



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: 5/16/90

Atlantic Options
58 Fore St.
Portland, ME 04111

ATTN: Chris Larson

Re: Permit #88/1183

Seashore Ave.; Peaks Island

86-A-16

Dear Mr. Larson:

This is to notify you that your building permit issued 9/27/88 has expired. Any construction that this permit has been issued for must not start until a new permit has been applied for, or a variance of circumstances has been requested in writing, approved by the Chief of Inspection Services.

Should you have any questions, do not hesitate to call this office, 874-8300, Ext. 8704.

Sincerely,

Code Enforcement Officer -

Arthur Addato

cc Sam Hoffses
Joseph Gray
file

86-A-16
00-1183

→ Seashore Ave, Peaks Isl

March 28, 1989

P. Samuel Hoffses, Chief
Inspection Services Division
Department of Planning and Urban Development
Portland City Hall
389 Congress Street
Portland, Maine 04101

Dear Sam:

I spoke to you briefly in your office today. I am requesting an extension to the attached building permit. It is my understanding that you can grant an extension for up to 90 days.

I appreciate your attention to this matter.

Very truly yours,

Chris Larson

Chris Larson

12 Bond Street
Portland, Maine 04101

Ldd

Enclosure

*I have reviewed your request
and grant a 90 day extension.*

P. Samuel Hoffses
Chief of Inspection Services

PERMIT # **001183** CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Christopher Larson
Address: 12 Bond Street, Portland mail to *

LOCATION OF CONSTRUCTION Seashore Avenue Peaks Island 86-A-16
CONTRACTOR: Atlantic Options SUBCONTRACTORS: 774-68881

ADDRESS: 58 Fore Street Portland
Est. Construction Cost: 60,000 Type of Use: single family

Past Use: _____
Building Dimensions: L. _____ W. _____ Sq. Ft. _____ # Stories _____ Lot Size _____
Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____
Conversion - Explain minor site plan review - construct new

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:
Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:
1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floor:
1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____ Size: _____
3. Lally Column Spacing: _____ Spacing 16" O.C.
4. Joists Size: _____ Size: _____
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:
1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____ Span(s) _____
4. Header Sizes _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____ Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____ Weather Exposure _____
9. Siding Type _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:
1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only	
Date: <u>August 25, 1988</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Fire Code _____	Location _____
Time Limit: <u>60,000.00</u>	Block _____
Estimated Cost: <u>70.00</u>	Permit Expiration: _____
Value/Structure _____	Ownership: _____ Public _____ Private _____
Fee _____	

PERMIT ISSUED

Ceiling:
1. Ceiling Joists Size: _____ Spacing _____
2. Ceiling Strapping Size _____
3. Type Ceiling: _____ Size _____
4. Insulation Type _____
5. Ceiling Height: _____

Roof:
1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other: _____

Chimney/s: _____ Number of Fire Places _____
Type: _____

Heating: _____ Type of Heat: _____

Electrical: _____ Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing: _____
1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:
1. Type: _____ Square Footage _____
2. Pool Size: _____
3. Must conform to National Electrical Code and State Law.

Zoning: _____ District DR-1 Street Frontage Req. _____ Provided _____
Required Setbacks: Front _____ Back _____ Side _____

Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shore and Floodplain Mgmt _____ Special Exception _____
Other (Explain) _____
Date Approved: 8-25-88

Permit Received By Joanne Quint Date August 25, 1988

Signature of Applicant Christopher Larson

Signature of CEO _____ Date _____

Inspection Dates _____

White Tag _____

White Tag _____

White Tag _____

White Tag _____

White Tag _____

White Tag _____

White Tag _____

White Tag _____

White Tag _____

Copyright GPCOG 1987

PLOT PLAN

N
▲

FEES (Breakdown From Front)

