

1. Agenda

Documents: [08-6-15 AGENDA.PDF](#)

2. 314 Stevens Avenue

Documents: [ZBA APPLICATION 8-6-15.PDF](#)

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Sara Moppin, Chair
Kent Avery, Secretary
Chip Gavin
William Getz
Donna Katsiaficas
Eric Larsson

APPEAL AGENDA

The Board of Appeals will hold a Public Hearing on Thursday, August 6, 2015, 6:30 p.m., Room 209, 2nd Floor, City Hall, 389 Congress Street, Portland, Maine, to hear the following appeal:

- 1. New Business:**
 - A. Conditional Use Appeal:**
314-316 Stevens Avenue, Timothy Ingraham, buyer, Tax Map 176, Block E, Lot 011, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under Section 14-118(a)(5) to legalize an existing accessory dwelling unit within the footprint of the single family home. The accessory dwelling unit was created by a previous owner without a permit. Representing the appeal is the buyer.
- 2. Adjournment**

July 17, 2015

To: City of Portland Zoning Board of Appeals
Referencing: 314 Stevens Ave., Portland, ME 04103

From: Timothy C. Ingraham
91 Vesper St., Apt 2, Portland, ME 04101

Dear Zoning Board of Appeals,

Regarding the property 314 Stevens Ave., Portland, ME 04101; my wife, Jessica Meeks and I are currently under contract to purchase this property. With approval from the current owners, see enclosed, we are proceeding with a Conditional Use Appeal Application to obtain a Certificate of Occupancy for the existing apartment within the home to be treated as an "accessory dwelling unit" as listed within 14-118.a.5.a-f of the City of Portland Code of Ordinances. No alterations are being made to the existing floor plan/footprint, only upgrades to appliances and paint are to be made.

The apartment meets the square footage minimums (401 ft² = 20% of gross ft²). The lot size is 4,556 ft² which is between the allowable 4,000-6,000 ft² parameters, and as the purchasers of the home we, Timothy Ingraham and Jessica Meeks, will be residing in the primary house. Parking for the accessory unit will be provided within the driveway of the home (see photo attached). The accessory unit meets all remaining parameter listed within e and f (i. and ii.)

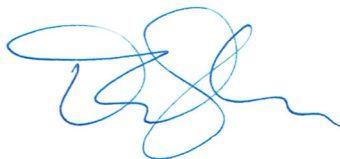
Regarding the Standards as listed on the Conditional Use Appeal Application:

1. The traffic volume & type increase, and number of parking spaces would not increase beyond normal living standards due to this unit being rented out as driveway parking would be allowed of the prospective tenant and included within the lease agreement.
2. The proposed accessory unit would not create unsanitary or harmful conditions as that would go against our contractual lease agreement with whomever were living in this unit (1 tenant maximum). We will maintain a pleasant and clean property.
3. The intending use of the existing accessory unit is as a residential rental for a single person. All waste generation will be handled by existing systems and town trash/recycling collection. The tenant will have adequate storage within the accessory unit and a section of the basement directly underneath their apartment.

Thank you for your consideration, and please contact me with any questions.

Sincerely,

Timothy C. Ingraham
(207)272-0272
Tim.ingraham@gmail.com



7/17/15

Enclosed: Conditional Use Appeal Application, Plot Plan, Floor Plan, Tax Map Copy (2 versions = 1 zoomed in), Property Photos, Purchase & Sales Contract, Property Owner Letter giving permission



Jeff Levine, AICP, Director
Planning & Urban Development Department

Ann Machado
Zoning Administrator

CITY OF PORTLAND ZONING BOARD OF APPEALS

Conditional Use Appeal Application

Applicant Information:

Timothy Ingraham
NAME

BUSINESS NAME

91 vesper St, Apt 2, Portland, ME 04101
BUSINESS ADDRESS

(207) 272-0272 tim.ingraham@gmail.com
BUSINESS TELEPHONE & E-MAIL

Under Contract to Purchase
APPLICANT'S RIGHT/TITLE/INTEREST

R5
CURRENT ZONING DESIGNATION

Subject Property Information:

315 Stevens Ave, Portland, ME 04103
PROPERTY ADDRESS

176 E 011001
CHART/BLOCK/LOT (CBL)

Craig B. & Deborah S. Davis-Johnson
PROPERTY OWNER (If Different)

SAME
ADDRESS (If Different)

See Applicant Information
PHONE # AND E-MAIL

14-118.a.5.a-f
CONDITIONAL USE AUTHORIZED BY
SECTION 14- 118.a.5.a-f

EXISTING USE OF THE PROPERTY:

Single family home with existing illegal apartment within. Apartment was in place prior to current owners purchasing in 1999.

