



# TOWNSHIP OF NUTLEY, NEW JERSEY

## ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-26-0006

TO ALL APPLICANTS: This application form is designed to obtain from your information necessary for the processing of your application by the Zoning Board of Adjustment.

Application Fee: \$ 550 (on denial letter)

Date of Denial Letter: MARCH 30, 2026

### Section I: SUBJECT PROPERTY

Address: 165 FRANKLIN AVE., NUTLEY, NEW JERSEY 07110

Block: 7604 Lot: 21 Zone: B-3A

	District Requirements	Proposed
Lot Area	<u>5,000 SF.</u>	<u>3,394.75 SF ** NK</u>
Lot Width	<u>50 FT</u>	<u>39.02 FT ** NK</u>
Lot Depth	<u>100 FT</u>	<u>87. FT ** N/C</u>
Front Yard	<u>CORNER LOT 3 FT</u>	<u>4.37 FT. (STAGEN ST.) N/C</u> <u>2.04 FT. (FRANKLIN AVE. N/C</u>
Side Yard	<u>1 (ONE) 0</u>	<u>70.35 (OVER) ** N/C</u>
Rear Yard	<u>30 FT</u>	<u>25.46 ** N/C</u>
Other	<u>HT ← FEET 40 FT</u> <u>STORIES 3 STORIES</u>	<u>EXIST (N/C)</u> <u>2 STORY (N/C)</u>
	<u>MAX LOT IMPERVIOUS COV. 0%</u>	<u>91.5% EXISTING N/C **</u>
	<u>MAX PUDG COVERAGE 70%</u>	<u>51.6% EXISTING N/C</u>

### Section II: APPLICANT INFORMATION

Name: MICHAEL MOSCARA

Address: 165 FRANKLIN AVE (CDFACE)  
NUTLEY, NJ 07110

Telephone: 973-393-7523

Email Address: MPMOSCARA@GMAIL.COM

Applicant is a:

Corporation  Partnership  LLC  Individual

If the owner is not the applicant, the following must be provided:

Owner Name: N/A.  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**Section III: DISCLOSURE STATEMENT**

Pursuant to N.J.S. 40:55D-48.1 the names and address of all persons owning 10% of the stock in a corporation or a 10% interest in any partnership must disclosed by the applicant. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest.

Name: MICHAEL MOSCARA  
Address: 165 FRANKLIN AVE.  
NUTLEY, NEW JERSEY 07110  
Interest: 50%

Name: STEPHEN MOSCARA  
Address: 165 FRANKLIN AVE  
NUTLEY, NEW JERSEY 07110  
Interest: 50%

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Interest: \_\_\_\_\_

**Section IV: PROPERTY INFORMATION**

	Existing	Proposed
Total existing and total proposed dwelling units	<u>2</u>	<u>2</u>
Total existing and total proposed professional offices	<u>2</u>	<u>2</u>
Total existing and total proposed parking spaces	<u>4</u>	<u>4</u>

Present use of premises: TWO OFFICES & 1 STUDIO APT ON 1ST FLOOR  
& 1 3 BR APT ON SECOND FLOOR.

Has there been any previous appeal, request, or application to this or any other Township of Nutley Board or the Construction Code Official involving these premises? YES

If yes, state the nature, date and the disposition of each such matter: IN 2013, A

VARIANCE WAS GRANTED FOR A MEDICAL BUILDING OFFICE  
ON SECOND FLOOR - USE VARIANCE

THE PROPERTY WAS SUBDIVIDED AT SOMETIME BEFORE A HOUSE  
WAS CONSTRUCTED ON REAR LOT FACING SIDE ST & SOLD TO  
ANOTHER PERSON. REAR LOT  
WAS EXISTING NON-CONFORMING LOTS

**Section V: PROFESSIONAL INFORMATION**

*Applicant's Attorney*

Name: TOM DIABASI  
Address: DIABASI & RINALDI, LLC  
345 CENTRE ST, SUITE 1, NUTLEY, NJ 07110  
Telephone: 973-235-1414 Fax: 973-235-1575  
Email Address: TOM@DIABASILAW.COM

*Applicant's Architect*

Name: SALVATORE CERVINO ARCHITECT & PLANNER, LLC  
Address: 111 BROOKFIELD AVE  
NUTLEY, N.J. 07110  
Telephone: 973-943-5026 Fax: N/A  
Email Address: SCERVINO@OPTONLINE.NET

*Applicant's Engineer*

Name: N/A  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_

*Applicant's Planning Consultant*

Name: SALVATORE CORVINO ARCHITECT & PLANNER, LLC  
Address: 111 BROOKFIELD AVE  
UNION, NEW JERSEY 07110  
Telephone: 973-943-5026 Fax: N/A.  
Email Address: SCORVINO@OPTONLINE.NET

List any other expert who will submit a report or who will testify for the applicant.  
(Attach additional sheets, if necessary)

Name: N/A.  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Field of Expertise: \_\_\_\_\_

**Section VI: GENERAL INFORMATION**

In the space below, state the nature of the constraints imposed by the physical characteristics of the land under consideration (i.e. exceptional narrowness, shallowness or topographic conditions).

EXISTING PROPERTY USE HAS EXISTED AS A MIXED USE 1ST FLOOR  
OFFICES & 1 APT & 2ND FLOOR 1 APT. - NON-CONFORMING USE.  
THE LAND WAS SUBDIVIDED AT AN POINT & THE <sup>MIXED USE</sup> APT/OFFICE  
WAS LOCATED ON THE SUB-DIVIDE PORTION IN FRONT FACING  
FRANKLIN AVE & A NEW HOUSE PROVIDED ON SUB-DIVIDED LOT  
BEHIND LOTS ARE EXISTING NON CONFORMING LOT SIZE.

In the space below, state any other extraordinary or exceptional situation or condition of the land involved which would constrain development in accordance with Zoning Regulations

PRE-  
LOT IS AN EXISTING SUB-DIVIDED LOT THAT IS UNDERSTOOD,  
IT IS ALSO A CORNER LOT & HAS NON-CONFORMING  
FRONT, SIDE & REAR YARD SETBACKS TO THE EXISTING LOWER  
MIXED USE BUILDING LOCATED THEREON. THE CURRENT  
OWNER'S PARENTS PURCHASED THE PROPERTY CIRCA 1978  
AS AN EXIST MIXED USE OFFICES & APTS - 1 APT 1ST FLOOR  
REAR & 1 APT 2ND FL.  
THE LOT ALWAYS HAD DIFFICULT PARKING ON SITE & THERE  
IS NO CHANGE TO THAT CONDITION.

Explain how not granting this variance request would impose peculiar and exceptional practical difficulties or exceptional or undue hardship upon you.

NOT GRANTING THIS VARIANCE WOULD IMPOSE PECULIAR & EXCEPTIONAL PRACTICAL DIFFICULTIES OR EXCEPTIONAL OR UNDUABLE HARDSHIP AS THIS USE ALWAYS EXISTED & WAS PURCHASED THAT WAY. THERE ARE NO PLANS TO CHANGE ANYTHING OF MY PRESENT OWNERS. THERE IS SUFFICIENT PARKING FOR THIS OFFICE TENANT USE PUBLIC PARKING ON STREET.

Explain how the granting of this variance will not detrimentally affect the public good or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

THE VARIANCE IF GRANTED WOULD NOT POSE ANY DETRIMENT TO PUBLIC GOOD AS IT CHANGES NOTHING PERTAINING TO USE THAT HASN'T EXISTED BEFORE. IT WILL HAVE NO IMPACT ON THE NEIGHBORHOOD & ZONE PLAN & ORDINANCE AS NOTHING CHANGES. CLIENT IS LOOK TO MAINTAIN A CONTINUATION OF NON-CONFORMING USE.





**THOMAS J. EVANS**  
*Director of Revenue and Finance*

CODE ENFORCEMENT DEPT.

