

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JOEL HALL & ZOE SWAN

Located At 28 DOW ST.

Job ID: 2011-03-685-ALTR

CBL: 055 - - E - 003 - 001 - - - -

has permission to Home Occupation for Dog Grooming

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

04/19/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CAR

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-03-685-ALTR

Located At: 28 DOW ST.

CBL: 055 - - E - 003 - 001 - - - -

Conditions of Approval:

Zoning

1. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
2. Separate permits shall be required for any new signage. The sign must meet the conditions for a sign listed under the home occupation criteria.
3. This property shall remain a two family dwelling with a home occupation for pet grooming in the second floor apartment. Any change of use shall require a separate permit application for review and approval.
4. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.

Building

1. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. The basement is NOT approved as habitable space or location for your Home Occupation. Separate permits would be required to change the use of this space.
4. A field inspection will verify that a working photoelectric smoke detector and a carbon monoxide detector (hardwired or plug-in with battery back-up) are in each area within or giving access to the bedrooms.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-03-685-ALTR	Date Applied: 3/28/2011	CBL: 055 - - E - 003 - 001 - - - - -	
Location of Construction: 28 DOW ST	Owner Name: JOEL HALL & ZOE SWAN	Owner Address: 28 DOW ST PORTLAND, ME 04102	Phone: 318-7642
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE-HO - Home Occupancy	Zone: R-6
Past Use: Two Family	Proposed Use: Two family with home occupation for pet grooming in 2 nd floor apartment	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type:
		Signature:	Signature:
Proposed Project Description: 28 Dow St – home occupation – pet grooming		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: 03/28/11 3/31/11 ABU	Date: 11/18/10	Date: Any exterior work requires a separate review
	CERTIFICATION		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHON

City of Portland, Maine - Building or Use Permit Application

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		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: Signature:
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHON

3/20/11

Job Summary Report
Job ID: 2011-03-685-ALTR

- sign permit meeting discuss time
- home occupation
- historic (OK)

Report generated on Mar 29, 2011 9:59:13 AM

Job Type:	Alterations Residential SF/Duplex	Job Description:	28 Dow St	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	992	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:		Square Footage:			
Related Parties:	JOEL HALL		<i>Property Owner</i>		

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 8616

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
L30980	055 E 003 001		M				-70.268374	43.652121

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				28 DOW STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
TWO FAMILY		NOT APPLICABLE	R-6		Historic District		DISTRICT 3	WEST END

Structure Details

Structure: Single Family Home w/ Home Occupation-Dog Grooming

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Two Family Dwelling	0			28 DOW STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference
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User Defined Property	Value
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Permit #: 20112275

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
8616	Duplex w/ Home Occupation-Dog Grooming	Initialized	Home Occupation for Dog Grooming			

Inspection Details

Job Summary Report
Job ID: 2011-03-685-ALTR

Report generated on Mar 29, 2011 9:59:13 AM

Page 2

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag			
Fees Details									
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment	
Certificate of Occupancy Fee	\$75.00								
Home Occupation	\$150.00								

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier-chair
Sara Moppin
Jill E. Hunter
Gordan Smith-secretary
Mark Bower
William Getz
Elyse Wilkinson

November 19, 2010

Zoe Swan
28 Dow St., #2
Portland, ME 04102

RE: 28 Dow Street
CBL: 055 E003
ZONE: R-6

Dear Ms. Swan:


At the November 18, 2010 meeting, the Zoning Board of Appeals voted 7-0 to grant the conditional use appeal to allow you to have a pet grooming business as a home occupation, determining that the use was no more objectionable than the uses listed in section 14-410(b) and with the condition that the use is only valid for the time that you, as the current owner, occupy the property. I have enclosed a copy of the Board's decision. I have also enclosed an invoice for the outstanding fees for the appeal. Please submit payment as soon as possible.

Now that the conditional use has been approved, you need to submit a Building Permit Application to the Building Inspections Division to change the use of the property from a two family to a two family with a home occupation in apartment #2. Enclosed is an application. You have six months from the date of the hearing, November 18, 2010, referenced under section 14-474 (f), to apply for the change of use, or your Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8709.

Yours truly,


Ann B. Machado
Zoning Specialist

Cc. file

SCANNED

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: November 19, 2010

RE: Action taken by the Zoning Board of Appeals on November 18, 2010.

Members Present: Phil Saucier (chair), Gordon Smith (secretary), Mark Bower, Jill Hunter, Elyse Wilkinson, Sara Moppin and William Getz

Members Absent: none

1. New Business:

A. Conditional Use Appeal:

28 Dow Street, Zoe Swan and Joel Hall, owners, Tax Map 055, Block E, Lot 003, R-6 Residential Zone:

The appellants are seeking a Conditional Use Appeal under section 14-410(c) to have a pet grooming business in their home as a home occupation. Representing the appeal are the owners. **The Board voted 7-0 to grant the conditional use appeal to have a pet grooming business as a home occupation determining that the use is no more objectionable than the uses listed in section 14-410(b) and with the condition that the use is only valid for the time that the current owner occupies the property.**

Enclosure:

Decision for Agenda from November 18, 2010

Original Zoning Board Decision

One dvd

CC: Joseph Gray, City Manager

Penny St. Louis Littell, Director, Planning & Urban Development

Alex Jaegerman, Planning Division



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>28 Dow st. Portland Me</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>55</u> Block# <u>E</u> Lot# <u>3</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Zioë Swan</u> Address <u>28 Dow st #12</u> City, State & Zip <u>Portland Me 04102</u>	Telephone: <u>207 318 7642</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>150</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>225</u>
Current legal use (i.e. single family) <u>multi-family</u> Number of Residential Units <u>2</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>multi-family plus pet grooming</u>		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>No construction changes for home occupancy dog grooming business.</u>		
Contractor's name: <u>none</u>		
Address: <u>n/a</u>		
City, State & Zip <u>n/a</u> Telephone: _____		
Who should we contact when the permit is ready: <u>Zioë Swan</u> Telephone: <u>207 318 7642</u>		
Mailing address: <u>28 Dow st. Portland Maine</u>		

ck # 1001 #150

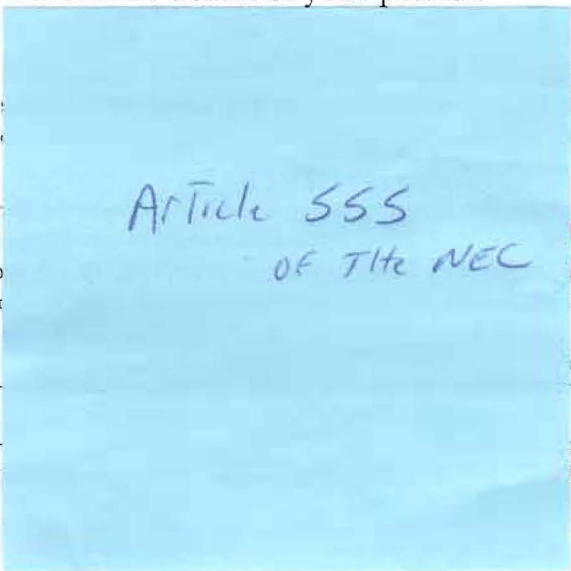
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the project, you may request additional information prior to the issuance of this form and other applications visit the Inspection Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the property and that I have been authorized by the owner to make this application. In addition, if a permit for work is issued, an authorized representative shall have the authority to enforce the provisions of the codes applicable to this permit.

Signature: Zioë Swan

This is not a permit; you may



Department
download copies of
by the Inspections

the proposed work and
to all applicable
the Code Official's
our to enforce the

MAR 28 2011
City of Building Inspections
City of Portland Maine
issued

Zoning Board of Appeals
Department of Planning and Urban Development
City of Portland
389 Congress St.
Portland, ME 04101

Dear Ladies and Gentleman of the Zoning Board of Appeals,

I am requesting a permit to allow me the use of my residence at 28 Dow Street for home occupation. I am a certified pet groomer and wish to provide full service grooming including bath, brush, nail trim, ear cleaning and pet and breed cuts. Currently this type of business is not listed as an acceptable home occupation listed under item (B) of Section 14-410 of the Portland Zoning Ordinance but I believe that it is a business similar to and no more objectionable than the home occupations that are listed as acceptable (see section (C)). A grooming business is very similar to that of a hairdresser, which is an acceptable occupation under item (B). The following is an explanation of how my home occupation meets the criteria listed under item (A) of the same:

- a. My home occupation will occupy 206 square feet which is 15.06% of the floor area of my residence
- b. No goods will be stored displayed or visible from outside the residence
- c. Storage of the material necessary to perform my occupation is included in the floor space mentioned above
- d. Only a small plaque or sign less than 2' X 2' is necessary for my occupation
- e. No external alterations to my residence are necessary
- f. No additional parking is necessary. Pick-up and drop-off may be done in my private driveway.
- g. I will limit my clients to one to two pets at any given time to eliminate noise concerns.
- h. I will not be holding pets longer than the time it takes me to groom them, i.e. no boarding of pets
- i. No additional vehicles are necessary for my home occupation.
- j. My occupation will be limited to two hair dryers.
- k. I will not need any additional employees

As you can see, my home occupation is a secondary and incidental use of my residence. The external activity level and impact is negligible and in keeping with the residential character of the neighborhood. In addition I believe that I will be able to provide a service that is needed in our neighborhood. As a dog owner I know how challenging it is to find a good groomer and often there is a waiting list for that groomer. I feel like many dog owners in my neighborhood will be enthusiastic to have a pet groomer nearby to provide this service for them. Attached you will find a copy of a floor plan showing my entire dwelling and area of the home occupation space. Thank you for your assistance in this matter.

Sincerely, Zoë Swan

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 7314 PAGE 141 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 28 Dow Street, Portland, Maine

Job Number: 299-24

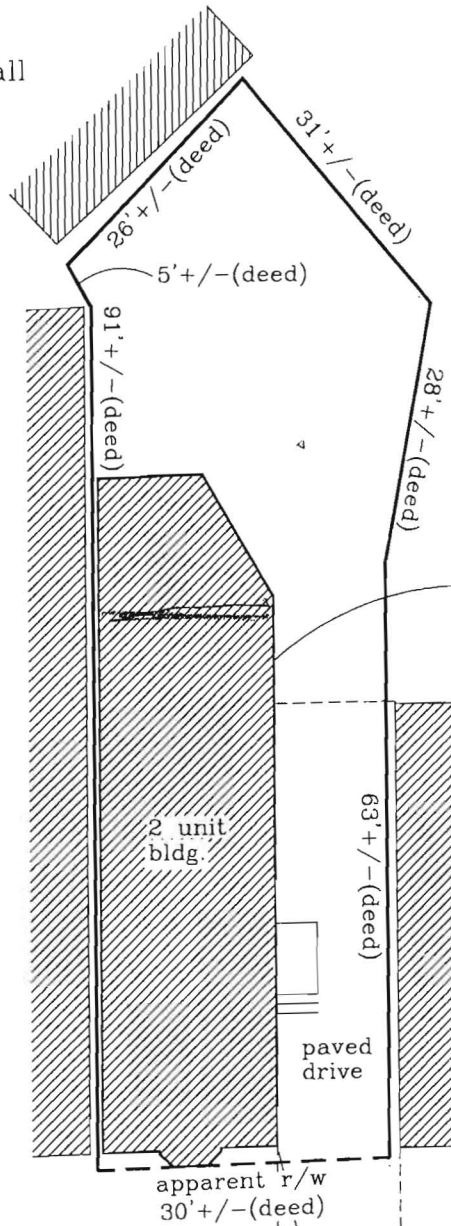
Inspection Date: 10-12-00

Scale: 1" = 20'

Client File#: 00-4808

Buyers: Zoe Swan & Joel Hall

Sellers: Lee Longnecker &
Diana L. Fish



2 1/2 story wood structure w/ brick foundation

Dow St.

to Congress St.

to Brackett St.

I HEREBY CERTIFY TO: Hopkinson & Abbondanza; the Lender and its title insurer.

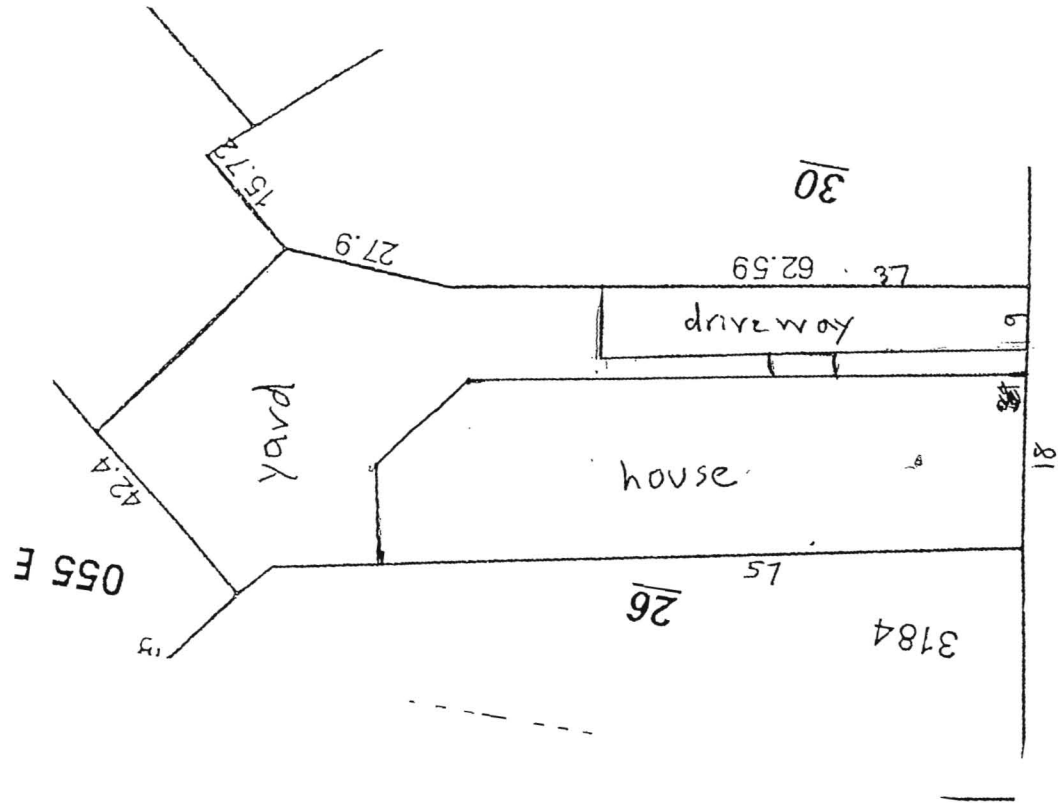
APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY

copyright © 1994

Monuments found did not conflict with the deed description.
The dwelling setbacks do not violate town zoning requirements.
As delineated on the Federal Emergency Management Agency Community Panel: 230051-0013 B
The structure does not fall within the special flood hazard zone.
The land does not fall within the special flood hazard zone.

Livingston - Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport - Maine 04046
207-967-9761 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



0063917

BK 5822 PG 262

WARRANTY DEED
(Statutory Short Form)

MAINE REAL ESTATE TAX PAID

We, Lee R. Longnecker and Diana L. Fish of South Portland, County of Cumberland, and State of Maine, for consideration paid, grant to Joel Hall and Zoe Swan, both of Portland, County of Cumberland, and State of Maine, as joint tenants and not as tenants in common, their heirs and assigns forever, WITH WARRANTY COVENANTS, the following described real estate in Portland, County of Cumberland, and State of Maine:

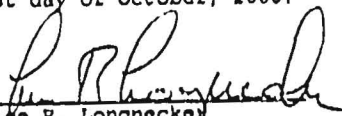
See Exhibit A attached hereto and made a part hereof.

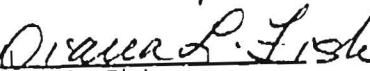
Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS our hands and seals this 31st day of October, 2000.

WITNESS




Lee R. Longnecker


Diana L. Fish

STATE OF MAINE
Cumberland, ss.

October 31, 2000

Then personally appeared the above-named Lee R. Longnecker and Diana L. Fish and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Richard E. Clarke, Attorney at Law

BK 115822 PG 268

EXHIBIT A - PROPERTY DESCRIPTION

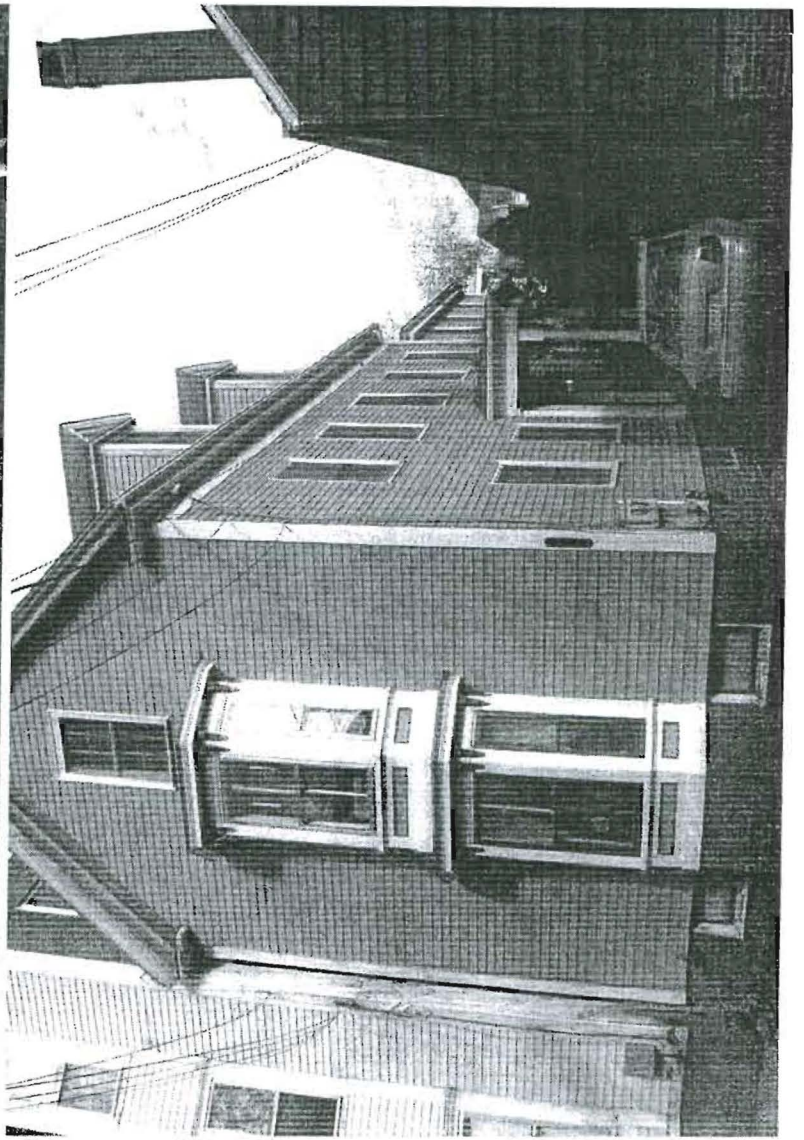
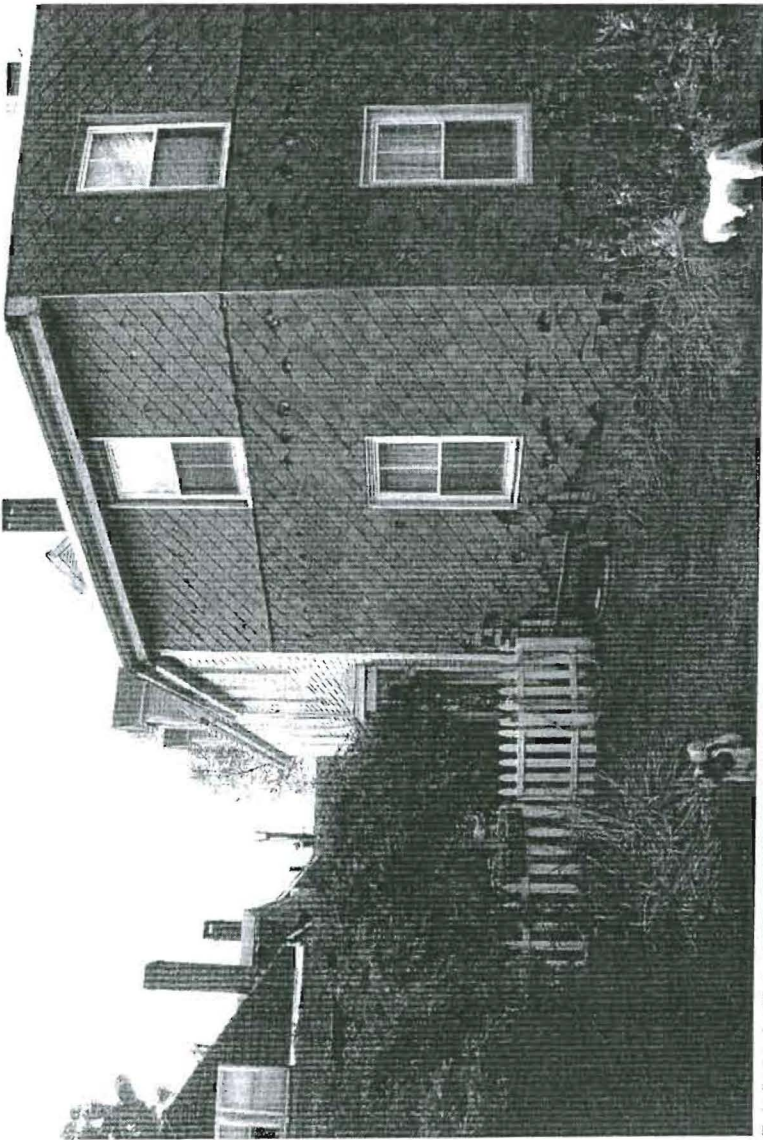
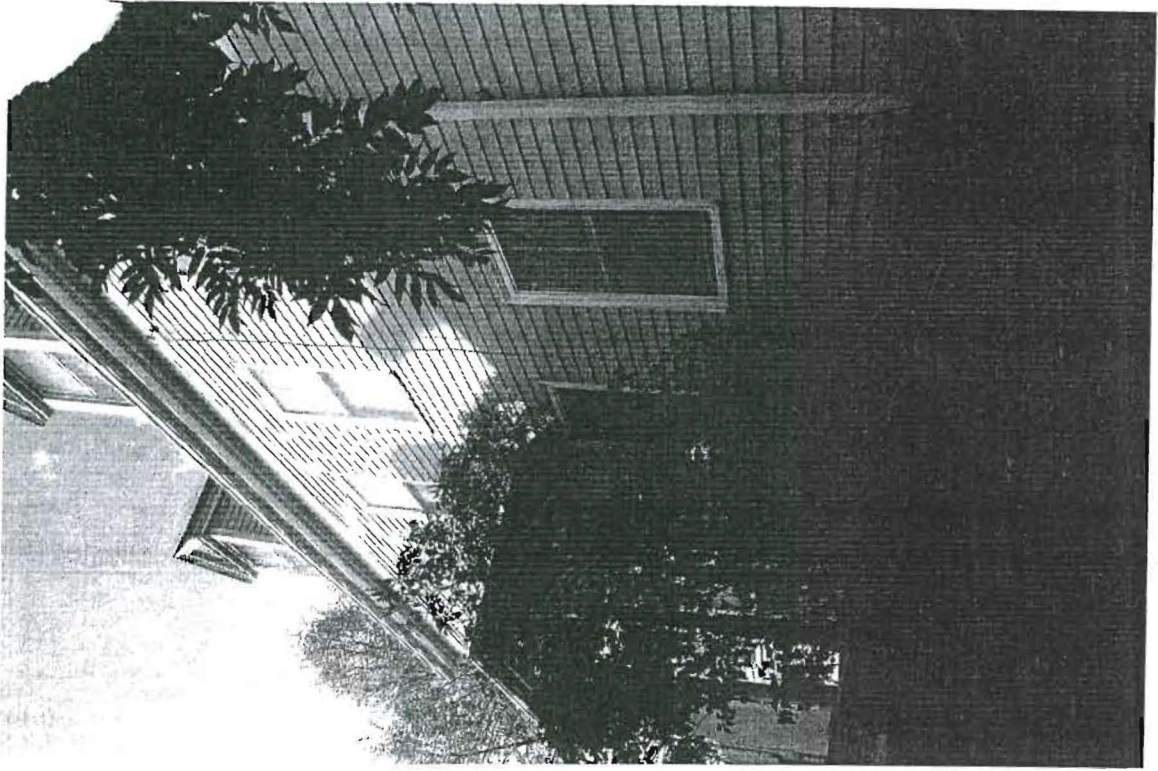
Closing date: 10/31/2000
Borrower(s): Joel hall and Zoe Swan
Property Address: 28 Dow Street, Portland, Maine 04101

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of Dow Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on said easterly side of Dow Street at the northwesterly corner of a lot of land conveyed by Thomas Payson to Elmer W. Cobb, Jr., et al, by deed dated November 21, 1941 and recorded in the Cumberland County Registry of Deeds in Book 1659, Page 179, said point being distant northerly one hundred thirty and 28/100ths (130.28) feet from the intersection of said easterly side of Dow Street with the northerly side of Brackett Street; thence easterly by land of said Cobb said line making an included angle with said easterly side of Dow Street of 90° 32' a distance of sixty two and fifty nine hundredths (62.59) feet to a point; thence easterly by land of said Cobb said line making an included angle with said last described line of 190° 19' a distance of twenty seven and nine tenths (27.9) feet to a point; thence easterly on a straight line by other land of said Thomas Payson thirty one (31.0) feet more or less to the southwesterly sideline of the lot of land conveyed by Guiseppo Pio to Sophia Nanos by deed dated November 4, 1941 and recorded in the Cumberland County Registry of Deeds in Book 1659, Page 154 and to a point thereon distant one hundred five and one tenth (105.1) feet from the northerly side of Pine Street; thence Northerly by land of said Nanos twenty six and three tenths (26.3) feet more or less by land now or formerly owned by Minie E. Joy; thence southwesterly by land of said Joy five and two tenths (5.2) feet to the southeasterly corner of said Joy land; thence westerly by land now or formerly of said Joy ninety one (91) feet more or less to the easterly side of said Dow Street; thence southerly by said easterly side of said Dow Street thirty one (31) feet more or less to the point of beginning.

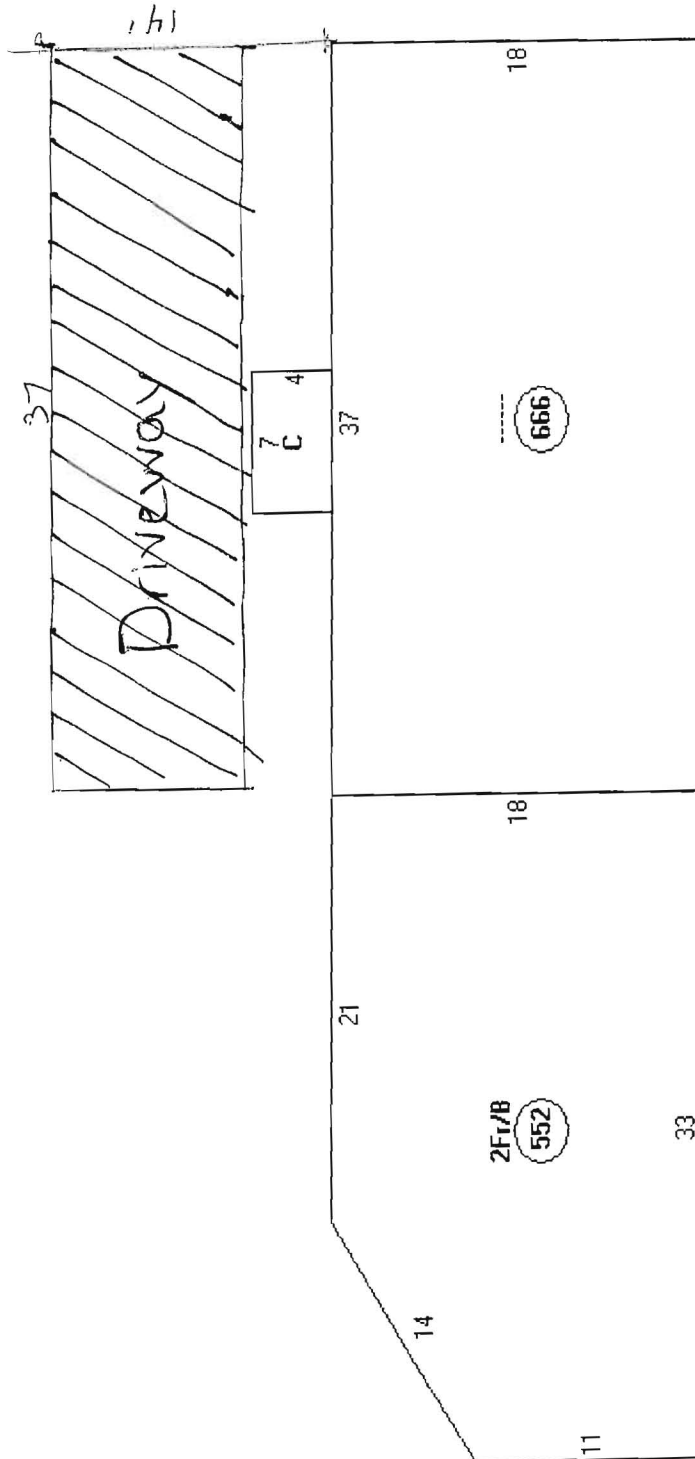
For title reference see deed of Spencer R. Amesbury and Linda D. Goddard to Lee R. Longnecker and Diana L. Fish dated July 17, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7314, Page 141.

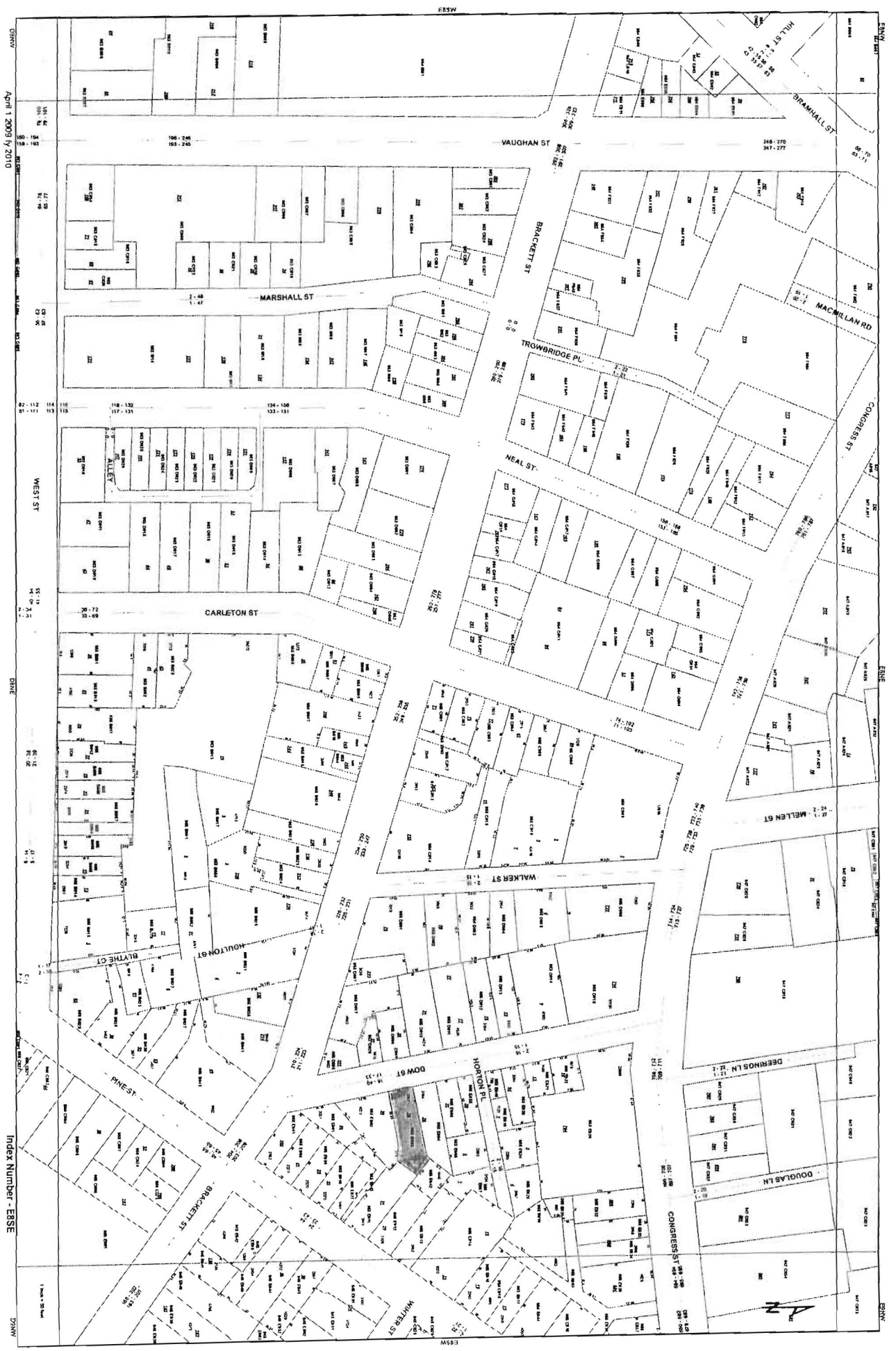
RECEIVED
RECORDED REGISTRY OF DEEDS
2000 NOV -1 PM 4:10
CUMBERLAND COUNTY
John B. Rubin



Descriptor/Area

- A: ----- 666 sqft
- B: 2Ft/B 552 sqft
- C: OFF 28 sqft





April 1 2009 by 2010

Index Number - ESSE

DNW

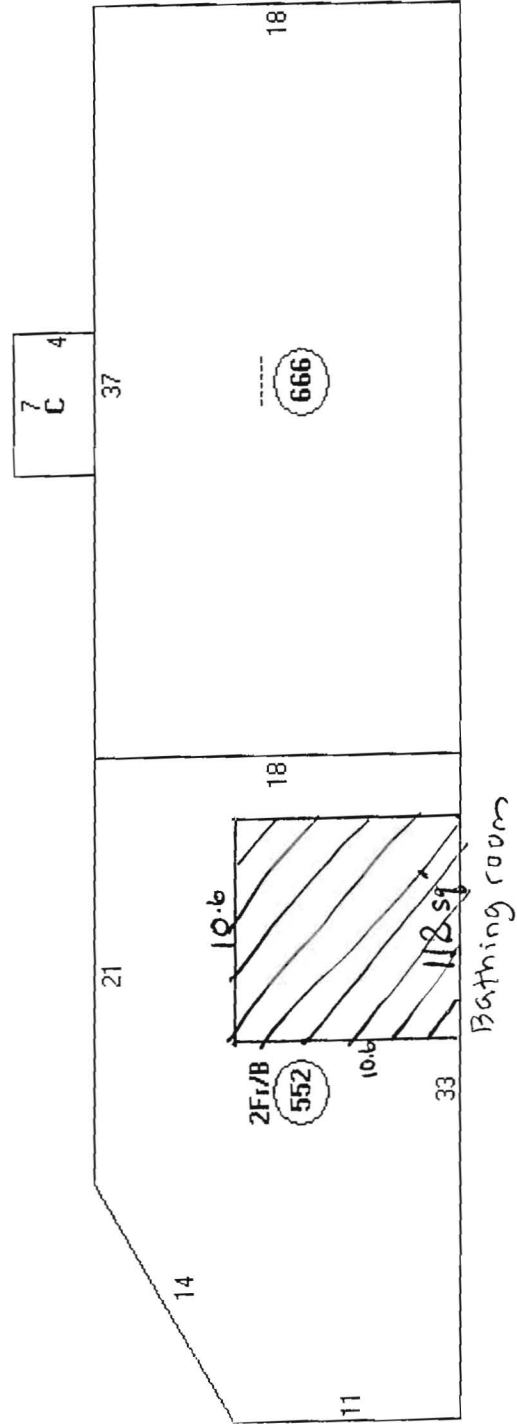
DNW

DNW

Descriptor/Area

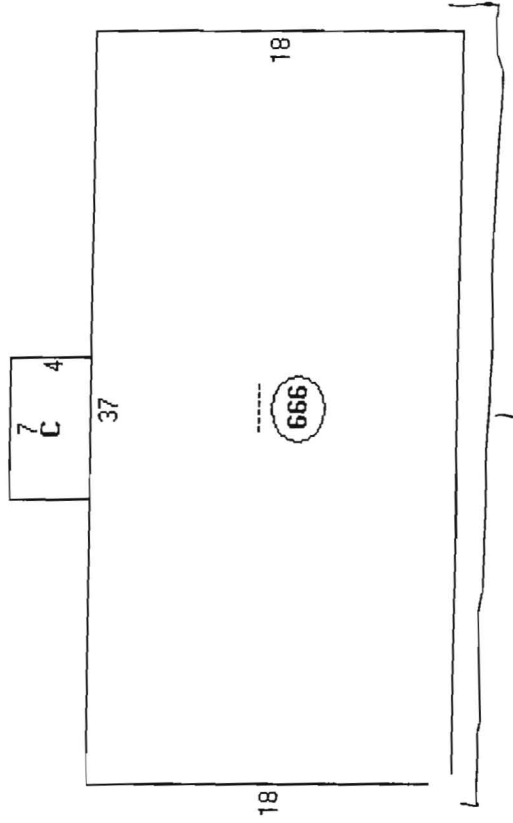
- A:
666 sqft
- B: 2Fr/B
552 sqft
- C: OFF
28 sqft

Basement



Descriptor/Area

- A: 666 sqft
- B: 2F1/B 552 sqft
- C: OFF 28 sqft



Second floor

Descriptor/Area

- A: 666 sqft
- B: 2Fr/B 552 sqft
- C: OFF 28 sqft