Base Fee \$ 320.-
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record

Date

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

COMMENTS

5-16-90 - NP Cancel permit. Rq

Signature of Applicant

Christopher P. Larson

Date

8-25-88



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

September 26, 1988

RE: 86-A-16 Seashore Avenue, Peaks Island

Mr. Christopher Larson
12 Bond St.
Portland, Maine 04102

Dear Sir:

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Review Requirements

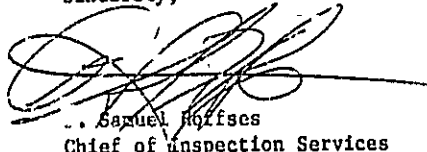
Inspection Services Approved W. J. Turner September 16, 1988
Public Works Approved S. K. Harris September 8, 1988

Building Code Requirements

1. Before any foundation is placed, Public Works must approve elevations and Inspection Services must approve setbacks for foundation.
2. Please read and implement items #4, #5 and 7 of the attached building permit report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

cc: S. K. Harris Public Works
Ben O'Reilly, Public Works

BUILDING PERMIT REPORT

DATE: 23/SEPT/88

ADDRESS: LOT 86-A-16 Pershing Ave. D.C.

REASON FOR PERMIT: Single Family Dwelling

BUILDING OWNER: Chris Tophar Larson

CONTRACTOR: ATLANTIC Options -

PERMIT APPLICANT: owner

APPROVED: *41*5*7 DENIED

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 3.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler; two(2) residential sprinkler heads supplied from the domestic water.
- *4.) Every sleeping room below the fourth story in buildings of Use Groups R and T-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- *5.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and T-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

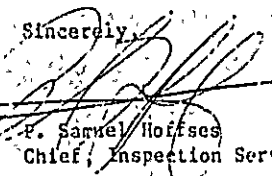
All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 6.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

- * 7.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

- 8.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."

Sincerely,


P. Samuel Hoffses
Chief, Inspection Services

/ksc
11/9/87

BUILDING DEPARTMENT

ORIGINAL

SIGNATURE OF REVIEWING STAFF

DATE

SITE PLAN REVIEW

Processing Form

Site Location Review (DEP) Required: () Yes (X) No Proposed Number of Floors: 2
Board of Appeals Action Required: (X) Yes () No Total Floor Area: 1152
Planning Board Action Required: () Yes (X) No
Other Comments:
Date Dept. Review Due:

Da's Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- ☐ Use does NOT comply with Zoning Ordinance
- ☐ Requires Board of Appeals Action
- ☐ Requires Planning Board, City Council Action

Explanation

☒ Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	AL T SETBACK AREA (SEC 2)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARD	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS:

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

Applicant: Christopher Larson

Date: Sept. 16, 1988

Address: Seashore Ave. Peles Island

Assessors No.: 86-A-16

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - IR-1 Island Residence 1 Zone

Interior or corner lot - Interior

Use - Construct New Single Family

Sewage Disposal - Septic

Rear Yards - 140' 30' required

Side Yards - 20' and 40' 20' required

Front Yards - 175' 30' required

Projects -

Front - 24' x 10'

Lot Area - 28,380 sq. ft.

Building Area - 576 sq. ft.

Area per unit - ~~20,000~~ 20,000 sq. ft.

Width of Lot - 601.36'

Lot Frontage - 601.36'

Off-street Parking - 3 ~~20~~ 20 ^{OK} spaces

Loading Bays - NA

CRIDA'S

Northgate Subdiv.

approved 1972

by Plan Board

(Well on site)

Site Plan - O.K. Public Works 7/8/88

Shoreland Zoning -

Flood Plains -

Processing Form

"August" 25, 1988

Date _____

50-A-10

Ik-i

Zoning of Proposed Site

Proposed Number of Floors 4

Total Floor Area 1152

[Faint handwritten notes at the bottom of the page]

Date Dept. Review Due:

(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	1															
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet If Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROPERTY ADDRESS	
Town Or Plantation	PORTLAND PEAKS ISLAND
Street	SEASHORE AVE
Subdivision Lot #	TAX MAP 85 BLOCK A LOT 16
PROPERTY OWNERS NAME	
LARSON CHRISTOPHER	
Last:	First:
Applicant Name: CHRISTOPHER LARSON	
Mailing Address of Owner/Applicant (if different)	
50 EXCHANGE STREET 12 BOND ST. CRI.	
PORTLAND MAINE 04102	

12 Bond St

PORTLAND PERMIT # 3,040 TOWN COPY

DATE 8-25-88

Local Plumbing Inspector Signature

Local Plumbing Inspector Signature

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Christopher Larson 8-25-88

Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature Date Approved

THIS APPLICATION IS FOR: 1. ☒ NEW SYSTEM 2. ☐ REPLACEMENT SYSTEM 3. ☐ EXPANDED SYSTEM 4. ☐ SEASONAL CONVERSION 5. ☐ EXPERIMENTAL SYSTEM	THIS APPLICATION REQUIRES: 1. ☒ NO RULE VARIANCE REQUIRED 2. ☐ NEW SYSTEM VARIANCE Attach New System Variance Form 3. ☐ REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form 4. ☐ requires only Local Plumbing Inspector Approval 5. ☐ Requires both State and Local Plumbing Inspector Approval	INSTALLATION IS COMPLETE SYSTEM 1. ☒ NON-ENGINEERED SYSTEM 2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet) 3. ☐ ENGINEERED (+2000 gpd) INDIVIDUALLY INSTALLED COMPONENTS: 4. ☐ TREATMENT TANK (ONLY) 5. ☐ HOLDING TANK 6. ☐ ALTERNATIVE TOILET (ONLY) 7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY) 8. ☐ ENGINEERED DISPOSAL AREA (ONLY) 9. ☐ SEPARATED LAUNDRY SYSTEM
IF REPLACEMENT SYSTEM: YEAR FAILING SYSTEM INSTALLED _____ THE FAILING SYSTEM IS: 1. ☐ BED 2. ☐ TRENCH 3. ☐ CHAMBER 4. ☐ OTHER _____	DISPOSAL SYSTEM TO SERVE: 1. ☒ SINGLE FAMILY DWELLING 2. ☐ MODULAR OR MOBILE HOME 3. ☐ MULTIPLE FAMILY DWELLING 4. ☐ OTHER _____ SPECIFY _____	TYPE OF WATER SUPPLY DRILLED WELL
SIZE OF PROPERTY 28,380 S.F.	200' ZONING R-3 / SHORELAND	

TREATMENT TANK 1. ☒ SEPTIC: ☒ Regular ☐ Low Profile 2. ☐ AEROBIC SIZE: 750 GALS.	WATER CONSERVATION 1. ☒ NONE 2. ☐ LOW VOLUME TOILET 3. ☐ SEPARATED LAUNDRY SYSTEM 4. ☐ ALTERNATIVE TOILET SPECIFY: _____	PUMPING 1. ☐ NOT REQUIRED 2. ☒ MAY BE REQUIRED (DEPENDS ON TREATMENT TANK LOCATION AND ELEVATION) 3. ☐ REQUIRED DOSE: _____ GALS	CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES WATER RECORDS, ETC.) 2 BEDROOM CONSERVATIVE DESIGN FLOW: 300 (GALLONS/DAY)
SOIL CONDITION IS USED FOR DESIGN PURPOSES PROFILE: 4 CONDITION: C DEPTH TO LIMITING FACTOR: 44	SIZE RATING IS USED FOR DESIGN PURPOSE 1. ☐ SMALL 2. ☒ MEDIUM 3. ☐ MEDIUM-LARGE 4. ☐ LARGE 5. ☐ EXTRA LARGE	DISPOSAL AREA TYPE/SIZE 1. ☒ BED 800 Sq Ft 2. ☐ CHAMBER _____ Sq Ft 3. ☐ TRENCH _____ Linear Ft 4. ☐ OTHER _____	

