

**MEMORANDUM**

**City of Philadelphia**

**Date: April 10, 2018**

**To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE**

**From: Susie D. Jarmol** *Chairwoman – Vacant Property Review Committee*

**Subject: AGENDA FOR THE APRIL 10, 2018 MEETING OF THE VACANT  
PROPERTY REVIEW COMMITTEE**

**TIME: 10:00 AM**

**LOCATION: City Council**

**Caucus Room, 4<sup>th</sup> Floor**

**City Hall**

*The properties being presented for the Committee Members' recommendations at the subject meeting are listed on the following pages by address, census tract, property "type" and suggested program/reuse. Where possible, applicants of record are likewise identified.*

*The Committee Members will be requested, after appropriate consideration, to recommend acquisition and/or disposition by the City of appropriate public agency, pursuant to the terms and conditions of Chapter 16-400 of the Philadelphia Code.*

**PROPOSED AGENDA SEQUENCE**

- 1. Presentations by Attending Guests (requesting properties)**
- 2. Consideration of the Minutes of previous meetings (corrections received are included herewith)**
- 3. Property Disposition Recommendations**

- 1. Residential Lots**
- 2. Residential Side/Rear yard**
- 3. Urban Garden**
- 4. Subordination Request**
- 5. Philadelphia Land Bank**
- 6. Certificate of Completion**

**1. Residential lots for Transfer to Adjacent/abutting Property owners or Developers.**

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 2301-07 Ridge Avenue	Y & R Ridge On the Rise, Inc. c/o Razel Gebrehana 27 Bala Avenue Bala Cynwyd, PA 19004	01/93

*Proposal: Pharmacy & Day Care on 2<sup>nd</sup> & 3<sup>rd</sup> Floor*

*The applicant has completed his EOP*

*Attachments-*

B. 125 Moore Street (rear yard)	Anthony & Tracy Ann Lewandowski 126 Priece Street Philadelphia, PA 19148	03/74
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**2. Residential Lots For Transfer and Improvements as Side/Rear Yard Areas (recommended for transfer at “no consideration”):**

<u>Address</u>	<u>Name and Address of Applicant</u>	<u>City Acquired</u>
A. 2925 N Howard Street	Judy M. Rosario 2923 N. Howard Street Philadelphia, Pa 19133	09/01

**3. Vacant Lots for Improvements as Urban Gardens(no title transfer presently intended)**

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 4822 Hazel Avenue	Zachary Dellorto	12/02

**4. Subordination Request**

<u>Address</u>	<u>Name of Applicant</u>	<u>Settled</u>
A. 2646 & 2648 Manton Street	2632 Federal, LLC	09/14
1124 S. 26 <sup>th</sup> Street	“ “ “	06/15
1100 S. 27 <sup>th</sup> Street	“ “ “	06/15
1121 S. 27 <sup>th</sup> Street	“ “ “	06/15
1233 S 27 <sup>th</sup> Street	“ “ “	06/15

*Attachments-*

5. Philadelphia Land Bank

Name of Applicant

A. 2022 Kimball Street

V2 Properties, LLC  
144 Buckwalter Road  
Royersford, PA 19468

Attachments-

B. 2776-2778 Emerald Street

Elton Enterprises  
Brett Brand  
17 Christian Street  
Philadelphia, PA 19147

Attachments-

C. 2201 N. 27<sup>th</sup> Street

Philadelphia Housing Authority  
3199 Penrose Ferry Road  
Philadelphia, PA 19147

2219-21 N. 27<sup>th</sup> Street

2223 N. 27<sup>th</sup> Street

2225 N. 27<sup>th</sup> Street

2227 N. 27<sup>th</sup> Street

2610-16 W. Fletcher Street

(Approved as 2603-51W. Susquehanna Ave)

Attachments-

6. Certificates of Completion

*The Grantees for the properties identified hereafter have demonstrated Satisfactory Compliance with the Conditions of Title to which they had agreed at settlement, as evidenced by a physical inspection of the premises. Accordingly, it is recommended that the Committee authorize the issuance of Certificates of Completion in recordable form for the following:*

