

3.6.5: Block 38 Lot 45

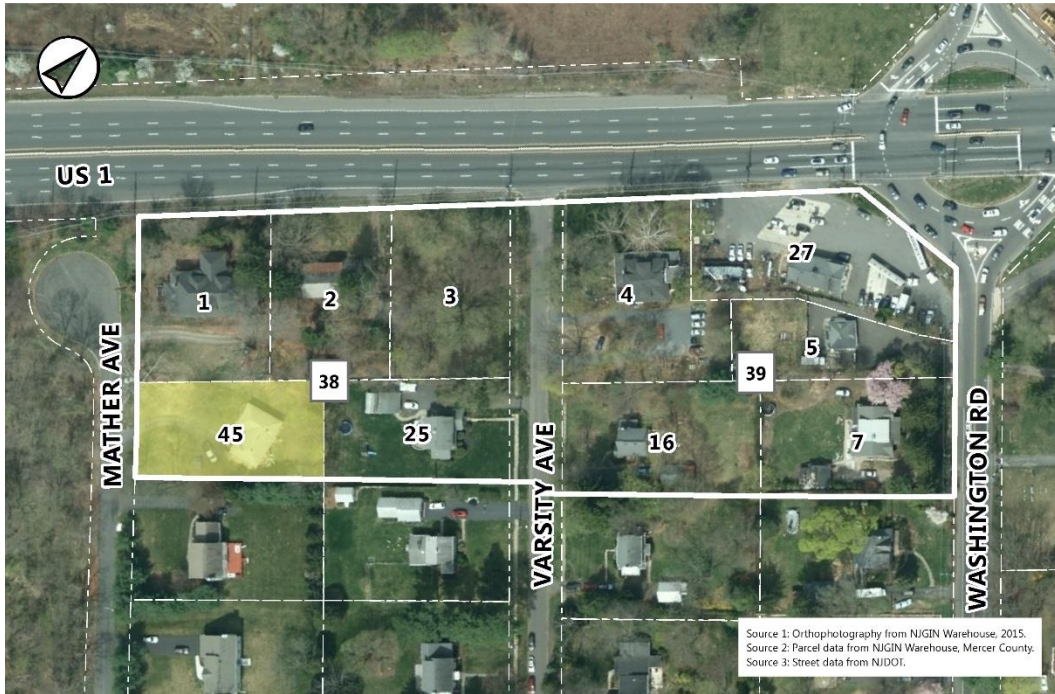


Figure 10: Block 38 Lot 45 (Scale: 1"=200')

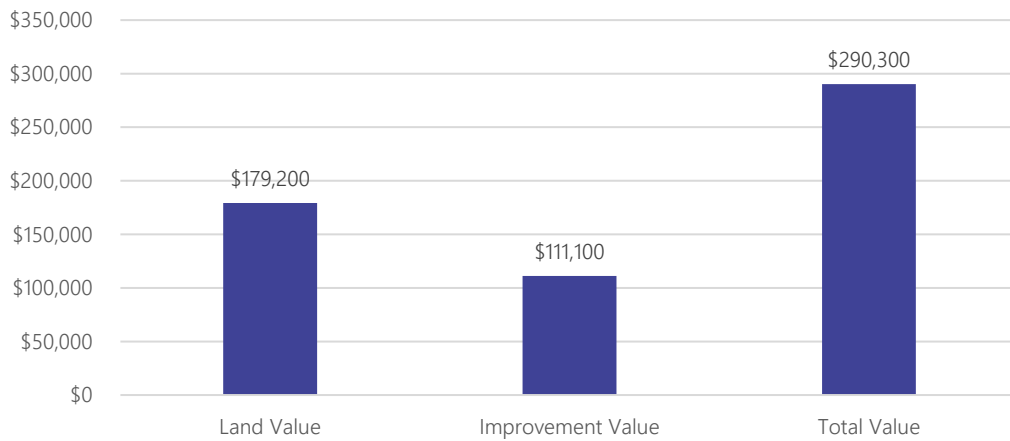
Summary

Block 38 Lot 45 is located at the southeast corner of the Study Area and has frontage solely along Mather Ave. The site is developed with a single-family dwelling. Pursuant to Mod IV Tax records, the structure was constructed in 1966.