SITE EVALUATOR STATEMENT

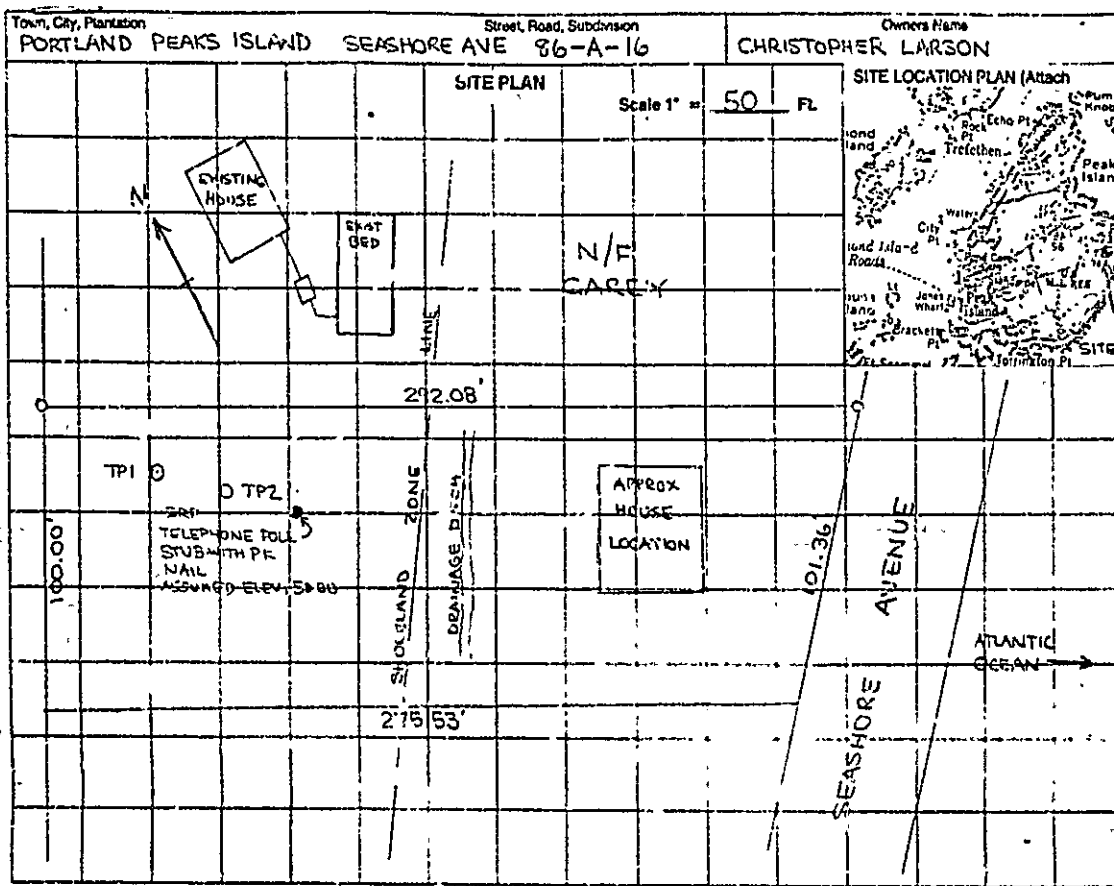
On September 3, 1984 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

William B. Goodwin 0003/4814 9/23/84

Site Evaluator or Professional Engineer's Signature Date

Local Plumbing Inspector Signature if a Local Site Evaluation is done under a Local Order

Page 1 of 1
MHE-200 Rev. 4/83



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 1 ☒ Test Pit ☐ Boring
2" SOD Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
SANDY LOAM		DARK BROWN	
SAND		GRAY BROWN	
	LOOSE		NONE
STONY SANDY GRAVEL		RED BROWN	
			FEW

