

MARK R. AIKINS, L.L.C.
COUNSELORS AT LAW
AUTUMN RIDGE OFFICE PARK
3350 ROUTE 138, BUILDING 1, SUITE 113
WALL, NEW JERSEY 07719
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MARK R. AIKINS

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WEBSITE: www.aikinslaw.com

Of Counsel

SANFORD D. BROWN

In Memoriam:

LOUIS R. AIKINS (1926-1981)

April 21, 2023

Via E-mail: kdickert@bradleybeachnj.gov

Ms. Kristie Dickert
Zoning Board Secretary
Borough of Bradley Beach
701 Main Street
Bradley Beach, New Jersey 07720

RE: Block 83, Lot 6
19-21 Pacific Avenue (Laki/Knoeller)

Dear Ms. Dickert:

The undersigned represent the Applicants/Owners with regard to their two (2) family residence located at the above address in the Borough for which they are proposing the conversion of the two (2) family use to a condominium regime, thus creating two (2) condominium dwelling units. It is our understanding that the dwelling units are separated by walls in the basement, first floor and second floor, however, there is a common and undivided attic (unfinished) which spans the building, but which is planned to be divided, if required by the applicable building code.

Our investigation reveals that the structure on this property, built around 1924 as a two (2) family, predates the date of the Bradley Beach Zoning Ordinance. The Bradley Beach Zoning Map shows the property as located in the R-1 Zoning District, which permits only Single Family Homes.

Enclosed is an Application for Certificate of Non-Conformity in order to confirm that a use or structure existed before the Borough's adoption of the Zoning Ordinance which rendered the use or structure non-conforming.



Page 2
April 21, 2023

RE: Block 83, Lot 6
19-21 Pacific Avenue (Laki/Knoeller)

Please advise as to additional information and/or documentation required in order to deem this matter complete for hearing before the Zoning Board. Thank you.

Very truly yours,



Mark R. Aikins

MRA:mb
Attachment

cc: Mr. & Mrs. Paul Laki, Jr., w/enc. (via e-mail)
Mr. & Mrs. D. Knoeller, w/enc. (via e-mail)

**APPLICATION FOR CERTIFICATE OF
NON-CONFORMITY
BOROUGH OF BRADLEY BEACH
ZONING BOARD OF ADJUSTMENT**

Date of Submission: April _____, 2023

Application Number _____

Planning Dept. Fees Paid _____

BLOCK: 83 **LOT:** 6 **ZONE:** R-1

PROPERTY ADDRESS: 19-21 Pacific Avenue

APPLICANTS: Paul Laki, Jr. and Irene Laki and Dave Knoeller and Debra Knoeller

ADDRESS: c/o Mark R. Aikins, Esquire, 3350 Route 138, Building 1, Suite 113, Wall, N.J. 07719

TELEPHONE: c/o 732-280-2606 **E-MAIL:** maikins@aikinslaw.com

PROPERTY OWNER: Same as above

ADDRESS: Same as above

PROFESSIONALS REPRESENTING APPLICANTS:

Mark R. Aikins, Esquire, 3350 Route 138, Building 1, Suite 113, Wall, New Jersey 07719

Justin Hedges, PLS, CFS c/o InSite Surveying, LLC, 1955 Rt. 34, Suite 1A, Wall, New Jersey 07719

Richard Tokarski, AIA, LEED AP, Tokarski & Millemann, LLC, 1729 Rt. 35, Wall, New Jersey 07719

PRESENT USE: Residential

CERTIFICATE OF NON-CONFORMITY BEING SOUGHT FOR NONCONFORMING:

USE _____ **STRUCTURE** _____ **BOTH** x

EXPLAIN IN DETAIL THE PRESENT NATURE OF THE NON-CONFORMITY:

The existing structure at 19-21 Pacific was constructed in the 1920's as a two (2) family residence had has functioned and been used as a two (2) family prior to adoption of the first Zoning Ordinance in the Borough.

LIST THE TYPES OF EVIDENCE SUPPORTING THE CLAIM OF NON-CONFORMITY:

1. Architect's inspection report.
2. Separate utility bills; separate utility meters
3. Correspondence from prior Zoning Officer and Applicants' attorney from purchase.

I HEREBY CERTIFY that we are the owners of the above property involved in this Application and we consent to the filing of the within Application.



**MARK R. AIKINS, ESQUIRE
ATTORNEY FOR APLICANTS/OWNERS**

DATED: April 21 , 2023

Kevin E. Kennedy, Esq.

A Limited Liability Company
Attorney at Law

165 Highway 35
Middletown, NJ
Phone: (732) 936-1099
Fax: (732) 936-1960

Admitted to Practice
NJ & Washington DC

Mailing Address:
165 Highway 35
Red Bank, NJ 07701

August 3, 2007

Dave & Debbie Knoeller
16 Dogwood
Matawan, NJ 07747

Paul & Irene Laki
944 Raritan Road
Scotch Plains, NJ 07076

**Re: Knoeller & Laki from Barry & Cisek
19-21 Pacific Avenue
Bradley Beach, NJ**

Dear Mr. & Mrs. Knoeller & Mr. & Mrs. Laki:

With regard to the above matter, and pursuant to our discussions, I would ask that you please note the following:

1. Enclosed please find a copy of a phone message I recently received from the Borough's Zoning Office. (Under separate cover, I sent a letter to the Zoning Officer, confirming the nature of the message, and the nature/extent of our conversation.)
2. Enclosed please find correspondence from the Borough Code/Construction Department, dated August 3, 2007.
3. Enclosed for your records, please find a copy of the Application for inspection associated with the subject property.
4. Kindly review the documents critically and contact me to discuss any questions, comments, or concerns you may have.
5. Additionally, as discussed, the Zoning Officer indicated that the 2 family use at the Site is a pre-existing non-conforming use. Essentially, the current Zoning Regulations do not permit a 2

family structure at the Site. However, your particular property is "grandfathered" as a pre-existing non-conforming use.

6. For your information, please note that New Jersey Law and Borough of Bradley Beach Zoning Regulations impose certain restrictions/limitations on pre-existing non-conforming uses, because, as a general rule, there is a recognition that towns are always attempting to reduce (if not eliminate) non-conforming uses. That is, a Municipality typically encourages the concept of converting non-conforming uses to conforming uses. For instance, as a very general matter, the following general principles apply to non-conforming uses:

- a. The existence of a non-conforming use is a valuable property right.
- b. You have a right to continuously utilize a lawfully existing non-conforming use.
- c. You cannot expand a non-conforming use in the absence of receiving a formal Use Variance from the Zoning Board of Adjustment.
- d. In the event of partial destruction of a lawfully existing pre-existing non-conforming 2 family use, there is a right to rebuild the same.
- e. In the event of total destruction of a lawfully existing pre-existing non-conforming 2 family use, there is no automatic right to rebuild the same (unless the Zoning Board of Adjustment formally grants a Use Variance.)
- f. If the pre-existing non-conforming use is abandoned, your rights to utilize the property as a 2 family home could be jeopardized.

7. The Rules and Regulations regarding pre-existing non-conforming uses are fairly intense – and I am only submitting the within letter to address general rules/concepts.

8. Clearly, if you have any particular/specific questions regarding non-conforming uses, I would ask that you please contact me (prior to the closing) so as to discuss the same in greater detail.

Very truly yours,

Kevin Kennedy/DMP
Kevin E. Kennedy

Encl.
KEK/dmp

\\Admin1\\realstate\\Purchases\\Knoeller from Barry\\080307 Knoeller - Laki non conformng use encls.doc

AUG. 3. 2007 10:49AM

KEITH ARCOMANO 732-229-0897

NO. 0842 P. 1

001



Borough Of Bradley Beach Code/Construction Department

701 MAIN STREET
BRADLEY BEACH, NEW JERSEY 07720
(732) 776-2999 x 16



August 3, 2007

McNeely Agency/Century 21
Attention: Richard Simonsen
523 Main Street
Bradley Beach, NJ 07720

Re: 19-21 Pacific Avenue

Dear Mr. Simonsen:

Please be advised that the above property is listed with the Borough of Bradley Beach as a Duplex. If you have any other further questions regarding this property, please do not hesitate to contact my office.

Very truly yours,

Keith A. DiLello
Code Enforcement Officer

KAD/clf

02/2007 11:08 FAX



Borough Of Bradley Beach Code/Construction Department

701 MAIN STREET
BRADLEY BEACH, NEW JERSEY 07720
(732) 776-2999 x 16



APPLICATION MUST BE COMPLETE BEFORE AN INSPECTION WILL BE SCHEDULED

DATE 7/19/07 C.O. # _____

PROPERTY ADDRESS 19/21 Pacific

UNIT TO BE INSPECTED _____ NUMBER OF BEDROOMS 4/4

CHECK ONE: SALE ☒ SALE PRICE \$ _____
RENTAL SEASONAL () TIME FRAME _____ RENTAL YEARLY ()

NUMBER OF PEOPLE TO OCCUPY UNIT ADULTS _____ CHILDREN _____

NAME OF OWNER OF PROPERTY MARK & DARYL DOBSON PHONE # [REDACTED]

MAILING ADDRESS OF OWNER 119 HARBOR LAKE Point Pleasant 08742

NAME OF BUYER OR ONE TENANT KNOELLER & LARSON PHONE # _____

PRESENT ADDRESS OF BUYER OR TENANT 16 Dogwood MATAPAN

CONTACT PERSON FOR REINSPECTION KNOELLER PHONE # _____

NAMES OF ALL PEOPLE TO OCCUPY UNIT (ADD AGES OF CHILDREN) D.O.B.

1. _____ 2. _____ 3. _____

4. _____ 5. _____ 6. _____

SIGNATURE OF OWNER, TENANT OR AGENT [Signature]

I BEING DULY SWORN ACCORDING TO LAW UPON OATH DEPOSES AND SAYS THAT THE INFORMATION SET FORTH IN THE ABOVE APPLICATION IS THE TRUTH, TO THE BEST OF MY KNOWLEDGE. THIS IS AN OFFICIAL DOCUMENT AS PER BOROUGH ORDINANCE 160-7 & 160-8. MISREPRESENTATION OR FALSIFICATION SHALL BE PUNISHABLE BY LAW. OCCUPANCY IS NOT PERMITTED UNTIL C.O. IS ISSUED. PLEASE ADVISE OCCUPANTS OF RECYCLING LAW AND TRASH ORDINANCES.

OFFICE USE ONLY

RECEIVED BY _____ DATE _____ FEE \$ _____

FEES: RENTAL \$35.00 COMMERCIAL RENTAL \$70.00 SINGLE FAMILY SALE \$70.00

TWO FAMILY SALE \$85.00 COMMERCIAL SALE \$145.00 (\$30.00 EA. ADDED UNIT)

MULTIPLE DWELLING SALE \$125.00 UP TO 5 UNITS (\$30.00 EACH ADDED UNIT)

REINSPECTION \$25.00 PER UNIT

TOURISM FEE \$75.00 (SEPARATE CHECK)

1/1 P. 1970 NO. 0761

KEITH ARCOMANO 732-229-0897

AUG. 2. 2007 12:46PM

PHONE CALL

FOR _____ DATE 8/2 TIME _____ A.M.
P.M.
M Bill Gray
OF Bradley Beach Zoning Office
(Cell) [REDACTED]
PHONE/ MOBILE [REDACTED]
MESSAGE It is a pre-existing non conforming use, 2-family house in R-1 Zone. Fran Sauder, Board Secretary said there are no planning or zoning issues from 2000-present.
SIGNED [Signature] Call if you need more info.

☐ TELEPHONED
☐ RETURNED YOUR CALL
☒ PLEASE CALL
☐ WILL CALL AGAIN
☐ CAME TO SEE YOU
☐ WANTS TO SEE YOU

1154

family structure at the Site. However, y
"grandfathered" as a pre-existing non-con
your information, please note tha
Bradley Beach Zoning Re
pre-existing

2022 FINAL/2023 PRELIMINARY TAX BILL



BLOCK NUMBER		LOT NUMBER		QUALIFICATION		EXPLANATION OF TAXES		
83		6				DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
Property	19-21 PACIFIC AVE					COUNTY TAX	0.195	1211.73
Building						CNTY OPEN SPACE	0.025	155.35
Additional						DISTRICT SCHOOL TAX	0.385	2392.39
Land Dimens. 50 X 50						MUNICIPAL TAX	0.406	2522.88
Bank	Mortgage		Tax Acct		1966	HEALTH TAX	0.004	24.86
ASSESSED VALUATION INFORMATION						MUNICIPAL LIBRARY	0.031	192.63
LAND:	339900	IMPROVEMENTS:	281500	TOTAL:	621400			
EXEMPTIONS:			NET TAXABLE VALUE:	621400				



LAKI. PAUL & IRENE & KNOELLER,D&D
16 DOGWOOD CIRCLE
MATAWAN. NJ 07747

2022 TOTAL TAX 1.046 6499.84
2022 NET TAX 6499.84
LESS 2022 PREV. BILLED 3412.87
BALANCE OF 2022 TAX 3086.97

2022 3RD QTR DUE AUG 1, 2022	1,543.49	2022 4TH QTR DUE NOV 1, 2022	1,543.48	2023 1ST QTR DUE FEB 1, 2023	1,624.96	2023 2ND QTR DUE MAY 1, 2023	1,624.96
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INFORMATION FOR TAX PAYERS	2023 PRELIMINARY TAX									
<p>MAKE CHECK PAYABLE TO:</p> <p>MAIL TO:</p>	<p>PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2022 TOTAL NET TAX</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">3,249.92</div>									
DISTRIBUTION OF TAXES BEFORE REAP										
<p>ANY QUESTIONS ON THE TAX AMOUNT BILLED MUST BE ADDRESSED WITH THE TAX ASSESSOR AT EAGUIAR@BRADLEYBEACHNJ.GOV ANY OTHER INQUIRIES CAN BE MADE 9 AM TO 3 PM AT 732 776-2999 EXT 1010 FOR CATHY OR 1041 FOR TODD BE ADVISED THE EXTENDED DUE DATE APPLIES ONLY TO THE THIRD QUARTER THAT WAS DUE AUGUST 1...ALL OTHER GRACE PERIODS REMAIN 10 DAYS</p>	<table> <tr> <td>County Taxes</td> <td>21.41%</td> <td>\$ 1391.94</td> </tr> <tr> <td>School Taxes</td> <td>36.81%</td> <td>\$ 2392.39</td> </tr> <tr> <td>Municipal Taxes</td> <td>41.78%</td> <td>\$ 2715.51</td> </tr> </table>	County Taxes	21.41%	\$ 1391.94	School Taxes	36.81%	\$ 2392.39	Municipal Taxes	41.78%	\$ 2715.51
County Taxes	21.41%	\$ 1391.94								
School Taxes	36.81%	\$ 2392.39								
Municipal Taxes	41.78%	\$ 2715.51								
<p>STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for the current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Service' website at http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html to find (based on assessed value of this parcel) the amount of State aid used to offset property taxes on this parcel.</p>										

2023-2				2023-1							
TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2023 2ND QUARTER TAX DUE MAY 1, 2023				TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2023 1ST QUARTER TAX DUE FEBRUARY 1, 2023							
BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE	BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE				
83	6			83	6						
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT DUE	DUE MAY 1, 2023	TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT DUE	DUE FEBRUARY 1, 2023				
1966		1624.96		1966		1624.96					
<p>LAKI, PAUL & IRENE & KNOELLER,D&D 19-21 PACIFIC AVE</p> 				<p>LAKI, PAUL & IRENE & KNOELLER,D&D 19-21 PACIFIC AVE</p> 							
								INTEREST			
								CASH			
								CHECK			
								TOTAL			

2022-4				2022-3							
TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2022 4TH QUARTER TAX DUE NOVEMBER 1, 2022				TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2022 3RD QUARTER TAX DUE AUGUST 1, 2022							
BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE	BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE				
83	6			83	6						
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT DUE	DUE NOVEMBER 1, 2022	TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT DUE	DUE AUGUST 1, 2022				
1966		1543.48		1966		1543.49					
<p>LAKI, PAUL & IRENE & KNOELLER,D&D 19-21 PACIFIC AVE</p> 				<p>LAKI, PAUL & IRENE & KNOELLER,D&D 19-21 PACIFIC AVE</p> 							
								INTEREST			
								CASH			
								CHECK			
								TOTAL			

NJNG – Portal Printscreen and Payment History – 21 Pacific Ave.