Property Information Overview

Address:	265 Mather Ave
Owner(s):	Kahn, Martin D.
Area (ac):	0.48
Property Classification:	2 (Residential)
Zoning District:	R-20
Property Use:	Single Family Residential
Building Description:	1-Story Dwelling
Permitted Use(s):	Yes
Exterior Condition:	Good

Valuation Information (Mod IV Tax Data)



Permits

Date	Permit #	Description	Notes
10/13/61	1044	Building/Zoning Permit	For a 50' x 36' x 24' ranch type house consisting of 3 bedrooms, 1 living room, 1 kitchen, 1 bathroom, 1 lounge
05/06/80	857	Sewer Line Lateral	Tied in 05/22/80
05/28/80	4655	Plumbing	Water service
12/31/80	5043	Plumbing	Inside sewer connect
06/20/83	5905	Residential	Re-roof
09/30/02	202-1405	Electrical	200 amp service
11/03/10	ZP10-459	Zoning	10'x10' storage shed
08/28/13	2013-1534	Electrical	Associated with wireless alarm system
04/04/14	2013-1534	Certificate of Approval	For a self-contained wireless alarm system

Applications/Approval Summary

None.

Complaints/Violations

None.



Photograph 18: Block 38 Lot 45 Front Facade of Dwelling



Photograph 19: Block 38 Lot 45 Side Facade of Dwelling



Photograph 20: Block 38 Lot 45 Rear Facade of Dwelling



Photograph 21: Block 38 Lot 45 Northerly Side Facade of Dwelling

6.5: Block 38 Lot 45

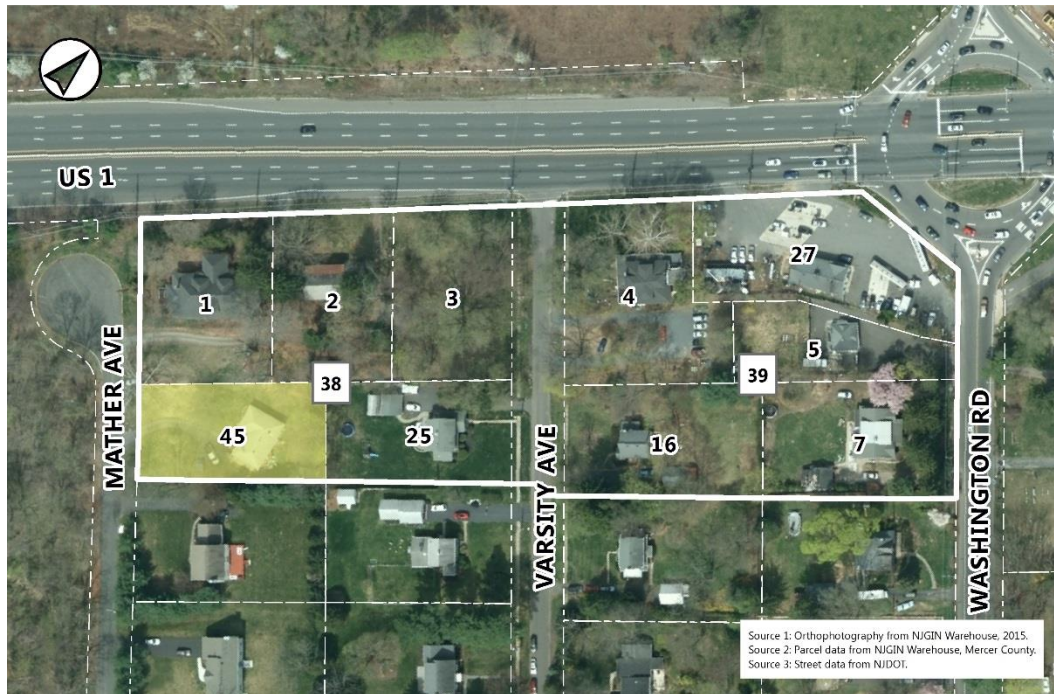


Figure 23: Block 38 Lot 45 (Scale: 1"=200')

Application of Criteria

As detailed in Section 3.6.5, 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.