Soil 4 Classification C Slope 1 Limiting Factor 47 ☒ Ground Water ☐ Restrictive Layer ☐ Bedrock

Observation Hole 2 ☒ Test Pit ☐ Boring
2" SOD Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
SANDY LOAM		DARK BROWN	
		RED BROWN	
SANDY GRAVEL	LOOSE		NONE
		YELLOW BROWN	
			FEW
		HARD PAN	

Soil 4 Classification C Slope 1 Limiting Factor 44 ☒ Ground Water ☐ Restrictive Layer ☐ Bedrock

William B. Jordan 0003/4814 9/23/84
Site Evaluator or Professional Engineer's Signature SE# IPE# Date

Division of Health Engineering

Town, City, Plantation

Street, Road, Subdivision

Company Name

PORTLAND PEAKS ISLAND

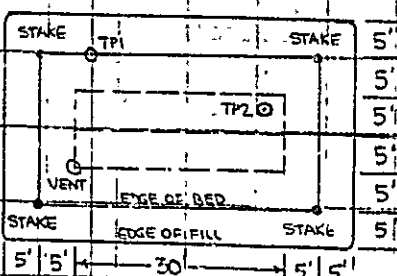
SEASHORE AVE 863-A 1/2

CHRISTOPHER LARSON

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 ft

CROSS SECTION



CROSS SECTION 4

FILL REQUIREMENTS

Depth of Fill (Upslope)

Depth of Fill (Downslope)

CONSTRUCTION ELEVATIONS

Reference Elevation is

50 00

Bottom of Disposal Area

49 30

Top of Distribution Lines or Chambers

५० ५५

ELEVATION REFERENCE POINT

LOCATION & DESCRIPTION

K NAIL IN TELEPHONE POLE

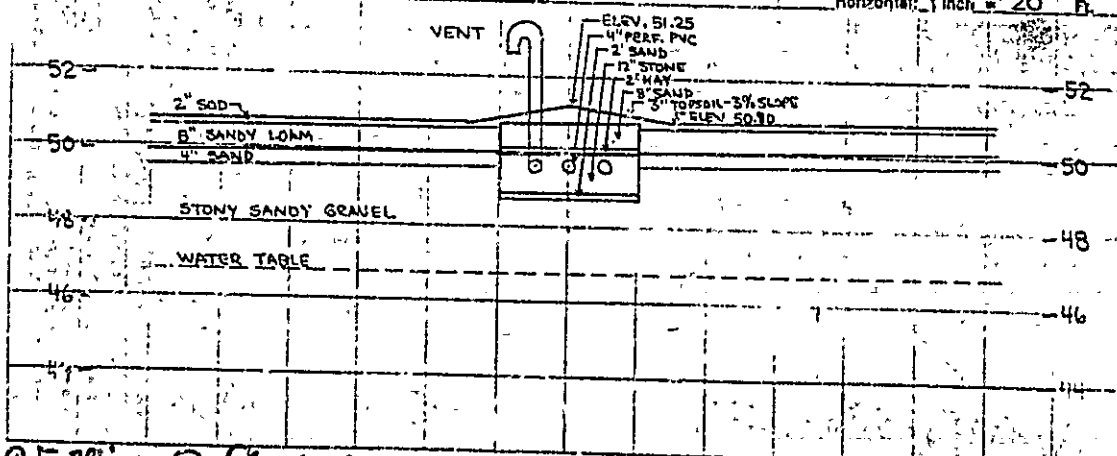
STUB

DISPOSAL AREA CROSS SECTION

Scale:

Vertical: 1 inch = 4 ft

Horizontal: 1 inch = 20' H



William B. Jordan
Site Evaluator or Professional Engineer's Signature

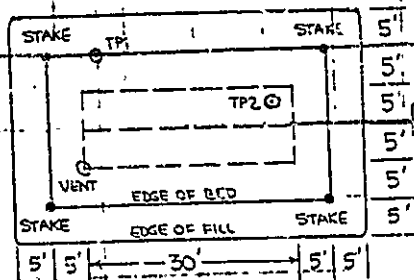
0003/7819
SE # / PE #

9/23/84
Drs

Page 3 of 3
HME-200 Rev. 4/83

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20' FL



ELEVATION REFERENCE POINT
LOCATION & DESCRIPTION
PK NAIL IN TELEPHONE POLE

STUB

CONSTRUCTION ELEVATIONS

Reference Elevation is

Bottom of Disposal Area

Top of Distribution Lines or Chambers

NOTE BOOK

GRADES CHECKED

STRUCTURE NOTATIONS CHECKED

Scale: Vertical: 1 inch = 4' FL
Horizontal: 1 inch = 20' FL

NOTE BOOK

GRADES CHECKED

STRUCTURE NOTATIONS CHECKED

NOTE BOOK

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NOTE BOOK

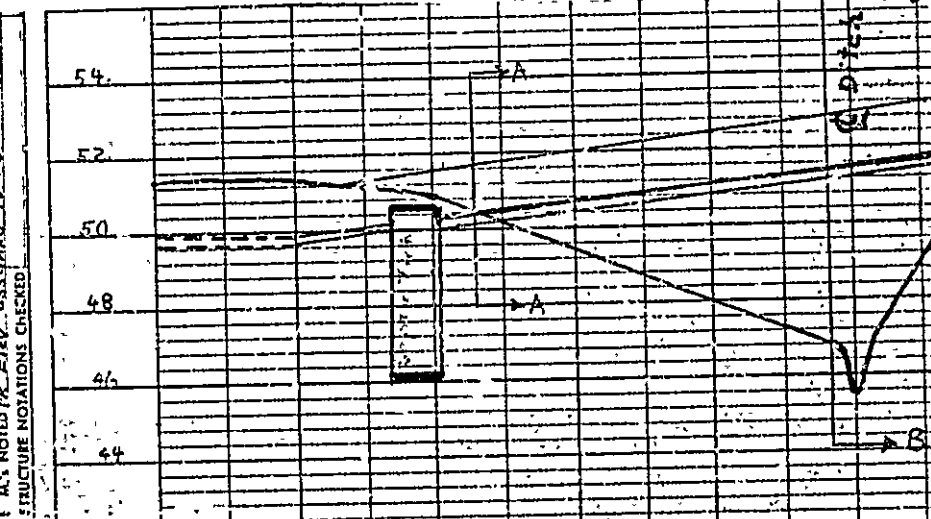
GRADES CHECKED

STRUCTURE NOTATIONS CHECKED

NOTE BOOK

GRADES CHECKED

STRUCTURE NOTATIONS CHECKED



Section A-A

3'

3'

Fill Area = 5.5 Sq. Ft.

Fill Area = 60.0 Sq. Ft.

Fill Area = 5.5 Sq. Ft.

Fill Area = 60.0 Sq. Ft.

Fill Area = 5.5 Sq. Ft.

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Fill Area = 5.5 Sq. Ft.

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Lot 86-A-16
Seashore Avenue
Peaks Island

September 19, 1988

Mr. Christopher Larson
12 Bond Street
Portland, Maine 04102

Dear Mr. Larson:

This is in reference to your application for a building permit for a new single family dwelling on Seashore Avenue, Peaks Island, in the IR-1 Island Residence Zone.

We have been advised by the City Plumbing Inspector, Mr. Ernold Goodwin, that the Forms HHE-200 Soils Test Analysis Results for inground septic disposal must be updated before a building permit can be issued for your proposed building. The State Plumbing Code has changed since 1984 and therefore a new site evaluation by the site evaluator, or a check by the original site evaluator must be made to update this report.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer