



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Acting Zoning Administrator*

January 16, 2015

Michael Girard
380 Warren Avenue
Portland, ME 04103

Re: 121 -139 Warren Avenue – Michael Girard – 295-C-003, 004, 005, 006, 007 & 009 – the “Property” – B-4 Commercial Corridor Zone

Dear Mr. Girard,

I am in receipt of your request for a determination letter to determine if the property can be used for residential purposes.

The property is located in the B-4 Commercial Zone. Section 14-229.11 lists the permitted uses and section 14-229.11.1 lists the conditional uses within the zone. Section 14-229.12 states that “uses not expressly enumerated in section 14-229.11 as permitted uses are prohibited”. A residential use is not listed as a permitted use, therefore it is prohibited.

There are two structures existing on the lot. Permit #09-0539 and the certificate of occupancy for this permit issued on 6/4/2010 gives the use of the front building as retail. Since this is the most recent permit for this building, retail is the current legal use. This use can be changed to any use that is permitted in the B-4 Zone, but it cannot be changed to a residential use.

Our records do not show a use for the building located in the rear of the property. If there is not a building permit on file we turn to the assessor’s records from the early 1950s to determine the use. This use is considered the legal use since it was the existing use when the current ordinance went into effect on June 5, 1957. The assessor’s card from the early 1950s listed the use of the rear building as a single family. Since the property is located in the B-4 Commercial Zone, the current use as a single family home for the rear building is legally nonconforming.

Section 14-387 addresses the discontinuance of a use of property. It states that “if a legally nonconforming residential use is discontinued for a period of twenty-four (24) months, such discontinuance shall constitute an abandonment of the use and the property shall not thereafter be occupied or used except in conformity with the provisions of this article. In cases of foreclosure or similar circumstances involving a legal nonconforming residential structure, the Planning Authority shall be authorized to extend the aforementioned period up to an additional five (5) years provided that the extension is for good cause and the minimum length considered necessary to resume the legally nonconforming use of the structure”. Our office has determined that the rear building was vacant as of

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

an inspection on 10/18/2013. Based on that date, the legally nonconforming residential use will expire on October 18, 2015 unless the building is occupied as a residential use or a written request is submitted to the Planning Authority requesting an extension of the 24 month period.

Please feel free to contact me if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "A. B. Machado", with a long horizontal flourish extending to the right.

Ann B. Machado

Acting Zoning Administrator

Portland City Hall

207.874.8709

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0539	Issue Date:	CBI: 295 C003001
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Location of Construction: 135 WARREN AVE	Owner Name: TANNER CHARLES V III	Owner Address: 131 WARREN AVE	Phone:
Business Name: Seavey	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-4

Past Use: Vacant - Kleen Oil Company	Proposed Use: Commercial - Retail - used furniture store- Change of use from oil company to retail no construction install fire door "A Little Shop of Everything"	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group M Type SB XXXXXXXXXX	

Proposed Project Description: Change of use from oil company to retail no construction install fire door.	Signature: <i>(KG)</i>	Signature: <i>AMBS/17/10</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature		Date:

Permit Taken By: Ldobson	Date Applied For: 06/01/2009	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/conditions</i> Date: <i>6/14/09</i> <i>ABM</i></p>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied <p>Date:</p>	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District 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 <p><i>ABM</i> Date:</p>
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PERMIT ISSUED

MAY 17 2010

City of Portland 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	PHONE



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 135 WARREN AVE

CBL 295 C003001

Issued to Tanner Charles V Iii

Date of Issue 06/04/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-0539 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Front Building

Retail- used furniture store
Use Group M
Type 5B

Limiting Conditions: Basement and second floor is for storage only, no public access allowed

This certificate supersedes
certificate issued

Approved: *[Signature]*
(Date) 6/9/10

[Signature]
Inspector of Buildings 7/6/10

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CHM R. Foster
6/9/10

REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

LAND NOS. _____ **STREET** Tyler **BLDG. NO.** _____ **CARD NO.** 1 OF 2 **DEVELOPMENT NO.** _____ **AREA** _____ **DIST.** _____ **ZONE** _____ **PAGE** _____ **CHART** 295 **BLOCK** 0 **LOT** 3 to 6

TAXPAYER ADDRESS AND DESCRIPTION
 MCKENZIE KENNETH J
 85 WARREN AVE.
 CITY

RECORD OF TAXPAYER

PROPERTY FACTORS IMPROVEMENTS
 TOPOGRAPHY _____ WATER _____
 LEVEL _____ HIGH _____ SEWER _____
 LOW _____ GAS _____
 ROLLING _____ ELECTRICITY _____
 SWAMPY _____ ALL UTILITIES _____
 STREET _____ TREND OF DISTRICT _____
 PAVED _____ IMPROVING _____
 SEMI-IMPROVED _____ STATIC _____
 DIRT _____ DECLINING _____
 SIDEWALK _____
 TILLABLE _____ PASTURE _____ WOODED _____ WASTE _____

LAND & BLDGS. TYLER ST. LOTS 52-
 TO 55 REC. PL. AVALON HIGHLANDS
 ASSESSORS PLAN 295-C-3 TO 6 AREA
 10560 SQ. FT.

