

Town of Milford
ZONING BOARD OF ADJUSTMENT



NOTICE OF HEARING

Town Hall
1 Union Square
Milford, NH 03055-4240
(603) 249-0620
Fax (603) 673-2273
www.milford.nh.gov
TDD Access:
Relay NH 1-800-735-2964

Notice is hereby given for a Public Hearing to be held on December 20, 2012 at 7:00 PM in the Board of Selectmen's Meeting Room.

Reginald Walker, owner of 75 Union St, Map 29, Lot 65, in the Residence "A" district, is requesting a Variance from Article V, Section 5.02.1, for the conversion of a two-family legal non-conforming structure into a three-family structure.

Case # 2012-30

Dated: December 7, 2012

Kevin Johnson
Kevin Johnson, Chairman

Owner/authorized representative must attend hearing; abutters requested to attend.

Dec. 10, 2012

TO: Town of Milford
Zoning board of adjustment

Dear Kevin Johnson -

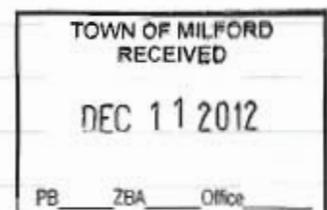
We have received notice of the hearing being held on Dec. 20, 2012 concerning a variance for Reginald Walker (owner of 75 Union St.) to convert a two family structure into a three family structure.

Case # 2012 -30

We approve of this variance change. We will not be attending the meeting.


Bonnie Caldwell

Bonnie Caldwell
Dan Caldwell
76 Union St.
Milford, N.H.



Mindy Lavallee

From: angela standbridge <flshbk74@hotmail.com>
Sent: Tuesday, December 11, 2012 3:11 PM
To: Mindy Lavallee
Subject: Case #2012-30

Follow Up Flag: Follow up
Flag Status: Flagged

My husband, Craig and myself, do not agree to the conversion from a 2 family to a 3 family of 75 Union Street, Milford, NH.

Sincerely,

Angela and Craig Standbridge



Town of Milford
Zoning Board of Adjustment

TOWN OF MILFORD
RECEIVED
NOV 30 2012
PB ZBA office

Date Received:	11/30/12
Case #:	2012-30
Application #:	
Payment amount:	
Date:	11/30/12

Application for Variance

Name of Applicant: WWW Real Estate Phone #: [REDACTED]

Email: milfordrevolution@juno.com

Address: 640 Rte 13 South Milford, NH. 03055

Owner: Reginald Walker
(If same as applicant, write "Same")

Owner's Address: Same
(If same as applicant, write "Same")

Property Location: 75 Union St. Map 29 Lot 65
(Number and Street)

Description of property: 0.3 acre lot with frontage on, and access from Union Street. Existing structure is a farmhouse built in 1860 and is currently a two dwelling unit structure (original farmhouse + converted barn)
(Lot dimension, total area, present use)

This application is not considered acceptable unless all required statements have been made and all sections completed. Additional information may be supplied on separate sheets if necessary.

Fees: \$75.00 per case plus abutter fees, including owner and representative (if applicable).

Town of Milford New Hampshire
One Union Square · Milford, NH 03055 · Phone (603) 249-0620 · Fax (603) 673-2273
www.milford.nh.gov

Section 1 - APPLICATION FOR VARIANCE

A variance is requested from Article V Section 5.02.1 of the Zoning Ordinance to permit:

The conversion of a two-family (legal non-conforming) structure to a three-family structure.

Facts supporting this request:

1. Granting the Variance would not be contrary to the public interest because:

The conversion of the existing dwelling structure to allow a third apartment will not be contrary to the public interest because the neighborhood currently consists of a mix of single and multi-family dwellings. There will be no noticeable impact on public health, safety and welfare, except for the positive benefits gained from property improvements.

2. If the Variance were granted, the spirit of the ordinance would be observed because:

Although the residence "A" district is primarily a single-family district, the neighborhood developed prior to the zoning with multi-family dwellings. The proposed additional apartment will not conflict with the spirit of the ordinance because the use will remain low-intensity.

3. Granting the Variance would do substantial justice because:

Substantial justice will be done because allowing an additional apartment will justify substantial upgrades to the property. This in turn enhances the neighborhood's desirability and value. This creates a public benefit.