Suspect a leak? Call 800-GAS-LEAK (800-427-5325)



DEBBIE KNOELLER ▾

HOME BILLING AND PAYMENTS ▾ USAGE ▾ ACCOUNT ▾ SERVICES ▾ CONTACT US

Billing & Payment History

BILL STATEMENTS	PAYMENTS	From Date	To Date	FILTER
↑ BILL DATE	↑ BILL AMOUNT (\$)	VIEW BILL		
March 21, 2023	226.58			
February 17, 2023	252.31			
January 19, 2023	430			
December 19, 2022	182.78			
November 16, 2022	61.85			

CUSTOMER SERVICE 800 - 221 - 0051
 REPORTING GAS LEAKS 800 - GAS - LEAK
 (800 - 427 - 5325)
 Rate-related filings and public notices are available at
www.njng.com/regulatory

ACCOUNT NUMBER [REDACTED]		KNOELLER,DEBBIE 16 DOGWOOD CIR MATAWAN NJ 07747-3725				TOTAL AMOUNT DUE \$226.58		
BILL TYPE Monthly 003RNN4G						DUE DATE April 10, 2023		
CURRENT METER READING IS Actual Read						SHOWS PAYMENTS RECEIVED BY March 21, 2023		
NEXT SCHEDULED READING On or about Apr 18		SERVICE ADDRESS 21 PACIFIC AV BRAD				PLEASE READ REVERSE SIDE		
SERVICE PERIOD		METER NUMBER [REDACTED]	METER READING		100'S OF CUBIC FEET USED (CCF) 93	BTU CONTENT 1.061	BILLING UNITS USED (THERMS) 98.70	THIS SERVICE PERIOD GAS CHARGES 226.58
FROM Feb 10	TO Mar 14		PRESENT 5598	PREVIOUS 5505				
=								

Amount From Last Bill 252.31
 Mar 10 Payment - Thank You 252.31-
 Balance Forward .00
 This Period Gas Charge 226.58
 Total Amount Due \$226.58

Period Gas Charges \$226.58 Comparative NJNG Charges \$152.01 49.06 % Difference \$74.57

Questions regarding commodity charges, call VIRIDIAN ENERGY PA LLC (866) 663-2508

The new My Account is here. It makes managing your NJNG account faster, easier and more convenient. Get started at njng.com.
 We're here for you with programs to help pay your energy bills. Visit njng.com/energyassistance.

BILL CALCULATION		USE COMPARISON (THERMS) Avg Temp This Month: 44° Avg Temp Last Year: 42°	BUDGET OPTION \$111.00 OTHER CHARGES
Residential Customer Charge =	11.00		

NJNG acct #22-0011-7097-79

Period: October 16, 2020 To March 21, 2023

Account Address: 21 PACIFIC AV

Bill Date	Bill Amount(\$)
March 21, 2023	226.58
February 17, 2023	252.31
January 19, 2023	430
December 19, 2022	182.79
November 16, 2022	61.85
October 18, 2022	4.25
September 16, 2022	34.04
August 17, 2022	73.78
July 20, 2022	39.76
June 20, 2022	34.03
May 19, 2022	47.43
April 20, 2022	112.72
March 21, 2022	205.11
February 17, 2022	345.3
January 19, 2022	218.66
December 17, 2021	122.36
November 16, 2021	30.21
October 18, 2021	24.97
September 16, 2021	24.98
August 17, 2021	26.61
July 20, 2021	36.18
June 18, 2021	34.42
May 19, 2021	42.3
April 20, 2021	282
March 19, 2021	173.95
February 18, 2021	201.45
January 19, 2021	188.65
December 17, 2020	121.47
November 16, 2020	60.03
October 16, 2020	3.33

Billing & Payment History

100071927170

DAVID J KNOELLER

21 PACIFIC AVE

BRADLEY BEACH NJ 07720

Billing History

Below is a summary of your bill. If you want to view your entire bill statement online, you must enroll in our [eBill Program](#). Once enrolled, you will receive an email when your statement is available online for the next billing cycle. A "View Bill" link will be present in the last column to download a PDF of your bill; however, you will not be able to view previous bills online prior to your enrollment. For more information, review our [eBill Frequently Asked Questions](#).

