

# BLIGHTED PROPERTY PRESENTATION

|  |  |
|--|--|
| PROPERTY ADDRESS   | 317 7 <sup>th</sup> Ave, Bethlehem, PA   |
| OWNER NAME   | Johnie Vereen  |
| MAILING ADDRESS  | 317 7 <sup>th</sup> Ave, Bethlehem, PA   |
| NOTICE OF HEARING SENT<br><small>Date / Method</small>     |  |
| NOTICE OF VIOLATION /<br>DATE                              | 6/11/2025  |
| DATE OF CONDEMNATION                                       |  |
| UTILITIES / DATE   |  |
| WATER  |  |
| ELECTRIC   |  |
| GAS  |  |
| CURRENT USE OF PROPERTY                                    | 1 Residential  |
| Is use consistent with Master Plan<br>and Zoning Ordinance |  |
| BEST USE OF PROPERTY                                       |  |
| SUMMARY STATEMENT  | <p>Per section 304.1.1 of the 2018 International Property Maintenance Code, Subsection 12, exterior steps in failing condition, and Section 108.1.3 of the 2018 IPMC, which requires essential equipment and utilities to be in good working order. Section 304.1.1 Subsection 6 also applies because of the condition of the foundation of the building. Section 302.1 requires that the property be maintained in a clean, safe and sanitary condition. These defects meet 1712.1(c) 1, 3, 4, and 5 of the PA Urban Redevelopment Law.</p> |

# BLIGHTED PROPERTY PRESENTATION

|  |  |
|--|--|
| PROPERTY ADDRESS   | 317 7 <sup>th</sup> Ave, Bethlehem, PA |
| <p>35 P.S. § 1712.1(c), VIOLATIONS CHECK ALL THAT APPLY</p> <p>√(1) Any premises which because of physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the local housing, building,</p> <p>(2) Any premises which because of physical plumbing, fire and related codes, condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures.</p> <p>√(3) Any dwelling which because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation.</p> <p>√(4) Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property.</p> <p>√(5) Any structure from which the utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.</p> <p>(6) Any vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.</p> <p>(7) Any unoccupied property which has been tax delinquent for a period of two years prior to the effective date of this act, and those in the future having a two year tax delinquency.</p> <p>(8) Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency.</p> <p>(9) Any abandoned property. A property shall be considered abandoned if:</p> <p>(i) it is a vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of six months;</p> <p>(ii) it is a vacant property or vacant or unimproved lot or parcel of ground on which the total of municipal liens on the property for tax or any other type of claim of the municipality are in excess of 150% of the fair market value of the property as established by the Board of Revisions of Taxes or other body with legal authority to determine the taxable value of the property; or</p> <p>(iii) the property has been declared abandoned by the owner, including an estate that is in possession of the property.</p> |  |

# BLIGHTED PROPERTY PRESENTATION

|   |  |
|---|--|
| PROPERTY ADDRESS  | 317 7 <sup>th</sup> Ave, Bethlehem, PA   |
| INSPECTOR STATEMENT TO PLANNING COMMISSION                | Based on my observations as inspector and the supplied photos, which confirm the above conditions exist at the property, I request the Planning Commission to (a) approve the submitted draft resolution to declare the property blighted, (b) document its planning recommendation for future uses of the property, and (c) otherwise advance the listed property to Blighted Property Review Committee for further proceedings.  |
| SUGGESTED PLANNING COMMISSION MOTION                      | I make a motion to approve the proposed resolution determining 317 7 <sup>th</sup> Ave as blighted and approving the planning recommendations for future uses of the property as per the Pennsylvania Urban Redevelopment Law and various City ordinances, including Article 149 of the City Codified Ordinances, and to forward these recommendations to the Blighted Properties Review Committee and the City Redevelopment Authority.   |
| INSPECTOR STATEMENT TO BLIGHTED PROPERTY REVIEW COMMITTEE | Based on my observations as inspector and the supplied photos, which confirm the above conditions exist at the property, I request the Committee make a determination that the listed property as blighted as per the PA Urban Redevelopment Law and Article 149 of the City Codified Ordinances and order that if the listed violations are not eliminated within twenty (20) days then the property shall be subject to condemnation by the City Redevelopment Authority.  |
| SUGGESTED BLIGHTED PROPERTY REVIEW COMMITTEE MOTION       | I make a motion to approve and issue the proposed order and notice determining 317 7 <sup>th</sup> Ave, Bethlehem, PA to be blighted for the reasons described therein as per the PA Urban Redevelopment Law and Article 149 of the City Codified Ordinances and requiring elimination of the conditions causing the blight within <u>20</u> days, and also informing the property owner that failure to eliminate the conditions causing the blight within the stated period of time may render the property subject to condemnation under the Urban Redevelopment Law. |

# BLIGHTED PROPERTY PRESENTATION

|                  |                            |
|------------------|----------------------------|
| PROPERTY ADDRESS | 317 7th Ave, Bethlehem, PA |
| DATE OF PHOTO    | 6/9/2025                   |
| TAKEN BY         | Mike Simonson              |





6/9/25



# BLIGHTED PROPERTY PRESENTATION

|                  |  |
|------------------|--|
| PROPERTY ADDRESS | 317 7 <sup>th</sup> Ave, Bethlehem, PA |
| DATE OF PHOTO    | 6/9/2025                               |
| TAKEN BY         | Mike Simonson                          |





6/9/25



# BLIGHTED PROPERTY PRESENTATION

|                  |  |
|------------------|--|
| PROPERTY ADDRESS | 317 7 <sup>th</sup> Ave, Bethlehem, PA |
| DATE OF PHOTO    | 6/9/2025                               |
| TAKEN BY         | Mike Simonson                          |





6/9/25