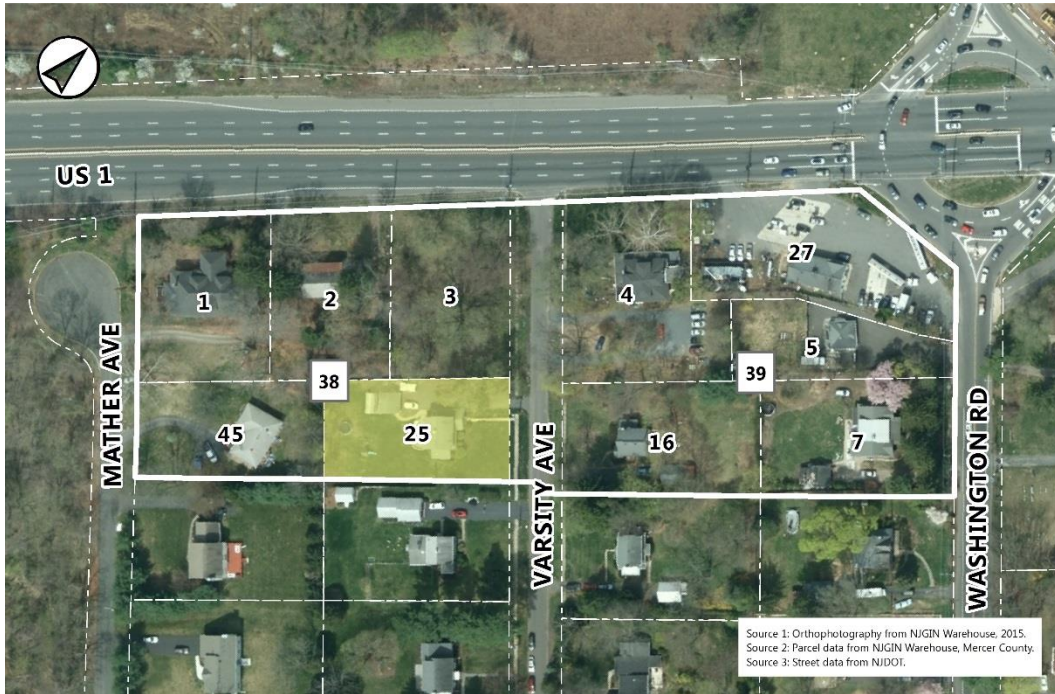


Figure 9: Block 38 Lot 25 (Scale: 1"=200')

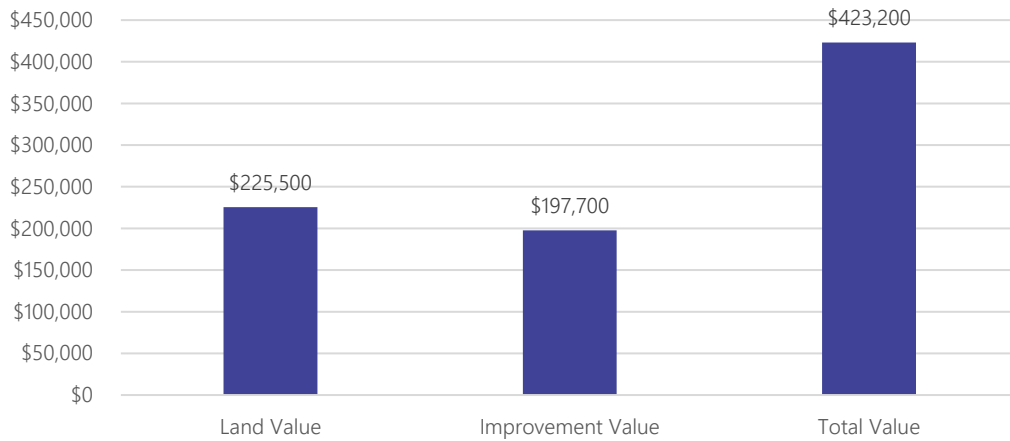
Summary

Block 38 Lot 25 is located in the east-central portion of the Study Area and has frontage solely along Varsity Ave. The site is developed with a single-family dwelling. Pursuant to Mod IV Tax records, the structure was constructed in 1965.