4. Granting the Variance would not diminish the value of surrounding properties because:

The current 0.3 acre site easily accommodates parking requirements and minimizes any impact on surrounding properties. Proposed structural upgrades not only improve the property, but add to the value of surrounding properties.

5. Unnecessary hardship!

A. Owing to special conditions of the property that distinguish it from other properties in the area; denial of the Variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

The existing two-family use can readily accommodate a third unit, as this third unit was meant to be incorporated by a prior owner who did not obtain proper approvals. Surrounding properties have permitted and legal multi-family structures. Unnecessary hardship will result because the degree to which the property can be improved will significantly decrease without the third unit.

and;

ii. The proposed use is a reasonable one because:

It is similar to those that exist in the neighborhood. The property is unique in that the existing structure ~~allows~~ allows for an additional apartment, as was once intended, without increasing any impacts on surrounding properties.

(B) Explain how, if the criteria in paragraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the Ordinance, and a Variance is therefore necessary to enable a reasonable use of it:

The size and layout of the "house" portion of the structure, once a large farmhouse, no longer lends itself to practical use as a single unit. Allowing an additional apartment provides for a reasonable adaptive reuse.

(C) Notwithstanding paragraph (B) above, a Variance may be granted without finding a hardship arising from the terms of the Zoning Ordinance when reasonable accommodations are necessary to allow a person or persons with a recognized **physical disability** to reside in or regularly use the premises, provided that:

i) The Variance requested under this paragraph shall be in harmony with the general purpose and intent of the Zoning Ordinance because:

N/A

In addition, Variances may have extra criteria that must be met. This includes, but is not limited to:

6.03.5 Floodplain Management: The criteria for evaluation is listed in 6.03.5:B General Conditions and the applicable conditions are listed in 6.03.5:C.

If your project is covered by the above situation, include your answers to the required criteria as specified in the referenced Section of the Milford Zoning Ordinance as an attachment under Section 3 C. of this application.

ABUTTER LIST

Abutter - Any person whose property is located in New Hampshire and adjoins or is directly across the street, stream, or active railroad property from the land under consideration by the local land use board. The term "abutter" shall also include the owner and the applicant.

Map	Lot	Property Owner	Mailing Address	Town	State	Zip Code
29	69	Bruce Merrill	71 Union St	Milford	NH	03055-4842
29	66	William and Diane Fuller	8 Merrill CT	Milford	NH	03055-4823
29	63	Robert Cassarino	436 Beach Orchard Rd	Waterbury	CT	06106-2859
29	64	Douglas Fulgoni	83 Union St	Milford	NH	03055-4842
29	156	Craig and Angela Strubidge	1502 SE 11th Pl	Cape Coral	FL	33990
29	155	Dan and Bonnie Caldwell	76 Union St	Milford	NH	03055-4823
29	154	Donita Rockwell	31 Blue Hill Dr	Rochester	NH	03879-4229
29	65	WW Real Estate Partners LLC	640 Rt 13 South	Milford	NH	03055-3416

The above abutter listing reflects the most current assessing records and the Milford Zoning Board of Adjustment is released from any responsibility for inaccurate information or incorrect abutter notification.

Wendy Walker Manager WW Real Estate Partners LLC
 Signature of Applicant _____ Date 11/29/2012 Map & Lot 29-65



29-69

BRILL CT

504' ROW

29-66

235.7'

29-33

100'

29

29-65

145'

29-64

100'

140'

106'

100'

29-154

49.30'

25.0'

30.85'

105.09'

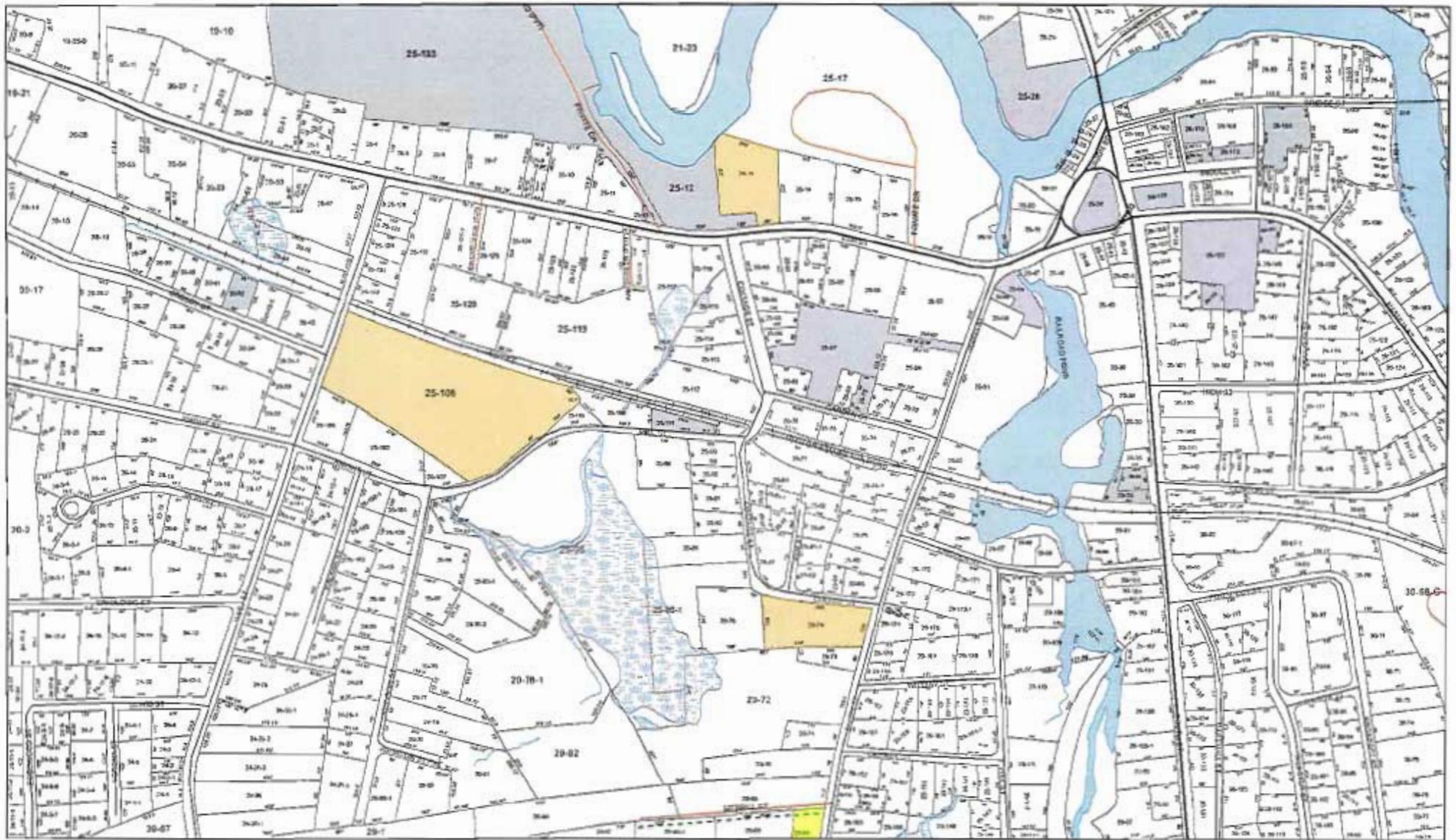
29-155

155'

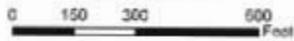
29-1

24

67'



1 inch = 300 feet



This document has been prepared to show approximate lot location only. Information shown is not to be used for deed descriptions.

MILFORD, NH

The Community Development Department maintains a continuing program to identify and correct errors. The Department makes no claims to the validity or reliability, or to any implied uses of this representation.

DATE:
April 2012
Rev. 10/2012

E5
19,20,24,
25,26,29,30



1 inch = 300 feet



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MILFORD, NH

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DATE:
April 2012
Rev. 10/2012

F5
30,33,34,35
38,39,42,43

Brief History: Edward and Joan Delage bought 75/77 Union Street from Clifford Jarest on August 30, 1990 (Book 5209, Page 980). The house was built in 1860 and the barn is believed to be about the same age. The structure consisted of a two story farmhouse with one unit upstairs and one unit downstairs connected to a barn.

The barn was extensively damaged by a fire in 1993 and when the barn was rehabilitated a unit was constructed in it. Kevin Lynch wrote Mr. Delage, on November 5, 1993 complimenting him on the quality of the work done and enclosed a certificate of occupancy for the new unit in the barn. Mr. Lynch's letter reminded Mr. Delage that if he wanted to use one of the old units as a dwelling unit he would need a variance. An application was enclosed. Mr. Delage wrote back and said they would only use the (former unit) as a play area, storage and or guest area until they received a variance.

The next record in the Town's file is Kevin Lynch's October 26, 1998 letter to Mr. Delage that cites an inspection which apparently found that a third unit existed. (It is unclear if it was being used.) Mr. Delage wrote Mr. Lynch back on November 5, 1998 and said he would convert the third unit [upstairs in the house] to a laundry room by December 1, 1998.

The Town's file shows a letter from Mr. Lynch to Mr. Delage on February 4, 1999 asking Mr. Delage to schedule an appointment for an inspection. The Town's records are silent as to whether an appointment was ever scheduled or conducted.

The Delages lost the house at a foreclosure sale held on February 4, 2011 and it was bought back by US Bank National Association, Trustee for ABFC 2007-WMC1 Trust. For reasons known only to the Bank, the deed wasn't signed until November 1, 2011 and was not recorded until April 4, 2012 (over a year after the foreclosure sale). The house languished until October 25, 2012 when it was purchased by the present owner, WWW Real Estate Partners LLC (Book 8486, Page 1497). Reginald Walker III is the LLC's Manager.

The variance request should have been filed 19 years ago and the then owners and the Town both agreed that a request should be and would be filed. It is not clear why the matter languished from 1999 (the date of the building inspector's last letter) and the present.

Plans: No changes would appear on the outside of the structure (except for the improvement in appearance). Parking is more than adequate. Inside, there are already three furnaces (one for each unit), three kitchens, three electrical meters and three water heaters. All that is required is for some kitchen cabinets and appliances to be installed.

The new owner plans (premised on approval of the third unit) are to improve the appearance of the structure (mainly the farmhouse) with new siding and new windows.

Choice As To Configuring Rooms: The configuration of rooms creates hardship in that if the upstairs apartment is part of the downstairs apartment then we are left with a two bath/five bedroom apartment. There is limited demand for five bedroom apartments. The market would be more receptive to separate units (one bath plus two bedrooms downstairs and one bath plus three bedrooms upstairs).

