

3.6.9: Block 39 Lot 16

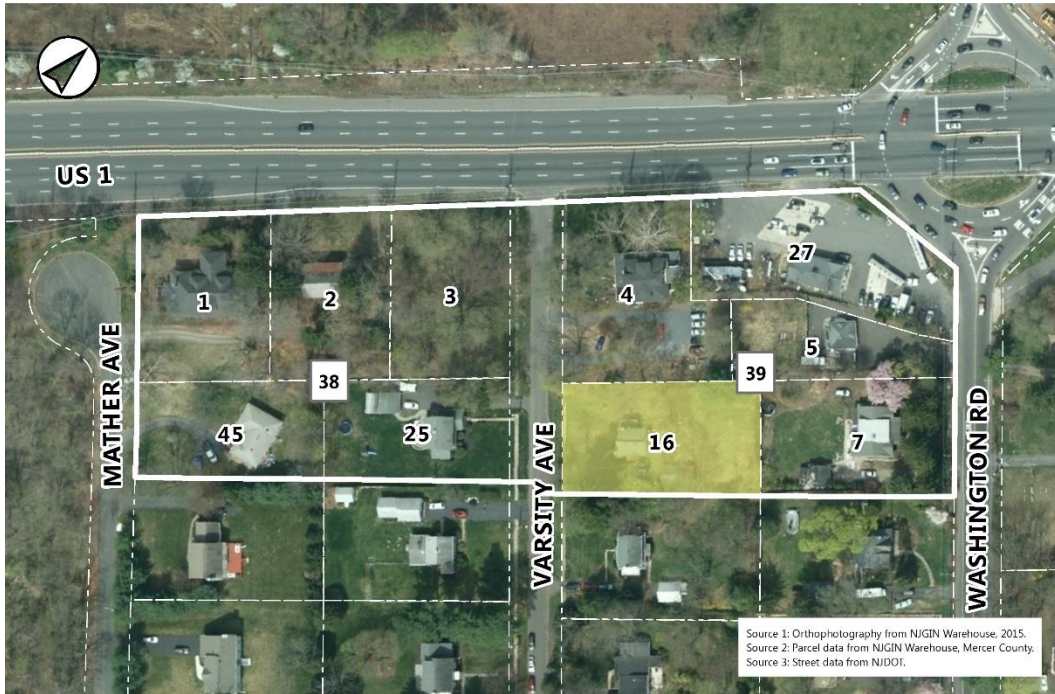


Figure 14: Block 39 Lot 16 (Scale: 1"=200')

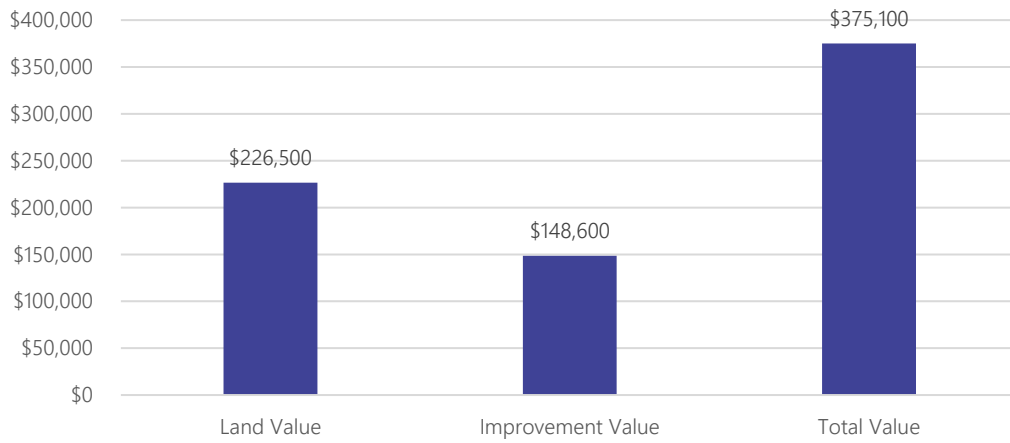
Summary

Block 38 Lot 16 is located in the east-central portion of the Study Area and has frontage solely along Varsity Ave. The site is presently developed with a single-family dwelling. Pursuant to Mod IV Tax records, the structure was constructed in 1929.