Property Information Overview

Address:	266 Varsity Ave
Owner(s):	Varsity 266 LLC
Area (ac):	0.51
Property Classification:	2 (Residential)
Zoning District:	R-20
Property Use:	Single Family Residential
Building Description:	2-Story Dwelling and Garage
Permitted Use(s):	Yes
Exterior Condition:	Good

Valuation Information (Mod IV Tax Data)



Permits

Date	Permit #	Description	Notes
06/27/72	3065	Building Permit	Roof and siding
08/20/79	1193	Sewer Line Lateral	Tied in 04/30/80
10/13/94	94-1214	Construction Permit	Steam boiler
08/11/00	2000-1355	Building Permit	Remove shingles and re-roof
09/24/01	2001-1614	Building Permit	360 sf deck
09/24/01	2001-1615	Building Permit	Siding, windows, French doors
03/04/02	2002-0342	Building & Electrical Permit	Air conditioning unit in attic
09/24/03	2003-1361	Electrical	Fixtures, receptacles, amp service (work due to storm)
10/07/03	2003-1361-1	Electrical	Oven surface unit
03/05/04	04-22	Fence Permit	6' and 4' cedar stockade
10/04/04	2004-1445	Building Permit	Shed 10'x20'
11/09/05	2005-1787	Building Permit	Install chimney liner to existing gas boiler
08/07/13	2013-1389	Electrical and Plumbing	Replace AC unit

Applications/Approvals Summary

None.

Complaints/Violations

None.



Photograph 14: Block 38 Lot 25 Easterly Corner, Looking Southwest



Photograph 15: Block 38 Lot 25 Northerly Corner, Looking Southwest



Photograph 16: Block 38 Lot 25 Northwestern Side Façade of Dwelling



Photograph 17: Block 38 Lot 25 Rear Façade of Dwelling

6.4: Block 38 Lot 25

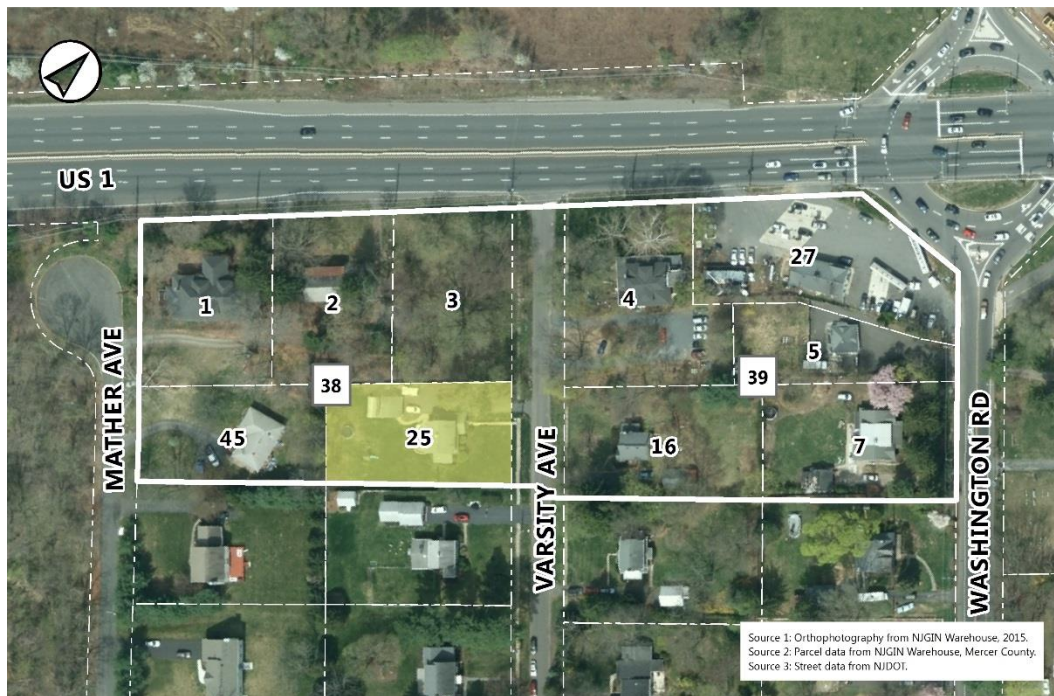


Figure 22: Block 38 Lot 25 (Scale: 1"=200')

Application of Criteria

As detailed in Section 3.6.4, this lot is presently developed with a single-family dwelling. While the improvement value of the lot is lower than its land value, the dwelling is in good condition and is occupied. There were no records of any complaints or violations.

As such, the site does not meet the redevelopment criteria.

Recommendation

In consideration of the above, this site **should not** be included in the area in need of redevelopment area.