**DAVID BERRY**  
*Construction Official*  
*Zoning Official*

## TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE  
NUTLEY, NEW JERSEY 07110

BUILDING  
PLUMBING  
ELECTRICAL  
FIRE  
ZONING

TELEPHONE: (973) 284-4957 · FACSIMILE: (973) 284-0071

March 30, 2026

Tom DiBiasi  
Sal Corvino  
345 Centre Street  
Nutley NJ 07110

**Re: Ground Floor Studio Apartment**  
**1. Continued Non-Conforming Use**  
**2. Use Variance**  
**165 Franklin Avenue**  
**Block/Lot: 7604/21**

Dear Mr. DiBiasi and Mr. Corvino,

Your request for a permit, at the above referenced address, to apply to the Board of Adjustment for a certificate of continued non-conforming use and/or apply for a use variance for a ground floor studio apartment at the rear of the building, in a B-3A zoning district, as shown on the plans prepared by Architect Sal Corvino dated March 27, 2026, is disapproved for the following reasons:

This property is located in a B-3A district as shown on the Nutley Zoning Map.

The Code Enforcement Department has not issued any zoning permits or certificates for the proposed use of the property nor has any records to certify the use as a studio apartment.

Chapter 700, Section 700-7 A of the Codes of Nutley states no building shall hereafter be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be used, designed or arranged to be used for any purpose other than is included among the uses listed in this article as permitted in the district in which such building or land is located nor in any manner contrary to any of the requirements specified in this article.

Chapter 700, Article V, Section 700-18 of the Codes of Nutley lists the permitted uses in the B-3A zoning district. Residential use is prohibited.

Chapter 700, Article XIII, Section 700-91 A of the Codes of Nutley states no building or premises shall be used nor shall any building be erected nor shall any building be altered so as to expand its usable floor area unless there is provided parking spaces upon the same premises upon which the use or building is located, or as provided for in § **700-45H** in accordance with the following schedule:

**Required** (uses in the building):

1. Second floor: 2-bedroom apartment 2 parking spaces
2. Ground floor: real estate office/vacant office 1 parking space for 300 sq. ft. retail service= no parking required
3. Studio rear of building= 1 parking space

The building has a driveway at the rear which can park four vehicles if tandem parked.

A non-refundable use variance fee of \$550.00 was received by the Code Enforcement Department. **All tax and water bills must be paid to date prior to the processing of a variance fee.**

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from Jessica Liebold, [jllebold@nutleynj.org](mailto:jllebold@nutleynj.org) or at 973-284-4957. It should be noted that, under State Statute, notice of appeal of this decision must be filed with this office no later than twenty (20) calendar days from the date of this notice.

Any changes to the proposed plans must be submitted prior to the applications being returned to the Code Enforcement Office. No changes can be made once the application is received by this office.

Very truly yours,

  
DAVID BERRY  
Zoning Official



# Nutley

## Parcel Offset List

---

**Target Parcel(s):** Block-Lot: 7604-21  
MOSCARA, MICHAEL P & STEPHEN  
165 FRANKLIN AVENUE

24 parcels fall within 200 feet of this parcel(s).

---

**Block-Lot: 7605-11**

FRANCIS REALTY COMPANY, LLC  
245 WHITFORD AVE  
NUTLEY, NJ 07110  
RE: 47 STAGER STREET

**Block-Lot: 7605-12**

DDRS REAL PROPERTY LLC  
1 VANDERBILT BLVD  
FLORHAM PARK, NJ 07932  
RE: 43 STAGER STREET

**Block-Lot: 7500-9**

GIAMPINO ASSOCIATES, LLC C/O O'MARA  
203 SATTERTHWAITE AVENUE  
NUTLEY, NJ 07110  
RE: 148 FRANKLIN AVENUE

**Block-Lot: 7500-10**

152 FRANKLIN AVENUE REALTY, INC.  
152 FRANKLIN AVE  
NUTLEY, NJ 07110  
RE: 152 FRANKLIN AVENUE

**Block-Lot: 7604-22**

CHECO, FRANKLIN & BUENO, TERESA  
48 STAGER STREET  
NUTLEY, NJ 07110  
RE: 48 STAGER STREET

**Block-Lot: 7604-18**

FOREST SPRING, LLC  
101 BROOKFIELD AVE  
NUTLEY, NJ 07110  
RE: 175 FRANKLIN AVENUE

**Block-Lot: 7501-1**

TUCHI RGP, LLC  
160 FRANKLIN AVE  
NUTLEY, NJ 07110  
RE: 160 FRANKLIN AVENUE

**Block-Lot: 7605-9**

DELANEY, JAMES & JANINE  
55 STAGER ST  
NUTLEY, NJ 07110  
RE: 55 STAGER STREET

**Block-Lot: 7605-10**

PRAJAPATI, BHUMILKUMAR MAHESHBH  
51 STAGER ST  
NUTLEY, NJ 07110  
RE: 51 STAGER STREET

**Block-Lot: 7605-13**

NUTLEY OFFICE BUILDING LLC C/O  
204 1ST AVE  
NEWARK, NJ 07107  
RE: 155 FRANKLIN AVENUE

**Block-Lot: 7500-11**

FRANKLIN AVE 156 LLC  
697 CENTRE ST  
NUTLEY, NJ 07110  
RE: 156 FRANKLIN AVENUE

**Block-Lot: 7605-15**

FRANKLIN ENTERPRISE LLC  
46 BOILING SPRINGS AVE  
E RUTHERFORD, NJ 07073  
RE: 143 FRANKLIN AVENUE

**Block-Lot: 7500-8**

FRISCIA, RENEE  
146 FRANKLIN AVE  
NUTLEY, NJ 07110  
RE: 144 FRANKLIN AVENUE

**Block-Lot: 7604-5**

KOTHARI, KIRIT & SWATI  
200 EILEEN DR  
CEDAR GROVE, NJ 07009  
RE: 20 WOODLAND AVENUE

**Block-Lot: 7604-4**

GELLER, BARRY  
18 WOODLAND AVENUE  
NUTLEY, NJ 07110  
RE: 18 WOODLAND AVENUE

**Block-Lot: 7604-17**

FOREST SPRING L.L.C.  
101 BROOKFIELD AVENUE  
NUTLEY, NJ 07110  
RE: 177 FRANKLIN AVENUE

**Block-Lot: 7604-3**

CAPUTO, ROSA ALBA & GEROLAMO  
106 RIDGE RD  
NUTLEY, NJ 07110  
RE: 12 WOODLAND AVENUE

**Block-Lot: 7604-2**

KESELING, ROSE  
8 WOODLAND AVE  
NUTLEY, NJ 07110  
RE: 8 WOODLAND AVENUE

**Block-Lot: 7604-19**

HIFI PROPERTIES, INC  
PO BOX 270  
NUTLEY, NJ 07110  
RE: 171-173 FRANKLIN AVENUE

**Block-Lot: 7501-3**

FRANCISCAN SISTERS OF ST ELIZABETH  
180 FRANKLIN AVE  
NUTLEY, NJ 07110  
RE: 180 FRANKLIN AVENUE

**Block-Lot: 7604-1**

PATEL, NAYAN & PATEL, BHAVESH  
4 WOODLAND AVE  
NUTLEY, NJ 07110  
RE: 4 WOODLAND AVENUE

**Block-Lot: 7501-2**

FRANCISCAN SISTERS  
174 FRANKLIN AVE  
NUTLEY, NJ 07110  
RE: 176 FRANKLIN AVENUE

**Block-Lot: 7604-20**

167 FRANKLIN AVENUE LLC  
167 FRANKLIN AVE  
NUTLEY, NJ 07110  
RE: 167 FRANKLIN AVENUE

**No Data**

## UTILITIES

(A)

AT & T  
Corporate Office  
P.O. Box 7207  
Bedminster, NJ 07921-7207

(B)

NJ Dept. of Transportation  
1035 Parkway Avenue  
CN-600  
Trenton, NJ 08625

(C)

Essex County Planning Board  
Public Works Building  
900 Bloomfield Avenue  
Verona, NJ 07044

(D)

PSE&G Company  
Manager-Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

(E)

North Jersey District Water Supply Co.  
1 F.A. Orechio Drive  
Wanaque, NJ 07465

(F)

Passaic Valley Water Co.  
1525 Main Avenue  
Clifton, NJ 07011

(G)

Verizon  
540 Broad Street, Room 305  
Newark, NJ 07101

(H)

TCI of Northern New Jersey  
40 Potash Road  
Oakland, NJ 07436  
Attn: Dan Gannon

(I)

Essex County Utilities Authority  
Leroy R. Smith Jr. Public Safety Building  
60 Nelson Place – 6<sup>th</sup> Floor  
Newark, NJ 07102

(J)

Norfolk Southern Railway  
125 County Road  
Jersey City, NJ 07307







2005

**NUTLEY TOWNSHIP**

BLOCK: 101 LOT: 43 QUAL: CLASS: 4A  
 LOCATION: 165 FRANKLIN AVENUE

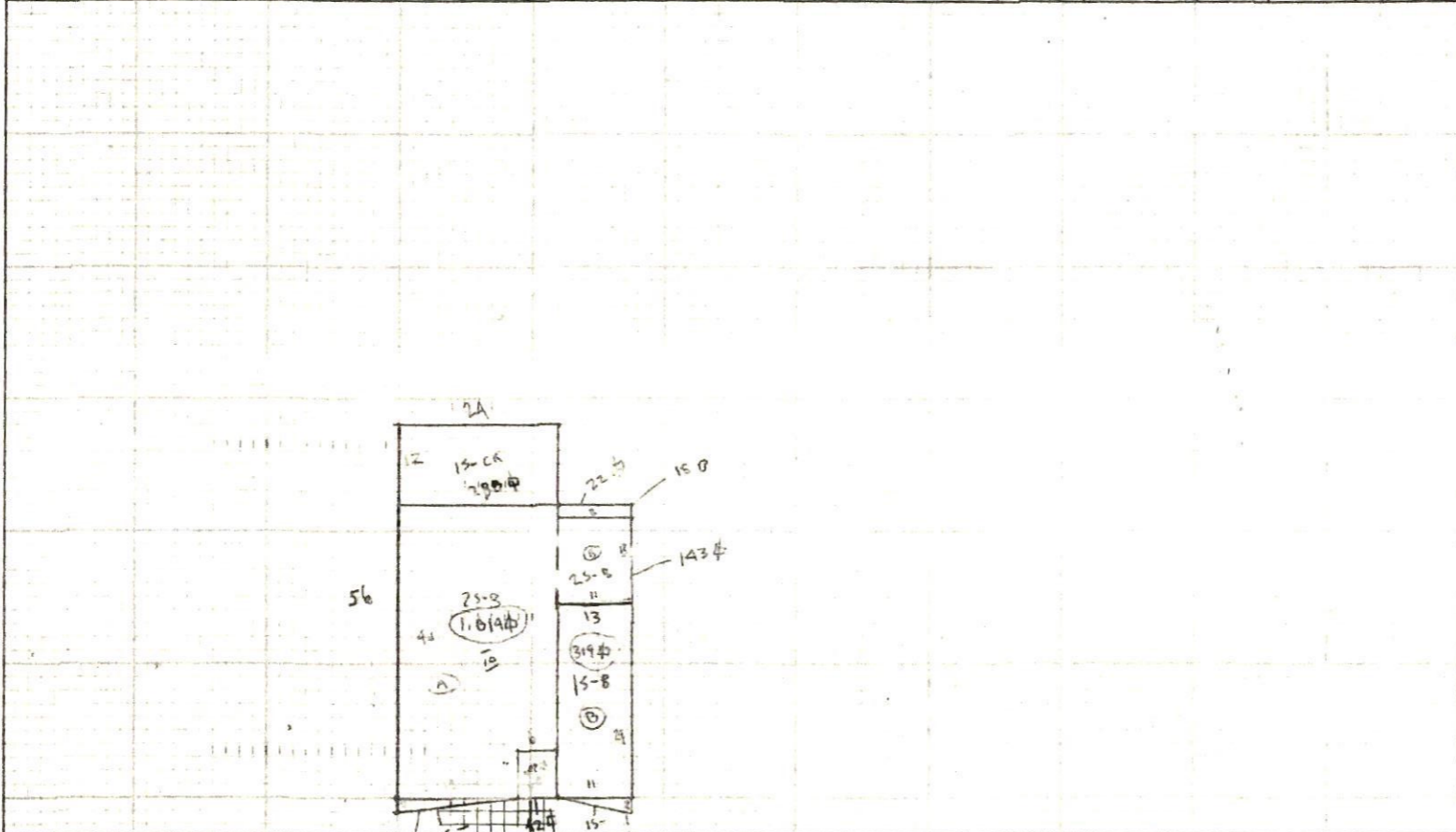
OWNER: MOSCARA, MICHAEL & MARIE G.  
 ADDRESS: 278 CENTRE STREET  
 CITY, STATE, ZIP: NUTLEY, NJ 07110

