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*Penny St. Louis Littell - Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

Memo to file

January 30, 2009

Ann Machado – Zoning Specialist

RE: 147 Pleasant Avenue – 131 E009 - Permit #01-0325 – Change 5 residential units to 5 residential condominiums

James & Monique Walker applied to convert their residential building to five residential condominiums (#01-0325) on 4/6/01. The permit was issued on 7/20/01. Certificates of occupancy were issued for units 1, 2, 3, & 4 on 9/4/01.

James & Monique Walker never sold any of the units. On November 12, 2002 James & Monique Walker sold Bryce Avallone (Clark House Management, LLC & Avallone, LLC) the whole building with five legal units and one illegal unit. Bryce Avallone purchased the property as residential rental units and not residential condominiums. He has no desire to sell the units as residential condominiums.

Permit #01-0325 has been withdrawn and the certificates of occupancy that were issued under it are void. The legal use of the property is five residential units with one illegal unit. There is a permit pending (#06-1697) to legalize the illegal unit, to make the building a legal six unit.