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
A. 910-12 W. Girard Avenue	Phila. Suburban Dev Corp	08/99

*This was transferred for parking*

Attachments-

B. 2114 Latona Street

PHDC

04/87

Attachments-

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**C. 2365-67 E. York Street                      Joseph W. Arena                                              11/90**

*This was transferred as a side yard. Title as changed a couple Times after that*

*Attachments-*

**D. 3918 Wallace Street                      Wanda Edmonds                                              02/90**

*This was a Single Family Dwelling. Title changed twice.*

*Attachments-*

**E. 1312 S. Harmony Street                      Emerald Properties                                              09/15**

*Attachments-U*

**F. 1830 N. Natrona Street                      Clyde & Maria Puckett                                              12/99**

*Was transferred as a side yard*

*Attachments-*

**G. 1315 S. Dorrance Street                      Aldorie Angenant Pough                                              05/04**

*Attachments-*

**H. 920 N. 17<sup>th</sup> Street                      N. Phila. Health Systems, Inc.                                              11/98**

*Attachments-*

**I. 1945 E. Harold Street                      David Kurtz                                              07/91**

*This was transferred as a side yard. Current owner just purchased*

*Attachments-*

**J. 1218 W. Allegheny Avenue                      Ernest Baldwin                                              12/81**

*This was transferred as a Single Family Dwelling. The property has been transferred several times*

*Attachments-*

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<i>K. 2133 Sears Street</i>	<i>PHDC</i>	<i>03/82</i>
<i>Attachments-</i>		
<i>L. 1851 E. Letterly Street</i>	<i>Tuyet Huong Nguyen</i>	<i>03/05</i>
<i>Was transferred as a side yard</i>		
<i>Attachments-</i>		
<i>M. 2018 McClellan Street</i>	<i>Ennett Rogers &amp; Mildred, h/w</i>	<i>10/78</i>
<i>Attachments-</i>		
<i>N. 616 W. Norris Street</i>	<i>Alice Collier</i>	<i>03/04</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>O. 1910 E. York Street</i>	<i>Marshall Ventures, LP</i>	<i>01/17</i>
<i>1914 E. York Street</i>	<i>“ “</i>	<i>01/17</i>
<i>1920 E. York Street</i>	<i>“ “</i>	<i>01/17</i>
<i>1922 E. York Street</i>	<i>“ “</i>	<i>01/17</i>
<i>1924 E. York Street</i>	<i>“ “</i>	<i>01/17</i>
<i>The applicant was supposed to develop</i>		
<i>Attachments-</i>		
<i>P. 2610 Titan Street</i>	<i>Arthur &amp; Henrietta Pugh</i>	<i>04/98</i>
<i>This was transferred as a side yard</i>		
<i>Attachments-</i>		
<i>Q. 405 Diamond Street</i>	<i>Maria Fornes</i>	<i>02/92</i>
<i>The property was transferred as a Single Family Dwelling.</i>		
<i>This property changed hands several times</i>		
<i>Attachments-</i>		

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*R. 1427 N. Franklin Street*                      *PHA*                                              *11/06*

*Attachments-*

*S. 2329 S. Marshall Street*                      *Xue Xian Chen*                                              *05/16*

*The applicant didn't request but the property has been rehabbed and is occupied*

*Attachments-*

*T. 1825 Ginnodo Street*                      *Home Solutions Group, LLC*                                              *12/16*

*The approval will be contingent upon receiving the Certificate of Occupancy*

*Attachments-*

*U. 2122 N. 17<sup>th</sup> Street*                      *Templetown Properties, III, LP*                                              *03/09*

*The above purchased for \$20,000.00. They were supposed to develop*

*Attachments-*

*V. 1243 N. Dover Street*                      *Vin Partners, LLC*                                              *05/14*

*Attachments-*