TYPE OF CONDITIONAL USE PROPOSED:

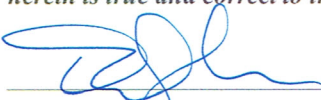
To acquire ~~certificate~~ Certificate of Occupancy : Legal use of the existing Apartment as an Accessory Unit.

STANDARDS: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

1. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and
2. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and
3. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as described above, and certifies that the information herein is true and correct to the best of his OR her knowledge and belief.


SIGNATURE OF APPLICANT

7/17/15
DATE

PURCHASE AND SALE AGREEMENT

("days" means business days unless otherwise noted, see paragraph 23)

Offer Date July 13, 2015Effective Date July 15, 2015
Effective Date is defined in Paragraph 23 of this Agreement.

1. PARTIES: This Agreement is made between Timothy C. Ingraham, Jessica L. Meeks ("Buyer") and Craig C. Davis-Johnson, Deborah S. Davis-Johnson ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (☒ all ☐ part of; If "part of" see para. 26 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 314 Stevens Ave and described in deed(s) recorded at said County's Registry of Deeds Book(s) 15012, Page(s) 42/all.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood/pellet stoves, sump pump and electrical fixtures are included with the sale except for the following: na

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: No Exception

4. PERSONAL PROPERTY: The following items of personal property as viewed on July 9, 2015 are included with the sale at no additional cost, in "as is" condition with no warranties: 2 refrigerators, 1 gas stove, dishwasher, dryer, cloths washer

5. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 255,000.00. Buyer ☐ has delivered; or ☒ will deliver to the Agency within 2 days of the Effective Date, a deposit of earnest money in the amount \$ 1,000.00. Buyer agrees that an additional deposit of earnest money in the amount of \$ ----- will be delivered -----. If Buyer fails to deliver the initial or additional deposit in compliance with the above terms Seller may terminate this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

6. ESCROW AGENT/ACCEPTANCE: RE/MAX By The Bay ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until July 16, 2015 (date) 5 ☐ AM ☒ PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on August 28, 2015 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

8. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing.

10. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE: Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises "as-is" together with an assignment of the insurance proceeds relating thereto.

11. **FUEL/UTILITIES/PRORATIONS:** Fuel remaining in tank on day of closing shall be paid by Buyer at cash price as of date of closing of company that last delivered the fuel. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) _____. The day of closing is counted as a Seller day. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

12. **DUE DILIGENCE:** Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real or personal property, or any representations as to compliance with any federal, state or municipal codes, including, but not limited to, fire, life safety, electrical and plumbing. Buyer is encouraged to seek information from professionals regarding any specific issue or concern. This Agreement is subject to the following investigations, with results being satisfactory to Buyer:

TYPE OF INVESTIGATION YES NO RESULTS REPORTED TO SELLER				TYPE OF INVESTIGATION YES NO RESULTS REPORTED TO SELLER			
a. General Building	☒		Within 10 days	n. Arsenic Treated Wood		☒	Within ____ days
b. Sewage Disposal	☒		Within 10 days	o. Pests	☒		Within 10 days
c. Coastal shoreland septic		☒	Within ____ days	p. Code Conformance	☒		Within 20 days
d. Water Quality	☒		Within 10 days	q. Insurance	☒		Within 10 days
e. Water Quantity		☒	Within ____ days	r. Environmental Scan		☒	Within ____ days
f. Air Quality	☒		Within 10 days	s. Lot size/acreage	☒		Within 10 days
g. Square Footage		☒	Within ____ days	t. Survey/MLI	☒		Within 10 days
h. Pool		☒	Within ____ days	u. Zoning		☒	Within ____ days
i. Energy Audit		☒	Within ____ days	v. Registered Farmland		☒	Within ____ days
j. Chimney	☒		Within 10 days	w. Habitat Review/Waterfowl		☒	Within ____ days
k. Smoke/CO detectors		☒	Within ____ days	x. Flood Plain	☒		Within 10 days
l. Mold		☒	Within ____ days	y. Tax Status/Tree Growth		☒	Within ____ days
m. Lead Paint		☒	Within ____ days	z. Other _____		☒	Within ____ days

All investigations will be done by persons chosen and paid for by Buyer in Buyer's sole discretion. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer in Buyer's sole discretion, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of investigation(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

13. **PROPERTY DISCLOSURE FORM:** Buyer acknowledges receipt of Seller's Property Disclosure Form and the information developed by the Maine Center for Disease Control and Prevention regarding arsenic in private water supplies and arsenic in treated wood.

14. **FINANCING:** This Agreement ☒ is ☐ is not subject to Financing. If subject to Financing:
- This Agreement is subject to Buyer obtaining a FHA/Conventional loan of 95.000 % of the purchase price, at an interest rate not to exceed 4.500 % and amortized over a period of 30 years. Buyer is under a good faith obligation to seek and obtain financing on these terms.
 - Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within 3 days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
 - Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.
 - After (b) is met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to provide said financing. Any failure by Buyer to notify Seller within two days of receipt by Buyer of such notice from lender shall be a default under this Agreement. After notifying Seller, Buyer shall have 3 days to provide Seller with a letter from another lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
 - Buyer agrees to pay no more than --- points. Seller agrees to pay up to \$ ----- toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.
 - Buyer's ability to obtain financing ☒ is ☐ is not subject to the sale of another property. See addendum Yes ☐ No ☒.
 - Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

15. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Ryan M. Cote (016326) of Vitalius Real Estate Group (2698)
 Licensee MLS ID Agency MLS ID
 is a ☒ Seller Agent ☐ Buyer Agent ☐ Disc Dual Agent ☐ Transaction Broker

Collette Conley/Peter Conley (006165) of RE/MAX By The Bay (1150)
 Licensee MLS ID Agency MLS ID
 is a ☐ Seller Agent ☒ Buyer Agent ☐ Disc Dual Agent ☐ Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

16. DEFAULT/RETURN OF EARNEST MONEY: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

17. MEDIATION: Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum. All other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement (other than requests for injunctive relief) shall be submitted to mediation in accordance with generally accepted mediation practices. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

18. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

19. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

20. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts with the same binding effect as if the signatures were on one instrument. Original or faxed or other electronically transmitted signatures are binding.

21. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property ☐ does ☒ does not contain a septic system within the Shoreland Zone. If the property does contain a septic system located in the Shoreland Zone, Seller agrees to provide certification at closing indicating whether the system has/has not malfunctioned within 180 calendar days prior to closing.

22. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to or from the parties or their licensee. Only withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing.

23. EFFECTIVE DATE/BUSINESS DAYS: This Agreement is a binding contract when the last party signing has caused a paper or electronic copy of the fully executed agreement to be delivered to the other party which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

24. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

25. ADDENDA: Lead Paint - ☒ Yes ☐ No ; Other - ☐ Yes ☒ No

Explain: _____

The Property Disclosure Form is not an addendum and not part of this Agreement.

26. OTHER CONDITIONS:

27. GENERAL PROVISIONS:

- A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

Buyer's Mailing address is 91 Vesper St. Apt 2, Portland, ME 04101

DocuSigned by:
Timothy C. Ingraham 7/15/2015 07/15/2015
 BUYER DATE
Timothy C. Ingraham

DocuSigned by:
Jessica L. Meeks 7/15/2015 07/15/2015
 BUYER DATE
Jessica L. Meeks

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is _____

Craig C Davis-Johnson 7-15-2015 Deborah S. Davis-Johnson 7/15/15
 SELLER DATE SELLER DATE
Craig C. Davis-Johnson **Deborah S. Davis-Johnson**

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ AM _____ PM.

SELLER DATE SELLER DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER DATE BUYER DATE

EXTENSION

The closing date of this Agreement is extended until _____ DATE

SELLER DATE SELLER DATE

BUYER DATE BUYER DATE



Maine Association of REALTORS®/Copyright © 2014.
 All Rights Reserved. Revised 2014.



July 16, 2015

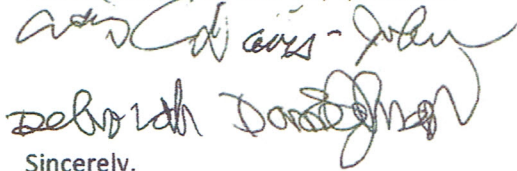
To: City of Portland Zoning Board of Appeals

Craig & Deborah Davis-Johnson
314 Stevens Ave, Portland ME, 04103

To Whom It May Concern,

Referencing our property, 314 Stevens Ave in Portland, ME. We are currently under contract for the sale of our home to Timothy Ingraham and Jessica Meeks of 91 Vesper St., Apt 2, Portland, ME 04101 with a closing date of Aug 28, 2015. We give Timothy and Jessica permission to represent the property (314 Stevens Ave, Portland, ME) in their Conditional Use Appeal Application.

Please contact us with any questions.

The block contains two handwritten signatures in dark ink. The top signature is for Craig Davis-Johnson, written in a cursive style. The bottom signature is for Deborah Davis-Johnson, also in cursive. The signatures are positioned above the word 'Sincerely,'.