LAND VALUE COMPUTATIONS AND SUMMARY

LAND VALUE COMPUTATIONS AND SUMMARY

ASSESSMENT RECORD INCREASE DECREASE

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1960
160	668V	1.00	83	82	130	

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19

LAND	BLDGS.	TOTAL	INCREASE	DECREASE
175	1125	1300		

TOTAL VALUE LAND	TOTAL VALUE BLDINGS	TOTAL VALUE LAND AND BLDINGS
130	2380	2510

TOTAL VALUE LAND	TOTAL VALUE BLDINGS	TOTAL VALUE LAND AND BLDINGS

LAND	BLDGS.	TOTAL
175	1125	1300

LAND VALUE COMPUTATIONS AND SUMMARY

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ASSESSMENT RECORD INCREASE DECREASE

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19

LAND	BLDGS.	TOTAL

YEAR	ORIG. COST	RENTAL

YEAR	SALE PRICE	EXPENSE

YEAR	U. S. R. S.	NET

MAY 20 1919

YEAR 19



RECORD OF BUILDINGS
 GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP

YEAR 19

CONSTRUCTION										PLUMBING										COMPUTATIONS									
FOUNDATION		FLOOR CONST.		PLUMBING		TILING		ADDITIONS		UNIT		REPAIRS		REPAIRS		REPAIRS		REPAIRS		REPAIRS									
CONCRETE	STEEL JOIST	WOOD JOIST	BATHROOM	ELECTRIC	NO LIGHTING	NO LIGHTING	NO LIGHTING	NO LIGHTING	NO LIGHTING	NO LIGHTING	NO LIGHTING	NO LIGHTING	NO LIGHTING	NO LIGHTING	NO LIGHTING	NO LIGHTING	NO LIGHTING	NO LIGHTING	NO LIGHTING	NO LIGHTING	NO LIGHTING								
CONCRETE BLOCK	STEEL JOIST	WOOD JOIST	TOILET ROOM	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.	TOILET FL. & W.COT.								
BRICK OR STONE	MILL TYPE	WOOD JOIST	WATER CLOSET	LIGHTING	LIGHTING	LIGHTING	LIGHTING	LIGHTING	LIGHTING	LIGHTING	LIGHTING	LIGHTING	LIGHTING	LIGHTING	LIGHTING	LIGHTING	LIGHTING	LIGHTING	LIGHTING	LIGHTING	LIGHTING								
PIERS	REIN. CONCRETE	FLOOR FINISH	KITCHEN SINK	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
CELLAR AREA FULL	B 1 2 3	STD. WAT. HEAT	AUTO. WAT. HEAT	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.	ELECT. WAT. SYST.								
1/4 1/2 3/4	CEMENT	LAUNDRY TUBS	LAUNDRY TUBS	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
NO. CELLAR	EARTH	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
EXTERIOR WALLS	PINE	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
CLAPBOARDS	HARDWOOD	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
WIDE SIDING	TERRAZZO	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
DROP SIDING	TILE	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
NO SHEATHING	ATTIC FLR. & STAIRS	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
WOOD SHINGLES	INTERIOR FINISH	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
ASBES. SHINGLES	B 1 2 3	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
STUCCO ON FRAME	PINE	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
STUCCO ON TILE	HARDWOOD	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
BRICK VENEER	PLASTER	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
BRICK ON TILE	UNFINISHED	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
SOLID BRICK	METAL CLG.	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
STONE VENEER	RECREAT. ROOM	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
CONG. OR CIND. BL.	FINISHED ATTIC	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
TERRA COTTA	FIREPLACE	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
VITROLITE	HEATING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
PLATE GLASS	PIPELESS FURNACE	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
INSULATION	HOT AIR FURNACE	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
WEATHERSTRIP	FORCED AIR FURN.	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
ROOFING	STEAM	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
ASPH. SHINGLES	HOT WAT. OR VAPOR	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
WOOD SHINGLES	NO HEATING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
ASBES. SHINGLES	GAS BURNER	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
SLATE	OIL BURNER	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
METAL	STOKER	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
COMPOSITION		NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
ROLL ROOFING		NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								
INSULATION		NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING	NO PLUMBING								

