

3.6.8: Block 39 Lot 7

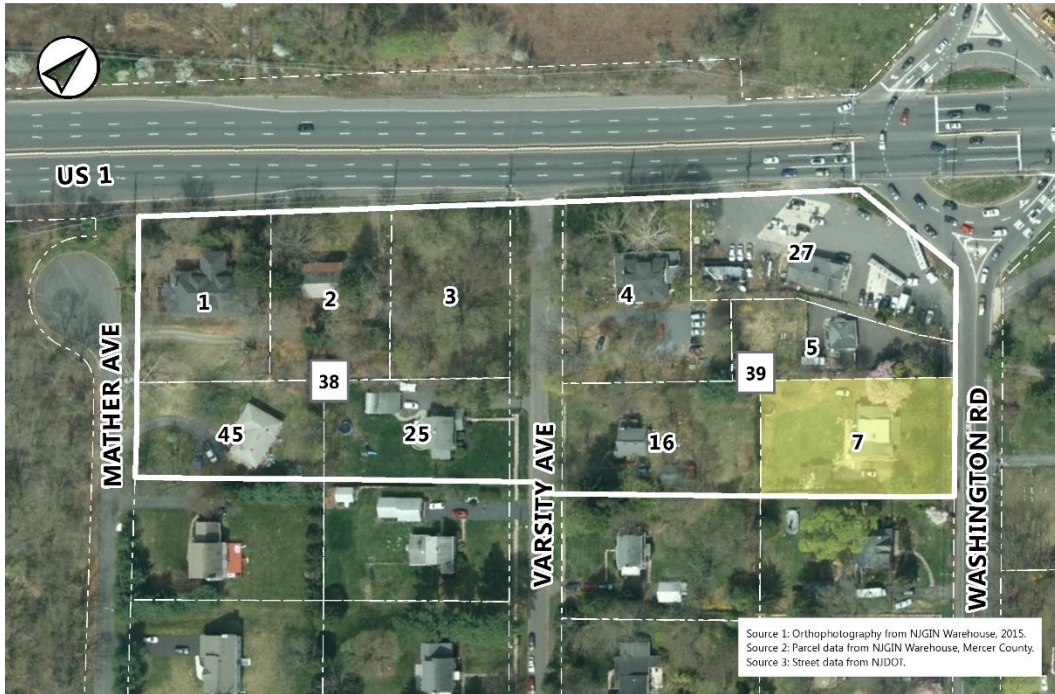


Figure 13: Block 39 Lot 7 (Scale: 1"=200')

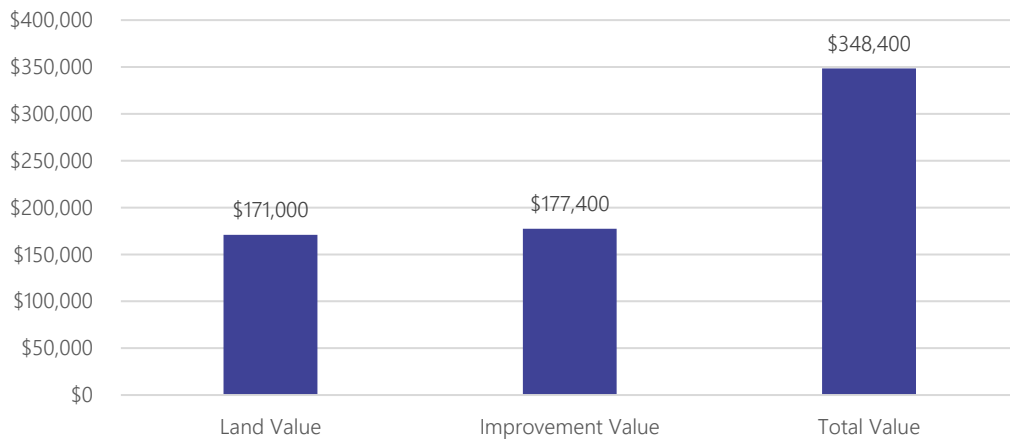
Summary

Block 38 Lot 7 is located at the northeast corner of the Study Area and has frontage solely along Washington Road. The site is presently developed with a two-family dwelling. A portion of the lot is located in a CEA which is associated with adjoining Block 39 Lot 27. Pursuant to Mod IV Tax records, the structure was constructed in 1935.

Property Information Overview

Address:	258 Washington Road
Owner(s):	Washington Road, LLC
Area (ac):	0.56
Property Classification:	2 (Residential)
Zoning District:	R-20
Property Use:	Two-Family Residential
Building Description:	1.5-Story Dwelling and Garage
Permitted Use(s):	Yes
Exterior Condition:	Good

Valuation Information (Mod IV Tax Data)



Permits

Date	Permit. #	Description	Notes
04/18/74	3635	Building Permit	Re-roof
09/17/74	3565	Certificate of Occupancy	Approved
07/16/80	4724	Plumbing Permit	Inside sewer connection. Inspected OK 08/13/80
06/24/98	98-0671	Building	Roof
07/15/05	2005-1057	Plumbing	Re-pipe water for 2 nd water meter
10/31/05	2005-1774	Building	Roof
12/26/18	2019-0131	Plumbing	Water heater
03/07/19	N/a	Certificate of Clearance	Lead abatement

Applications

None.

Complaints/Violations

Date	Description	Notes
Undated	Smoke Detector Inspection	Failed for upstairs apartment



Photograph 40: Block 39 Lot 7 Front Façade of Dwelling



Photograph 41: Block 39 Lot 7 Front Façade of Dwelling



Photograph 42: Block 39 Lot 7 Rear Façade and Rear Yard



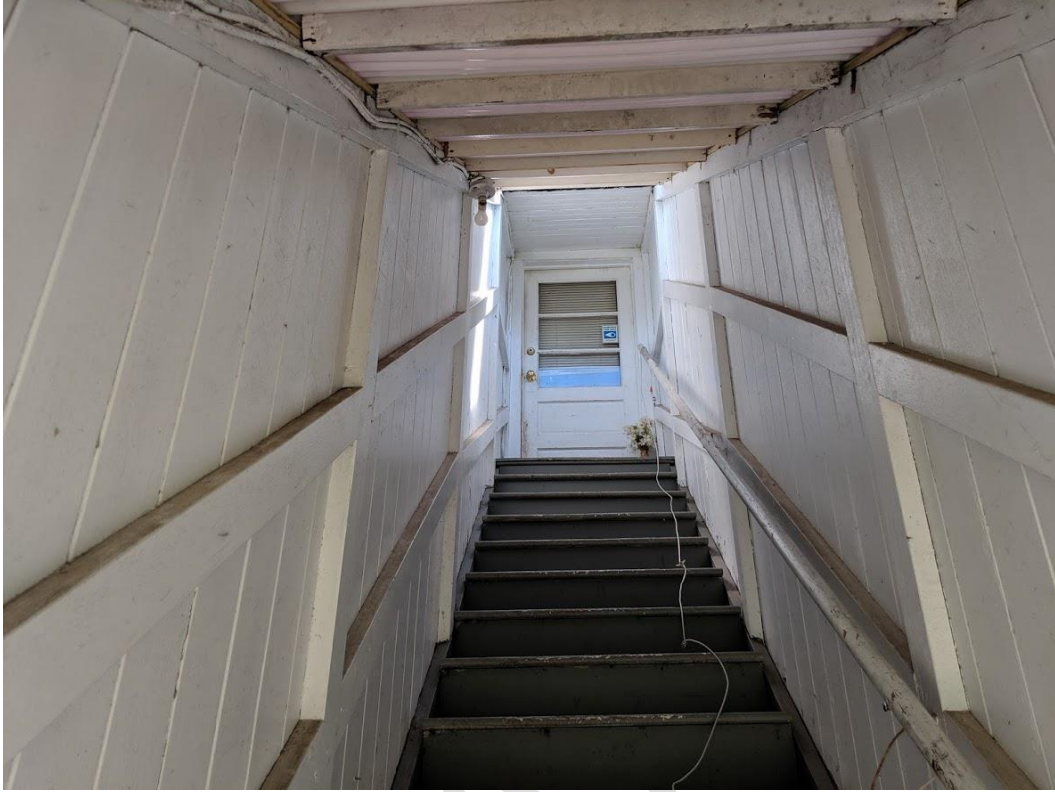
Photograph 43: Rear Yard



Photograph 44: Block 39 Lot 7 Garage



Photograph 45: Block 39 Lot 7 Garage (Rear)



Photograph 46: Block 39 Lot 7 Entrance to Second Story Apartment

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6.8: Block 39 Lot 7

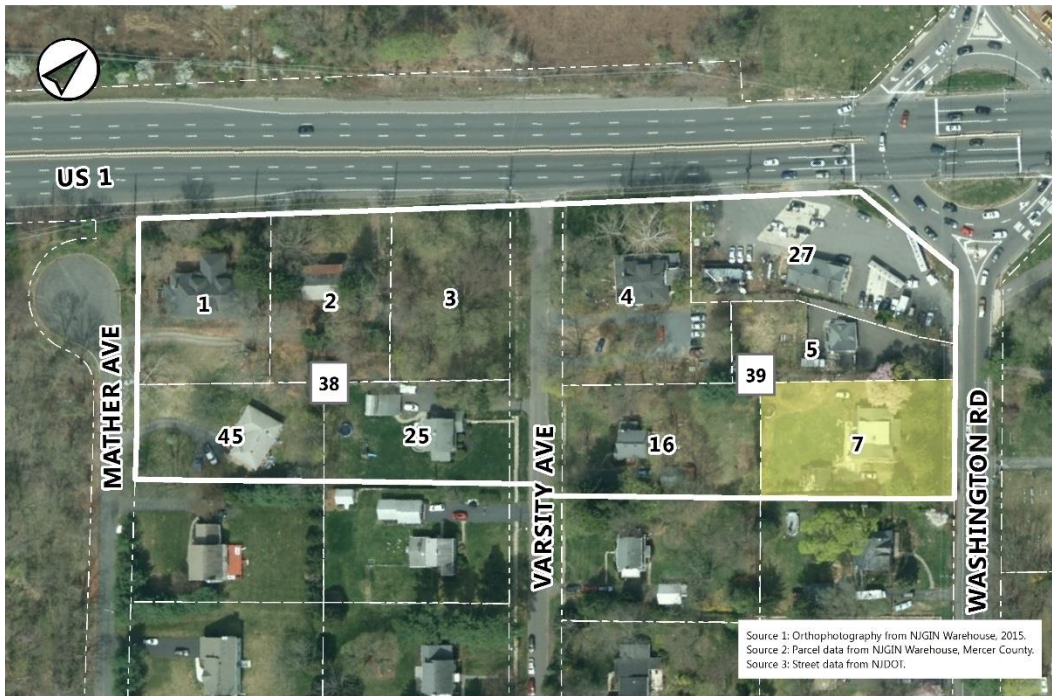


Figure 26: Block 39 Lot 7 (Scale: 1"=200')

Application of Criteria

As detailed in Section 3.6.8, this lot is presently developed with a two-family dwelling. This building is in good condition and is occupied. It recently received a certificate of clearance for lead abatement. There was only one (1) record of a violation; however, this violation was minor in nature.

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.