Parcel	Location	Owner	Use
025072000000	19 UNION ST	ENGLISH, STUART M	FOUR TO EIGHT UNITS
025052000000	24 UNION ST	PARKER, GRAYSON L TRSTEE	FOUR TO EIGHT UNITS
025079000000	39 UNION ST	SILVA, BRENDA J TRSTEE	FOUR TO EIGHT UNITS
029071000000	65 UNION ST	DEGROOT, KEVIN J & JODY L	FOUR TO EIGHT UNITS
029024000000	111 UNION ST	COOPER, CHERYL A	THREE FAMILY
025080000000	43 UNION ST	SILVA, PAUL F TRSTEE	THREE FAMILY
029085000000	45 UNION ST	SILVA, PAUL F TRSTEE	THREE FAMILY
029176000000	54 UNION ST	BARTLETT, THEODORE W	THREE FAMILY
029152000000	70 UNION ST	SILVA, BRENDA J TRSTEE	THREE FAMILY
029009000000	104 UNION ST	HICKS, BRIDGE SR & JOYCE ANN	TWO FAMILY
029023000000	107 UNION ST	KEHL, EUGENE WAR	TWO FAMILY
029022000000	119 UNION ST	AVENI, LORETTA TRSTEE	TWO FAMILY
034016000000	149 UNION ST	MCLAUGHLIN, PATRICIA	TWO FAMILY
034026000000	156 UNION ST	TRIPS, KENDALL DENNIS TRSTEE	TWO FAMILY
018003000000	206 UNION ST	STARO, CHARLES A TRSTEE	TWO FAMILY
029000000000	228 UNION ST	WRO, KAYE WILLIAM R	TWO FAMILY
029007000000	244 UNION ST	KAUFOLD, SHELAH & WILLIAM	TWO FAMILY
019008000000	250 UNION ST	PELLICCHIA, JR ALFRED	TWO FAMILY
029051000000	32 UNION ST	WRIGHT, MICHAEL E & SEAN R	TWO FAMILY
029107000000	50 UNION ST	HAMILTON, TIMOTHY S	TWO FAMILY
029073000000	53 UNION ST	HEMMERICH, NANCY & PAULA	TWO FAMILY
029072000000	57 UNION ST	COMPARATO, ANTO G	TWO FAMILY
029159000000	66 UNION ST	HOWE, RICHARD W & ANDRA	TWO FAMILY
029153000000	72 UNION ST	ROCKWELL, DONNIE A JR	TWO FAMILY
029154000000	72 UNION ST	ROCKWELL, DONNIE A JR	TWO FAMILY
029065000000	75 UNION ST	WALKER, REGINA L	TWO FAMILY
029151000000	80 UNION ST	STANDERIDGE, CHARLOTTE ANGELO	TWO FAMILY
029158000000	88 UNION ST	BARBERE, THEODORE W	TWO FAMILY
029026000000	103 UNION ST	FARROW, DEBORAH J & ROBERT F	SINGLE FAMILY
029010000000	106 UNION ST	GALLAGHER, MARK	SINGLE FAMILY
029016000000	112 UNION ST	MASON, ELKE & JAMES	SINGLE FAMILY
029015000000	114 UNION ST	CONNORS, CATHERINE	SINGLE FAMILY
029023000000	115 UNION ST	AVENI, LORETTA, TRSTEE	SINGLE FAMILY
029017001000	118 UNION ST	CLARK, THERESE	SINGLE FAMILY
029017000000	122 UNION ST	CHAMBERS, STEPHEN & KATHERINE	SINGLE FAMILY
029018000000	124 UNION ST	MITCHELL, STANLEY J & ANITA P	SINGLE FAMILY
029019000000	130 UNION ST	FERGUSON, JOHN R JR & LINDA J TRSTEE	SINGLE FAMILY
034018002000	131 UNION ST	JONES, MICHAEL S & MARIANNE L TRSTEE	SINGLE FAMILY
034018000000	135 UNION ST	MABBETT JR, LANE & SUSAN E	SINGLE FAMILY
034023000000	138 UNION ST	KOKKO, RICHARD W & THERESA CO-TRSTEE	SINGLE FAMILY
034017000000	141 UNION ST	BLY, GERTRUDE MARIE CARMEN TRSTEE	SINGLE FAMILY
034024000000	144 UNION ST	MAXWELL, KEVIN R & CHRISTINE	SINGLE FAMILY
034025000000	148 UNION ST	BAGLEY, PAUL D & MICHELEEN G TRSTEE	SINGLE FAMILY
034025001000	152 UNION ST	SMITH, BRIAN & LINDA	SINGLE FAMILY
034015000000	157 UNION ST	ROBERTSON, CHARLES W	SINGLE FAMILY
034008000000	163 UNION ST	PIKE, REBECCA A TRSTEE	SINGLE FAMILY
034007000000	167 UNION ST	HEIDEL, DENNIS R & LAURIE M	SINGLE FAMILY
034028000000	170 UNION ST	MAGGELET, MICHAEL R & KATHLEEN	SINGLE FAMILY
034029000000	174 UNION ST	BEARDEN, LEWIS & GAYLE	SINGLE FAMILY
034029001000	178 UNION ST	MCMORROW, KRISTOPHER K & MILLICENT	SINGLE FAMILY
042028000000	188 UNION ST	SPEAR-ALTON, TINA MARIE	SINGLE FAMILY
042029000000	190 UNION ST	ETHRIDGE, JR. CHARLES E.	SINGLE FAMILY
042037007000	191 UNION ST	WHITE, GREGORY A & MICHELLE	SINGLE FAMILY
042037008000	195 UNION ST	PATTE, TERRI	SINGLE FAMILY
042032000000	199 UNION ST	CROOKER, ALLAN J	SINGLE FAMILY
043002000000	200 UNION ST	CATHARINE, DANIEL & JENNIFER	SINGLE FAMILY
042031000000	205 UNION ST	WILLIAMS, JR ALBERT G	SINGLE FAMILY

