



## City of Pittston Blighted Property Board FACT EVALUATION

PROPERTY ADDRESS: 11-13 WOOD ST NUMBER OF UNITS: 2

PROPERTY OWNER'S NAME: CACCAVO DONALD

PROPERTY OWNER'S ADDRESS: 1020 36TH STREET W  
BRADENTON FL 34205

DATE LAST OCCUPIED: 4/8/2019 CURRENT CODE STATUS: UNFIT

UTILITY STATUS: DISCONNECTED DELINQUENT LIENS: \$1,500.00 MAINTAINANCE, \$1,133.44 SEWER  
(INCLUDING WTR&SWR)

### COMMONWEALTH OF PENNSYLVANIA CRITERIA FOR BLIGHTED PROPERTIES

(FOR EACH OF THE FOLLOWING CRITERIA, CHECK YES OR NO FOR THE PROPERTY BEING EVALUATED)

CRITERIA: (CHECK AS MANY AS APPLY)

- |  | <u>Yes</u>                          | <u>No</u>                |
|--|-------------------------------------|--------------------------|
| 1. A PREMISE WHICH BECAUSE OF PHYSICAL CONDITION OR USE IS REGARDED AS A PUBLIC NUISANCE AT COMMON LAW OR HAS BEEN DECLARED PUBLIC NUISANCE IN ACCORDANCE WITH THE MUNICIPALITY HOUSING, BUILDING, PLUMBING, FIRE AND RELATED CODES.<br>EVIDENCE _____   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. A PREMISE WHICH BECAUSE OF PHYSICAL CONDITION USE OR OCCUPANCY IS CONSIDERED AN ATTRACTIVE NUISANCE TO CHILDREN. THIS INCLUDES AN ABANDONED WELL, SHAFT, BASEMENT, EXCAVATIONS UNSAFE FENCE OR STRUCTURE.<br>EVIDENCE _____   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. A DWELLING WHICH BECAUSE IT IS DILAPIDATED, UNSANITARY, UNSAFE, VERMIN-INFESTED OR LACKING IN THE FACILITIES AND EQUIPMENT REQUIRED BY THE STATUTE OR AN APPLICABLE MUNICIPAL CODE, HAS BEEN DESIGNATED BY THE AGENCY RESPONSIBLE FOR ENFORCEMENT OF THE STATUTE OR CODE AS UNFIT FOR HUMAN HABITATION.<br>EVIDENCE _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. A STRUCTURE WHICH IS A FIRE HAZARD, OR IS OTHERWISE DANGEROUS TO THE SAFETY OF PERSONS OR PROPERTY.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. A 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.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. A 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.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EXHIBIT A

	<u>YES</u>	<u>NO</u>
7. AN UNOCCUPIED PROPERTY WHICH HAS BEEN TAX DELINQUENT FOR A PERIOD OF TWO YEARS. TOTAL DELINQUENT AMOUNT	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 ENFORCEMENT AGENCY.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. CRITERIA FOR AN ABANDONED PROPERTY:		
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. VACANT PROPERTY OR VACANT UNIMPROVED LOT OR PARCEL OF GROUND ON WHICH THE TOTAL MUNICIPAL LIENS ON THE PROPERTY FOR TAX OR ANY OTHER TYPE OF CLAIM OF WHICH CITY ARE IN EXCESS OF 150% OF THE FAIR MARKET VALUE OF THE PROPERTY.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. THE PROPERTY HAS BEEN DECLARED ABANDONED BY THE OWNER, INCLUDING AN ESTATE THAT IS IN POSSESSION OF THE PROPERTY.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. A PROPERTY WHICH HAS DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE OR NO KNOWN OWNERS, RENDERING TITLE UNMARKETABLE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. A PROPERTY WHICH HAS ENVIRONMENTALLY HAZARDOUS CONDITIONS, SOLID WASTE POLLUTION OR CONTAMINATION IN A BUILDING OR ON THE LAND WHICH POSES A DIRECT AND IMMEDIATE THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. A PROPERTY HAVING THREE OR MORE OF THE FOLLOWING CHARACTERISTICS:		
A. HAS UNSAFE OR HAZARDOUS CONDITIONS THAT DO NOT MEET CURRENT USE, OCCUPANCY OR FIRE CODES;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. HAS UNSAFE EXTERNAL AND INTERNAL ACCESSWAYS;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. VIOLATES THE APPLICABLE PROPERTY MAINTENANCE CODE ADOPTED BY A MUNICIPALITY AND IS AN IMMEDIATE THREAT TO PUBLIC HEALTH AND SAFETY;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. IS VACANT;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. IS LOCATED IN A REDEVELOPMENT WITH A DENSITY OF AT LEAST 1,000 PEOPLE PER SQUARE MILE, OR A REDEVELOPMENT AREA WITH MORE THAN 90% OF THE UNITS OF PROPERTY BEING NONRESIDENTIAL, OR A MUNICIPALITY WITH A DENSITY OF AT LEAST 2,500 PEOPLE PER SQUARE MILE.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CERTIFICATION:

I, Harry Smith, CODES ENFORCEMENT OFFICER FOR THE CITY OF PITTSBURGH, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 11-13 Wood Street, Pittsburgh, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Harry Smith

1/3/2020  
Date

## **RESOLUTION NO. 15**

**INTRODUCED BY CITY OF PITTSTON BLIGHTED PROPERTY BOARD**  
**MEMBER - William Gladish - January 8, 2020**

**ADOPTED BY THE CITY OF PITTSTON BLIGHTED PROPERTY BOARD**  
**January 8, 2020.**

**RESOLUTION OF THE CITY OF PITTSTON BLIGHTED PROPERTY CERTIFYING THAT THE PROPERTY LOCATED AT 11-13 WOOD STREET IN THE CITY OF PITTSTON, COMMONWEALTH OF PENNSYLVANIA IS BLIGHTED.**

WHEREAS, the City of Pittston, Pennsylvania enacted Administration Ordinance No. 10-2018 creating a City of Pittston Blighted Property Board and authorizing said "Board" to certify a property as blighted under the stipulations of said Ordinance and Act No. 1978-94 of the Commonwealth of Pennsylvania and to acquire and dispose of such certified real property under certain conditions, and

WHEREAS, the City of Pittston Blighted Property Board has examined and reviewed the documentation submitted by the Codes Official of the City of Pittston and attached hereto regarding the property located at 11-13 WOOD STREET in the City of Pittston, Commonwealth of Pennsylvania, and

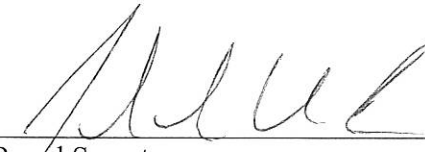
WHEREAS, after said examination and review, the City of Pittston Blighted Property Board has determined that the property located at 11-13 WOOD STREET in the City of Pittston, Commonwealth of Pennsylvania is, in fact, blighted, and

NOW, THEREFORE, BE IT RESOLVED by the City of Pittston Blighted Property Board, as follows:

The property located at 11-13 WOOD STREET in the City of Pittston, Commonwealth of Pennsylvania, is hereby certified as blighted as per the stipulations of City of Pittston Administration Ordinance No. 10-2018 and Act No. 1978-94 of the Commonwealth of Pennsylvania.

2. The Codes Enforcement Department is hereby directed to order the owner of the property located at 11-13 WOOD STREET in the City of Pittston, Commonwealth of Pennsylvania to correct all of the violations causing the property noted above to be blighted or file an appeal within thirty (30) days to the Board of Appeals of the City of Pittston. In the event that owner of said property decides to rehabilitate the same, within thirty (30) days of the date of the Department notice, the property owner must acquire a building permit, provide a rehabilitation plan not exceeding twelve (12) months in duration and post a cash deposit in the amount of ten percent (10%) of the total estimated rehabilitation costs or one thousand dollars (\$1,000.00)

which ever is the lesser amount for said rehabilitation of the property in twelve (12) months or less. The City of Pittston will retain the cash deposit until an inspection of said property is conducted by the building/housing official. Upon said determination of completion the entire cash deposit will be returned to the owner. Furthermore, the property owner shall be informed that in the event that the property is not totally rehabilitated and the causes of blight removed in twelve (12) or less months or a period of time provided by the Board of Appeals, the City of Pittston, Pennsylvania will pursue legal action for the acquisition and disposition of the same, and will result in the City of Pittston retaining the cash deposit as a penalty.

  
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Board Secretary