Property Information Overview

Address:	265 Varsity Road
Owner(s):	Felice J. Weiner
Area (ac):	0.53
Property Classification:	2 (Residential)
Zoning District:	R-20
Property Use:	Single Family Residential
Building Description:	2-Story Dwelling with Garage
Permitted Use(s):	Yes
Exterior Condition:	Good

Valuation Information (Mod IV Tax Data)



Permits

Date	Permit. #	Description	Notes
08/20/79	1194	Sewer line lateral	Tied in 05/05/80
11/14/91	00-9021	Building, Electrical, Plumbing	Radon mitigation
01/03/06	2006-0077	Building	Emergency roofing
05/25/06	2006-1187	Building & Plumbing	Replace water heater
11/05/15	2015-1939	Electrical	Paddle fan

Applications

None.

Complaints/Violations

None.



Photograph 47: Block 39 Lot 16 Front Façade of Dwelling



Photograph 48: Southerly Side Façade of Dwelling



Photograph 49: Rear Façade of Dwelling



Photograph 50: Northerly Side Facade of Dwelling

6.9: Block 39 Lot 16

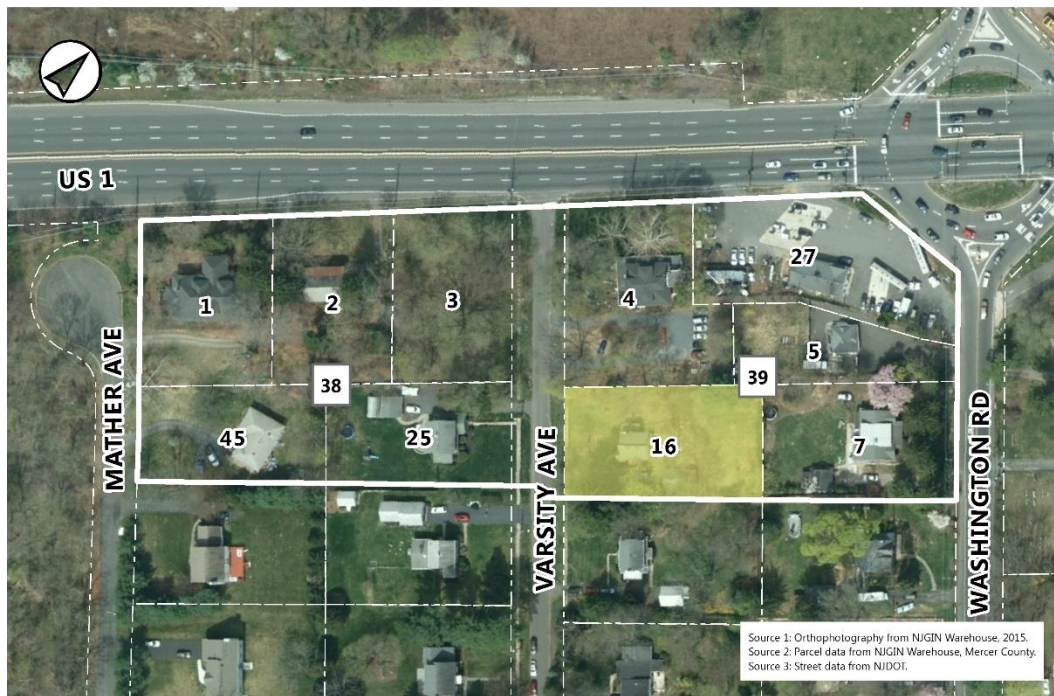


Figure 27: Block 39 Lot 16 (Scale: 1"=200')

Application of Criteria

As detailed in Section 3.6.9, 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.