Beyond Osswald
Road

042037006000	211 UNION ST	LEFAVE, FRANK J & LORETTA M	SINGLE FAMILY
042037005000	215 UNION ST	HODGKINS, DEVON A & IDIT JOSEFINA	SINGLE FAMILY
043003002000	216 UNION ST	SETARO, ROBERT PETER & DONNA L	SINGLE FAMILY
042079000000	218 UNION ST	TAYLOR, MICHAEL J	SINGLE FAMILY
043004000000	224 UNION ST	TAYLOR, DAVID I	SINGLE FAMILY
042037004000	225 UNION ST	SKINNER, WILLIAM E & LORI C	SINGLE FAMILY
042037003000	231 UNION ST	O'LEARY, BRIAN & LAURA G	SINGLE FAMILY
043005000000	232 UNION ST	GROSSI JR, REYNARD A & JUDITH	SINGLE FAMILY
042037002000	235 UNION ST	GROCHALA, DUSTIN	SINGLE FAMILY
042033000000	241 UNION ST	BISHOP, TED L & DARLENE F	SINGLE FAMILY
042034000000	243 UNION ST	BOTTAZZI, LOUIS D TRSTEE	SINGLE FAMILY
042035000000	247 UNION ST	POTELLE, JOHN A & JEANNE L	SINGLE FAMILY
043009000000	260 UNION ST	ABBOTT, KENNETH N & PAMELA J	SINGLE FAMILY
025053000000	30 UNION ST	FEDERAL HOME LOAN MORTGAGE CORPORATION	SINGLE FAMILY
025078000000	33 UNION ST	GRIFFITHS, DAVID	SINGLE FAMILY
025055000000	34 UNION ST	BERGERON, ANNE K	SINGLE FAMILY
029172000000	42 UNION ST	CUCCI, BENJAMIN E & RACHEL L	SINGLE FAMILY
029173000000	46 UNION ST	WOOD, STEVEN J	SINGLE FAMILY
029175000000	48 UNION ST	HAUSER, STEPHEN G & JOAN E M	SINGLE FAMILY
029168000000	56 UNION ST	RYAN, GERARD & MARY L	SINGLE FAMILY
029167000000	60 UNION ST	GEORGE, ARLENE B TRSTEE	SINGLE FAMILY
029070000000	69 UNION ST	WILLIAMSON, KENNETH S & JUNE A	SINGLE FAMILY
029069000000	71 UNION ST	MERRILL, BRUCE A	SINGLE FAMILY
029155000000	76 UNION ST	CALDWELL, DAN E & BONNIE B	SINGLE FAMILY
029064000000	83 UNION ST	FULGONI, DOUGLAS J	SINGLE FAMILY
029157000000	84 UNION ST	MCMASTER, CHRISTINE A	SINGLE FAMILY
029008000000	98 UNION ST	ALLISON, WILLIAM J	SINGLE FAMILY
029050000000	99 UNION ST	LANGELIER, JEFFREY R & JILL M	SINGLE FAMILY
025078001000	31 UNION ST	BS CARS LLC	AUTO REPAIR FACILITIES
025057000000	5 UNION ST	LIVERMORE COMMUNITY ASSOC	CHARITABLE ORGANIZATIONS
025050000000	6 UNION ST	MILFORD HISTORICAL SOCIETY	CHARITABLE ORGANIZATIONS
025051000000	10 UNION ST	FIRST CONGREGATIONAL CHURCH	CHURCHES, SYNAGOGUES AND TEMPL
029007000000	92 UNION ST	ALI, ARIF	DEPARTMENT STORES
042037000000	UNION ST	BROWN, JAMES W & BEVERLY	DEVELOPABLE LAND
043001000000	UNION ST	KOKKO, WILLIAM & PATRICIA E	DEVELOPABLE LAND
025049000000	4 UNION ST	K & S STEPHENS ENTERPRISES LLC	EATING/DRINKING ESTABLISHMENTS
025056000000	15 UNION ST	MILFORD CONSLNG SERV INC *	GENERAL OFFICE BUILDINGS
034027000000	162 UNION ST	MARCHESE, FRANK	MOBILE HOME
025048000000	2 UNION ST	MILFORD, TOWN OF	MUNICIPALITES
029074000000	UNION ST	MILFORD, TOWN OF	MUNICIPALITES
043011000000	UNION ST	MILFORD, TOWN OF	MUNICIPALITES
025073000000	UNION ST	FITZGERALD JR REALTY, RICHARD	PARKING LOTS - COMMERCIAL
042030000000	UNION ST	RUTHERFORD, CYNTHIA ANN	UNDEVELOPABLE LAND
043003001000	UNION ST	TAYLOR, DAVID I	UNDEVELOPABLE LAND

Beyond
Ossood Road

TOWN OF MILFORD

CODE ADMINISTRATOR/BUILDING INSPECTOR



November 5, 1993

Edward Delage
75 Union St.
Milford, NH 03055

Re: Certificate of Occupancy - Map 29; Lot 65

Dear Mr. Delage:

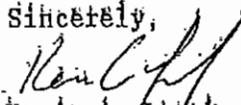
First, I would like to say that your addition worked very good and your Certificate of Occupancy is enclosed.