[ENROLL IN EBILL](#)

Feedback

Date	Billing period	Bill amount	View eBill
03/24/2023	02/21/2023 - 03/22/2023	\$189.47	N/A
02/22/2023	01/24/2023 - 02/20/2023	\$128.22	N/A
01/25/2023	12/21/2022 - 01/23/2023	\$92.51	N/A
12/22/2022	11/22/2022 - 12/20/2022	\$79.52	N/A
11/23/2022	10/22/2022 - 11/21/2022	\$187.85	N/A
10/25/2022	09/22/2022 - 10/21/2022	\$182.67	N/A
09/23/2022	08/24/2022 - 09/21/2022	\$239.76	N/A
08/25/2022	07/23/2022 - 08/23/2022	\$289.54	N/A
07/26/2022	06/23/2022 - 07/22/2022	\$216.02	N/A
06/24/2022	05/24/2022 - 06/22/2022	\$234.60	N/A
05/25/2022	04/22/2022 - 05/23/2022	\$55.40	N/A

Date	Billing period	Bill amount	View eBill
04/25/2022	03/23/2022 - 04/21/2022	\$20.06	N/A

Payment History

View up to twenty-four (24) months of bill payment information.

Date Received	Payment amount	Payment method	Payment status
01/11/2023	-\$79.52	Agent Payment	Paid
12/19/2022	-\$187.85	Agent Payment	Paid
11/04/2022	-\$182.67	Agent Payment	Paid
10/11/2022	-\$239.76	Agent Payment	Paid
09/09/2022	-\$289.54	Agent Payment	Paid
08/10/2022	-\$216.02	Agent Payment	Paid
07/14/2022	-\$234.60	Agent Payment	Paid
06/30/2022	-\$55.40	Agent Payment	Paid
05/06/2022	-\$20.06	Agent Payment	Paid
04/08/2022	-\$27.10	Agent Payment	Paid
03/15/2022	-\$28.14	Agent Payment	Paid
02/08/2022	-\$37.38	Agent Payment	Paid
12/31/2021	-\$28.05	Agent Payment	Paid
11/10/2021	-\$92.01	Agent Payment	Paid
11/08/2021	-\$32.01	Agent Payment	Paid
10/08/2021	-\$289.68	Agent Payment	Paid
09/07/2021	-\$251.94	Agent Payment	Paid
08/09/2021	-\$234.58	Agent Payment	Paid

Date Received	Payment amount	Payment method	Payment status
07/17/2021	-\$20.34	Payment	Paid
07/14/2021	-\$144.13	Agent Payment	Paid
06/09/2021	-\$41.66	Agent Payment	Paid

Itemized Statement

+

Bradley Beach Zoning Board of Adjustment
Carmen A. Biase Senior Center
719 Main Street
Bradley Beach, NJ 07720



PROJECT NAME: 19-21 Pacific Avenue, Bradley Beach, NJ

May 23, 2023

Dear Zoning Board,

The intent of this report is to review the existing structure as to the legitimacy of the existing two-family house.

Our firm was retained by the existing owners of this property: Irene Laki and Debbie Knoeller. I visited the site on February 28, 2023 to perform an observation of the existing structure's layout and construction. The following are my findings:

1. The existing house is a single stand-alone two-family residence.
2. We believe the house was originally constructed sometime between 1920 and 1933.
3. The units are side by side and each consist of a basement, first floor and second floor and attic.
4. The structure is wood frame with a masonry foundation consisting of a combination of concrete masonry units and poured concrete foundation.
5. The two units are bisected by a two-story concrete masonry block wall separating the two units.
6. The floor joists are let into the masonry separation wall and utilize this wall for bearing support.
7. The masonry separation wall is original to the home.

Our observations have determined that the home was originally constructed as a two-family house and continues to be used in the manner in which it was originally constructed.

Should you have any questions regarding any aspect of this report please do not hesitate to give us a call.

Very Truly Yours,
for TOKARSKI + MILLEMANN ARCHITECTS, LLC

Richard P. Tokarski, AIA, LEED AP
Architect

Cc: Mark Aikins, Attorney