LOT SIZE: 0.070

YEAR BUILT: 1912

RECORD OF OWNERSHIP

OWNER	DEED DATE	DATE REC.	BOOK	PAGE	SRIA NO	USABLE	RATIO	SALE PRICE
								0



GROSS BUILDING AREA:  
3,014  $\phi$

GROUND AREA:  
1,815  $\phi$

PERIMETER:  
186'

WALL RATIO:  
9.75


AVERAGE STORY HEIGHT:  
10'

NOTES:

Notes section with multiple horizontal lines for text entry.



2022

Essex Nutley Twp		Property Record Card		02/19/26 02:47 PM	
Block: 7604 Lot: 21 Qualifier: Card: 1		Units: 1 Nbd: 500		Last Sale: 09/25/24 for \$1	
MOSCARA, MICHAEL P & STEPHEN 165 FRANKLIN AVE NUTLEY, NJ 07110		SFLA: 0 Floor:	Bldg Name:	VCS: 500	Map Page: 76
165 FRANKLIN AVENUE		Prop Class: 4A Occupancy:	Zoning: B-3A	Year Built: 1912/1912	NC Interior AVERAGE
		Bldg Class: 10	Addtl Lot:	NC Exterior AVERAGE	NC Layout AVERAGE
		Bldg Desc:	Land Dim: 39X87		
		Info By: OWNER	Style:		
Main Building 0		(no sketch thumbnail)			
Attached Items Value 0				Room Count	
Add/Deduct Value 0				B 1 2 3 4 T	
Base Replacement Cost 0				Living 0 0 0 0 0 0	
Cost Conversion Factor 1.92				Dining 0 0 0 0 0 0	
Replacement Cost New 0				Kitchn 0 0 0 0 0 0	
Net Condition 0.70				Bath 0 0 0 0 0 0	
Market Adjustment 1.0000				Bed 0 0 0 0 0 0	
Appraised Value 0				Rec 0 0 0 0 0 0	
Detached Items Value 0				Den 0 0 0 0 0 0	
Total Land Value 358,092				Total 0 0 0 0 0 0	
Total Improvement Value 0					
Total Value 358,092					
Valuation Summary					
Computed Override Summary					
Land	358,100			358,100	
Improv		234,200		234,200	
Total	358,100			592,300	
Floor Area (footprint)					
First Uppr Half					
Item	Bsmnt	Floor	Floor	Story	Attic
Totals	0	0	0	0	0
SqFt Living Area Sketch Areas					
Item	Area	Description	Sq Ft		
First Floor	0				
Upper Floor	0				
Half Story	0				
Fin Attic	0				
Living Bsmnt	0				
Unfin Area (-)	0				
Total Area	0				
Attached Items					
Seg	Item	Area			
Total Area 0					
Detached Items					
Desc	Area	Rate	Const	QF	Cond Value
Miscellaneous Write Ins					
Desc	Number	Desc	Value		
Dwelling Detail					
Element	Description	Owner	Date	Book-Page	Price NU
Bldg Class	10	MOSCARA, MICHAEL P & STEPHEN	09/25/24	20240-59035	1 08
Type		MOSCARITOLA, MARIE	02/10/16	20160-15055	01
Yr Built	1912/1912	MOSCARA, MICHAEL P. & ST	11/15/14	12527-04401	0 10
Height					
Style					
Roof Type					
Roof Mat.					
Bsmnt/Fin					
Fireplace	NONE				
Sales History					
Assessment History					
Year	Class	Land	Improv	Net	
2026	4A	358,100	234,200	592,300	
2025	4A	358,100	234,200	592,300	
2024	4A	358,100	234,200	592,300	
2023	4A	358,100	234,200	592,300	
2022	4A	216,700	296,900	513,600	
Permits					
Open Date	Number	Description	Value		
10/05/2010	10-1799	INT ALTS			



Section 1

Building Data

Occ Num	Occupancy Name	%	Class*	Height	Rank**
353	Retain	100	D	10	2

Total Floor Area (sq. ft.) 625  
 Number of Stories: Section 1 Building 2  
 Perimeter (linear feet) \_\_\_\_\_ OR Shape\*\*\* 2  
 Effective Age (years) \_\_\_\_\_ Base Date \_\_\_\_\_ Adj. Value \_\_\_\_\_  
 Depreciation %: Overall \_\_\_\_\_ OR Physical \_\_\_\_\_ Functional \_\_\_\_\_

External \_\_\_\_\_  
 Components (see back of page 1 for list):

Code	System	Description	Area	%	Rank	Depr	Other
604		RAID		100	2		

\*\* Ranks: 1 Low  
 2 Average  
 3 Good  
 4 Excellent

\* Marshall & Swift Classes:  
 A Fireproof Structural Steel Frame  
 B Reinforced Concrete Frame  
 C Masonry Bearing Walls  
 D Wood or Steel Frame Walls  
 M Mill Type  
 P Pole Frame  
 S Metal Frame Walls



- CONCRETE-MASONRY WALLS/BEARING or CURTAIN Brick**
- 807 Brick, Solid
  - 808 Brick, SCR Modular (6"-8")
  - 809 Brick with Block Back-up
  - 806 Brick with Clay Tile Back-up
  - 810 Cavity Brick
  - 811 Cavity Brick with Block Back-up
  - 801 Adobe Block
  - 812 Concrete Block
  - 804 Block with Stucco
  - 803 Block with EIFS
  - 814 Concrete Block, Slumpstone
  - 815 Concrete Block, Textured Face
  - 813 Concrete Block, Glazed
  - 809 Cavity Concrete Block
  - 821 Hollow Clay Block
  - 826 Structural Clay Tile

- CURTAIN WALLS Masonry**
- 843 Concrete & Glass Panels
  - 845 Glass Fiber Reinforced Concrete Panels
  - 848 Masonry Panels
  - 851 Steel Studs & Stucco
  - 844 EIFS Panels
  - 855 Wood Siding Panels
  - 840 Aggregate Siding Panels
  - 847 Stone Panels, Marble
  - 852 Stone Panels, Granite
  - 854 Stone Panels, Limestone
  - 853 Stone Panels, Local Stone
  - 842 Composite Stone Panels
  - 865 Metal Sandwich Panels
  - 866 Texture Covered Metal Sandwich Panels

- STUD WALLS Siding**
- 896 Wood Siding
  - 894 Textured Plywood
  - 887 Hardboard Siding
  - 886 Hardboard Sheet
  - 888 Metal Siding
  - 895 Vinyl Siding
  - 890 Shingles
  - 880 Asphalt Siding
  - 884 Cement Fiber Siding
  - 882 Brick Veneer
  - 883 Block Veneer
  - 881 Ashlar Stone Veneer
  - 889 Rubble Stone Veneer
  - 893 Synthetic Masonry
  - 891 Strassko Sandwich

- 820 Glass Block Concrete**
- 816 Concrete, Formed
  - 819 Concrete w/ Stay-In-Place Forming
  - 817 Concrete, Precast Panels
  - 818 Concrete, Tilt-up
  - 802 Ashlar, Stone Veneer, Block Back-up
  - 822 Rubble Stone Veneer, Block Back-up
  - 823 Solid Granite Stone
  - 824 Solid Limestone
  - 825 Solid Local Stone
  - 849 Metal/Glass Panels
  - 850 Stainless Steel Panels
  - 841 Bronze Panels
  - 846 Glazed Atrium

- 861 Cold Storage Metal Sandwich Panels**
- 862 Cold Storage Stainless Steel Sandwich Panels
  - 864 Glass Exterior w/Metal Sandwich Panels
  - 863 Fiberglass Sandwich Panels
  - 860 Cement Fiber Sandwich Panels
  - 868 Pre-Fab Panels, Metal & Glass
  - 869 Pre-Fab Panels, Metal with Block Back-up
  - 871 Stucco on Pre-Fab Metal Panels
  - 867 Pre-Fab Panels, Masonry Veneer
  - 870 Stone Veneer on Pre-Fab Metal Panels
  - 872 Porcelain Enamel Finish (Add)

**FINISHED FLOORING**

Softwood	
Hardwood	
Asphalt Tile	
Other	

**CEILINGS**

Plaster	Acoustical Tile
Sheetrock	Suspended

**ROOF**

Flat	Hip	Gable
Gambrel	Mansard	
Type Prepared Roll		
Asphalt Shingles		
Wood Shingles		
Built-up T. & G.		
Slate or Tile		

**SITE**

Topography	Public Water	Private Well
	Curbs	Paved Road
	Unpaved Road	Sidewalk
Landscaping	Public Sewer	Septic Tank
G	Avg	F
	Electric	Gas

Basement

Occ Num	Occupancy Name	Type*	Area	Class	Depth	Rank	Depr
353	Retain	UNF	1000	C	8	2	

Number of Levels: \_\_\_\_\_ Fireproofing  Yes  No  
 Perimeter (linear feet) \_\_\_\_\_ OR Shape\*\*\* \_\_\_\_\_  
 Section \_\_\_\_\_

Components (HVAC and Sprinklers only)

Code	System	Description	Area	%	Rank	Depr	Other

Heating, Cooling & Ventilation

- 600 None
- 601 Electric
- 602 Electric Wall
- 603 Forced Air Unit
- 604 Hot Water
- 605 Hot Water, Radiant
- 606 Space Heaters
- 607 Steam
- 608 Steam Without Boiler
- 609 Ventilation
- 610 Wall Furnace
- 611 Package Unit
- 612 Warm and Cooled Air
- 613 Hot and Chilled Water
- 614 Heat Pump
- 615 Floor Furnace

Other Components

- 616 Individual Thru-Wall Heat Pump
- 617 Complete HVAC
- 618 Evaporative Cooling
- 619 Refrigerated Cooling
- 620 Electric Panels
- 621 Space Heaters, Radiant
- 622 Space Heaters, Steam Coil w/ Boiler
- 623 Space Heaters, Steam Coil w/o Boiler
- 624 Heat Pump, Ground Loop
- 625 Refrigerated Cooling, Packaged
- 626 Controlled Atmosphere, Cool. Air
- 627 Controlled Atmosphere, Livestock
- 628 Controlled Atmosphere, High to Precise Humidity
- 629 Cent. Atmosphere, Warm/Cooled
- 649 No HVAC
- 601 Sprinklers
- 602 Dry Sprinklers
- 603 Wet Sprinklers
- 650 Elevators (By Area)
- 651 Elevators-Passenger
- 652 Elevators-Freight Power Doors
- 653 Elevators-Freight Manual Doors
- 759 Mezzanine
- 760 Mezzanine-Duplex
- 761 Mezzanine-Office
- 762 Mezzanine-Open
- 763 Mezzanine-Storage
- 755 Malls-Open
- 756 Malls-Covered
- 757 Malls-Enclosed
- 758 Malls-Elevator
- 751 Balcony
- 764 Fire Alarm System