Sincerely,

Craig & Deborah

50

5385

5

10

10

50

100

99.43

176 E011

52.72

82.8

45.56

314

Window
Bump out

2 Car
Garage

Driveway

PLOT PLAN: All existing structures.

← MONTROSE AVE →

← Stevens Ave →



TAX ASSESSOR SKETCH

314 Stevens Ave, Portland

1st Floor

1st Floor total ft²

$$\begin{aligned} 28 \times 33 &= 924 \\ 12 \times 8 &= 96 \\ 10 \times 3 &= 30 \end{aligned}$$

1,050 ft²

2nd Floor total ft²

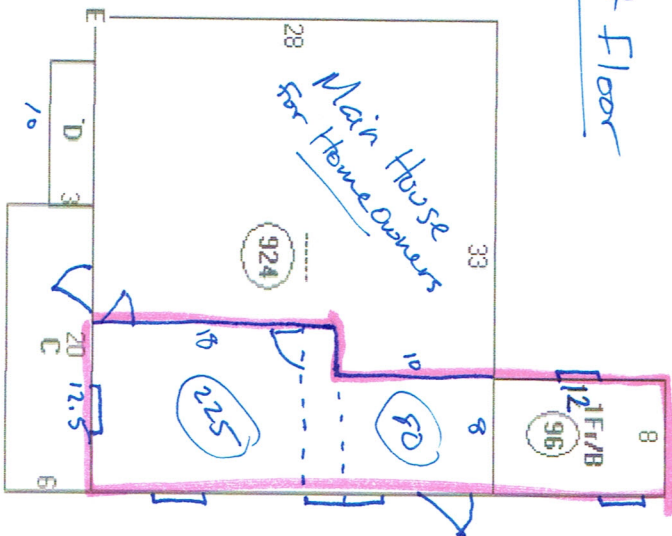
$$\begin{aligned} 28 \times 33 &= 924 \text{ ft}^2 \\ 10 \times 3 &= 30 \text{ ft}^2 \end{aligned}$$

954 ft²

Total House ft²

$$\begin{aligned} 1,050 \text{ ft}^2 \\ 954 \text{ ft}^2 \end{aligned}$$

2,004 ft²



Accessory Unit is Highlighted

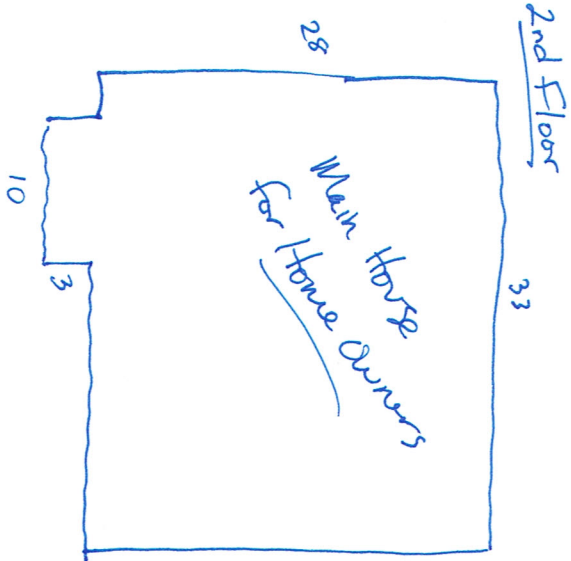
Bathroom = 96 ft²

Kitchen = 80 ft²

Bedroom/Living Room = 225

Total living = 401 ft²

Descriptor/Area	
A:.....	924 sqft
B: 1st Fl/B	96 sqft
C: OFP	120 sqft
D: 2nd Fl/B	30 sqft
E: PG1	400 sqft