As you know, the old unit cannot be utilized as a separate dwelling unit. Prior to our agreement, the existing kitchen was remodeled to the extent of removing all cooking facilities. This action rendered the unit usable for storage or a playroom and the bedroom to be used as a temporary measure for guest room use only.

If you wish to use the old unit as a dwelling unit, a variance would be required to allow a three-family dwelling. At this time, the total dwelling is considered a legal two-family. Attached is an application for the Board of Adjustment to convert the building into a three-family.

If you have any questions, please do not hesitate to contact my office at 673-7964.

Sincerely,


Kevin A. Lynch
Code Administrator/
Building Inspector

/s

enc.

11-5-93

TO THE TOWN OF MILFORD / BUILDING INSPECTOR
I AM WRITING IN REGARDS TO THE INSPECTION
THAT WAS DONE ON 11-2-93 AT 75 UNION ST MILFORD,
WE HAVE MET THE REQUIREMENTS THAT WERE ASKED
ALSO ALL ELECTRICAL WIRING HAS BEEN REMOVED TO
RANGE ALSO WE AGREE TO USE THE OLD LIVING QUARTERS
AS PLAY AREA, STORAGE AND OR GUEST AREA. UNTIL
WE RECEIVE OUR VARIANCE.

THANK YOU FOR YOUR ASSISTANTS IN THIS MATTER.
WE APPRECIATED ALL YOUR HELP.

THANK YOU;

Edna A. DeLuz

Pr.
ref

Rec

11/3/93 JIC 124

TOWN OF MILFORD

CODE ADMINISTRATOR/BUILDING INSPECTOR



October 26, 1998

Mr. Edward Delage
75 Union Street
Milford, NH 03055

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Z060 877 591

Re: 75 Union Street
Map 29 Lot 65

Dear Mr. Delage,

After inspecting your building located at 75 Union Street, also known as Map 29 Lot 65, it is found to be in violation of the Town of Milford Zoning Ordinance by adding a third dwelling unit without a variance as stated in a letter to you dated November 5, 1993. You are hereby ordered to convert the building back to a two-family unit.

A written response is needed within five working days of this order as to what action you will be taking. If I do not hear from you I have no choice but to start legal action to correct this violation.

Sincerely,

Kevin A. Lynch
Code Administrator/Building Inspector

cc: Board of Selectmen
Fire Chief Tortorelli

KAL/sm

Delage

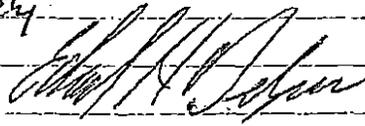
11-5-98

To whom it may concern.

~~26-65~~
29/65

The apt. at 75 Union St. will be back to
Town Ordinance by Dec 1st 98
having kitchen area in down stairs unit
and converting original up stairs dwelling
to a laundry room and bedrooms as needed.

Sincerely



EDWARD A. DELAGE

04 February 1999

To: Edward A. Delage 29
75 Union St., Map 26, Lot 65
Milford, N.H. 03055

Dear Mr. Delage,

I did receive your note stating you will be converting the unit back as we discussed .

To follow up on the matter, I need to inspect the property. Would you please contact my office sometime soon to schedule an inspection.

Sincerely,

Kevin A. Lynch
Building Inspector/Code Administrator

KAL/ddd







**THIS HOME HAS
BEEN WINTERIZED!**

DO NOT TURN WATER ON TO ANY
FIXTURES OR APPLIANCES UNTIL TOLD TO
DO SO BY THE REALTOR. PLEASE DO
NOT USE DISHWASHER UNTIL THE
WATER HAS BEEN TREATED BY THE
PROPERTY OWNER.

PLEASE REPORT ANY PROBLEMS TO
THE REALTOR.