SUMMARY OF BUILDINGS

OCCY.	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
1 W G	A 1 1 F D	D	36	✓	F	2988	185	1640	A	1440	1000	19
	B					3080	416	1850	B	1850	1100	19
	C							740	S	740	450	19
	D								D			19
	E								E			19
	F								F			19
	G								G			19

1951 TOTAL BLOCS.

2380

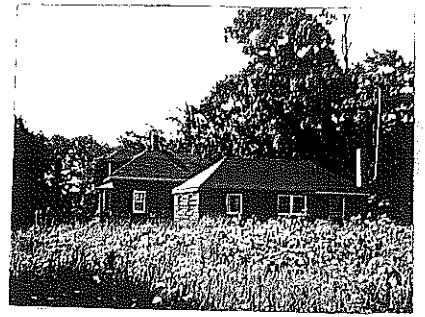
YEAR	TAX VAL.	OLD VAL.	CHANGE
1951	1951	1450	
19	19	19	
19	19	19	

Handwritten notes on grid paper, including 'FRONT', '32', and '1 1/2'.

Handwritten notes at the bottom right of the page.

3/4 YEAR 1960

MAY 20 1960
YEAR 19



RECORD OF BUILDINGS
GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE	WOOD JOIST	BATHROOM	60		
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM			
BRICK OR STONE	MILL TYPE	WATER CLOSET			
PIERS 6x6	REIN. CONCRETE	LAVATORY			
CELLAR AREA FULL	FLOOR FINISH	KITCHEN SINK			
1/2 1/2	B 1 2 3	STD. WAT. HEAT			
NO. CELLAR 0	CEMENT	AUTO. WAT. HEAT			
EXTERIOR WALLS	EARTH	ELECT. WAT. SYST.			
CLAPBOARDS	PINE	LAUNDRY TUBS			
WIDE SIDING	HARDWOOD	NO PLUMBING			
DROP SIDING	TERRAZZO				
NO SHEATHING	TILE				
WOOD SHINGLES					
ASBER. SHINGLES					
STUCCO ON FRAME	ATTIC FLR. & STAIRS				
BRICK VENER	INTERIOR FINISH				
BRICK ON TILE	B 1 2 3				
SOLID BRICK	PINE				
STONE VENER	HARDWOOD				
CONC. OR CIND. BL.	UNFINISHED				
TERRA COTTA	WEIGHT CLG.				
VITROLITE	RECREAT. ROOM				
PLAYE GLASS	FINISHED ATTIC				
INSULATION	FIREPLACE				
WEATHERSTRIP	HEATING				
ASPH. SHINGLES	PIPELESS FURNACE				
WOOD SHINGLES	HOT AIR FURNACE				
ASBER. SHINGLES	FORCED AIR FURN.				
SLATE	STEAM				
METAL	HOT WAT. OR VAPOR				
COMPOSITION	NO HEATING				
ROLL ROOFING	GAS BURNER				
INSULATION	OIL BURNER				
	STOKER				

SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	F. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
1	1 3 SE	D	20		F	110	35%	720	A	770	485	17
2	6x10	D	OLD		F	40	50%	20	B	20	25	17
3				60		1570	30%	1100	C	1100	650	17
4									D			
5									E			
6									F			
7									G			

COMPUTATIONS

UNIT	1951	60
490 S. F.	11280	1830
560 S. F.		
ADDITIONS		+ 20
BASEMENT	- 140	- 140
WALLS	- 180	- 250
ROOF	+ 180	+ 100

12 mo pay netting
12812 = 144

YEAR	1951	19	19	19
TAX VAL.	480	15	19	19
OLD VAL.				
CHANGE				
1951 TOTAL BLDGS.	740			450

RECORD OF BUILDINGS

10/18/2013	Time	Inspector	Total
Complaint	Chuck Fagone	<input checked="" type="checkbox"/>	
Inspection		<input checked="" type="checkbox"/>	District Nbr: 8 Census Tract
26744			
295 C003001	Address: 135 WARRENAVE		
Contact Info	Property Management	Inspection Outcome	Letters Fees CBL Inspections

Add Outcome

0 Status: Re-Inspect 14 Days Next Insp Due By 11/1/2013

Per inspection violations exist of debris and other hazardous material piled in front of the dwellings. Owner is foreclosing and I have contacted the bank regarding clean up

Created By: psf Mod By:

Create Date: 10/24/2013 Mod Date:

- [New Inspection](#)
- [Violation This Inspection](#)
- [Violations All Inspections](#)
- [Fire Inspection Forms](#)