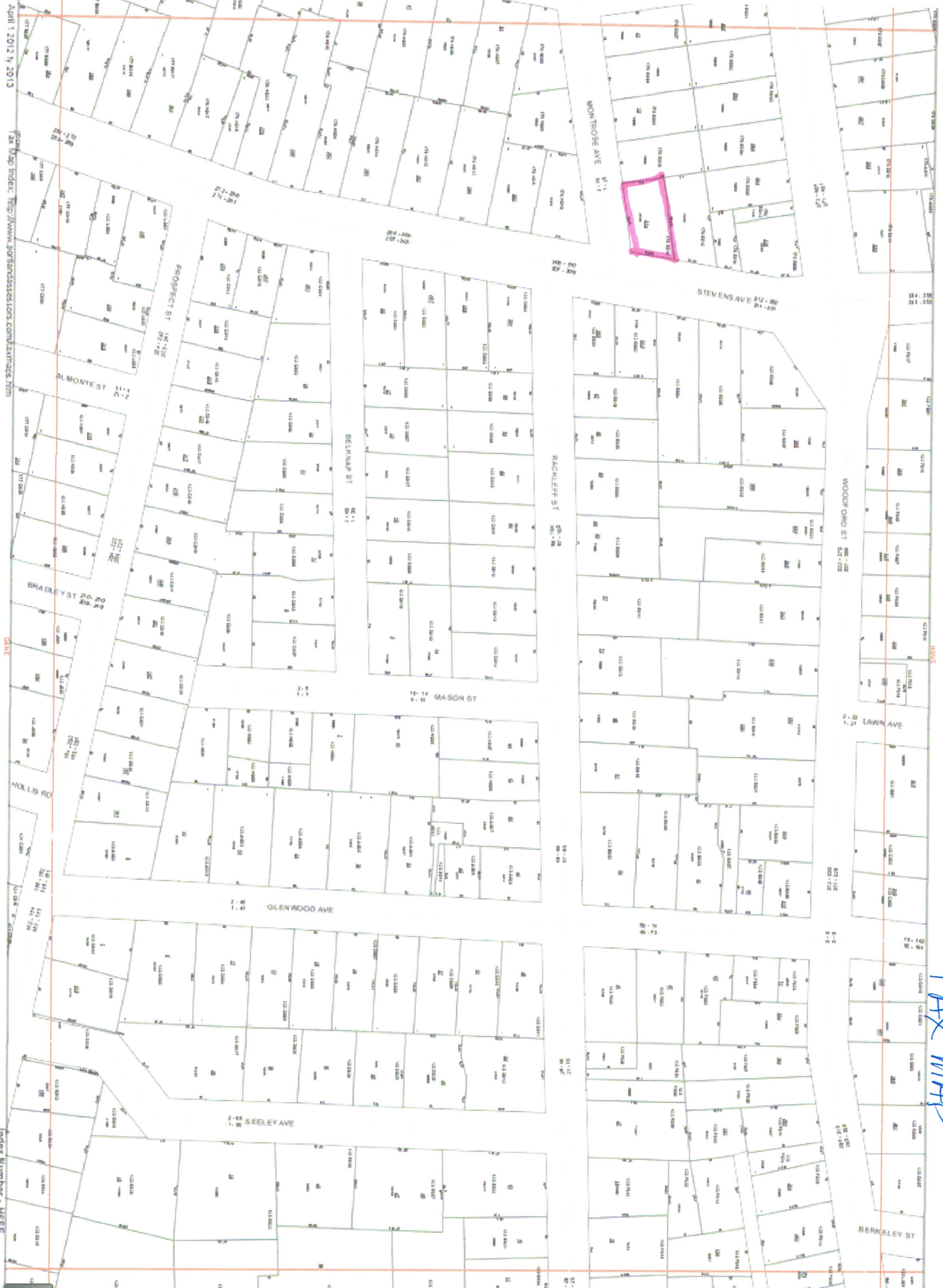
2nd Floor Plan

[illegible]

372 - 404
371 - 401

[illegible]

Tax Map





Left Photo: Front view of house, accessory unit is the entire 1st floor right side. Red arrows show entry doors into unit.

Right Photo: Front entry to unit – leads into bedroom/living area



Left Photo: Living room/bedroom area

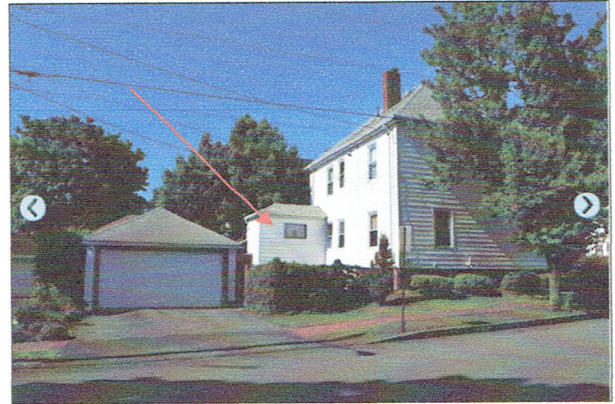
Right Photo: Closet in bedroom/living room area



Left Photo: Kitchen and side entry door
Right Photo: Kitchen



Left Photo: Bathroom – front section looking to stand up shower
Right Photo: Bathroom – rear section looking to tub and closet



Left Photo: Side view of home

Right Photo: Back view of home – showing the Accessory unit bathroom bump out (red arrow) and the 2 car garage and driveway