

CITY OF PITTSTON BLIGHTED PROPERTY BOARD FACT EVALUATION

PROPERTY ADDRESS: 7 EAST FROTHINGHAM ST NUMBER OF UNI	TS: 1	
PROPERTY OWNER'S NAME: PHILLIPS HOME IMPROVEMI	ENT IN	1C
PROPERTY OWNER'S ADDRESS: 2528 ORTHODOX STRE	ET	
PHILADELPHIA, PA 1913	3/	
DATE LAST OCCUPIED: 11/16/2018 CURRENT CODE STATUS: CO	NDEMN	IED
UTILITY STATUS: ACTIVE LIENS: \$785.00 GARBAGE FEE'S NUM	EROUS CITAT OTHER)	IONS
COMMONWEALTH OF PENNSYLVANIA CRITERIA FOR BLIGHTED PROPERTI (for each of the following criteria, check yes or no for the property being evaluated)	ES	
CRITERIA: (CHECK AS MANY AS APPLY	****	110
1. A premises:	<u>YES</u>	<u>NO</u>
i. ascertained to be a public nuisance due to physical condition or use and regarded as such at common law and deemed to be a danger to public health, safety and welfare or public nuisance as regulated by a locally adopted property maintenance code or, if no such code exists, any compatible code enacted by the act of November 10, 1999 (P.L.491, No.45), known as the Pennsylvania Construction Code Act; or		
ii. the condition of which contains an attractive nuisance created by physical condition, use or occupancy, including abandoned water wells, shafts, basements excavations and unsafe fences or other structures, or which contains an unauthorized entry, unsafe equipment or other safety risk.	,	V
2. A dwelling that has been condemned or otherwise deemed unfit for occupancy or use by the local authority having jurisdiction due to dilapidated, unsanitary, unsafe or vermin-infested condition or that is lacking in the facilities and equipment as required by the Pennsylvania Construction Code Act.		
 A structure determined by the local authority having jurisdiction to be a fire hazard or otherwise that could easily catch fire or cause a fire and endanger public health, safety and welfare. 		
4. A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.		
5. A property that is vacant and has not been rehabilitated within one year from receipt o notice for corrective action as issued by the local authority having jurisdiction, except property where a valid construction permit is in place.		

			YES NO
the cost of demolition of a	et or parcel of ground that is subject that is subject that is subject that is subject to the structure previously located on the second of 12 in	ne property and for which	
delinquent real estate and p than 150% of the fair mark	of or parcel of ground on which the property tax or any other type of a tet value of the property as established body with legal authority to det	nunicipal claim are greater ished by the board of	
8. A property that has been d estate that is in possession	eclared abandoned in writing by to of the property.	the owner, including an	
CERTIFICATION:			
$_{ m I,}$ HARRY SMI	TH, CODES ENFORC	CEMENT OFFICER FOR TI	HE CITY OF
PITTSTON, AFTER	A THOROUGH REVIEW, INCI	LUDING AN ONSITE INSP	ECTION,
	THAT THE ABOVE INFORMAT THINGHAM ST , PITTS:		
THE BEST OF MY I			
Harry Smith	Digitally signed by Harry Smith Date: 2024.07.17 11:21:11 -04'00'	7/17/2024	
SIGNATURE		DATE	