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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

TO: CHAIR AND ZONING BOARD OF APPEALS

FROM: MARGE SCHMUCKAL, ZONING ADMINISTRATOR

SUBJECT: 142 PLEASANT AVENUE – 131-G-003 – R-5 ZONE – TO LEGALIZE
ONE NONCONFORMING DWELLING UNIT - #07-0439

DATE: JUNE 12, 2008

This memo is for background information concerning this conditional use appeal. On April 3, 2007 this office received an application for legalizing one illegal residential unit in a legal two family building for a total of three dwelling units. Legal notices were sent out to abutters on April 5, 2007 as required. On April 18, 2007 and April 24, 2007 this office received two letters of objection within the 10 working days per ordinance. Copies of those letters are attached. On April 11, 2007 this office received a disapproval from the Fire Prevention Officer (Jay Kelly) relating to egress issues. On April 23, 2007 Code Enforcement Officer Suzanne Hunt returned a disapproval for Housing Code compliance relating to egress requirements along with other issues. Copies of these reports are attached.

Since that time the owner has worked with Fire and Building to come up with an allowable egress to meet current ordinances. On June 10, 2008 a permit to building an exterior egress stairway was granted to the owner. It is expected that Fire and Building can sign off on the legalization as soon as the stairway is completed.