



**CITY OF FLORENCE DESIGN REVIEW BOARD  
CITY CENTER – COUNCIL CHAMBERS  
324 WEST EVANS STREET, FLORENCE, SC  
WEDNESDAY, SEPTEMBER 10, 2025 – 2:00 P.M.  
REGULAR MEETING AGENDA**

**I. Call to Order**

**II. Approval of Minutes** Regular meeting held on August 13, 2025

**III. Public Hearing and Matter in Position for Action**

DRB-2025-12 Request for a Certificate of Appropriateness to demolish the house located at 459 West Pine Street, identified as Florence County Tax Map Number 90074-10-012, in the D-4 Timrod Park Overlay District.

**IV. Public Hearing and Matter in Position for Action**

DRB-2025-13 Request for a Certificate of Appropriateness to install an internally illuminated wall sign at the FSD1 building located at 319 South Irby Street, identified as Florence County Tax Map Number 90087-08-005, in the D-3 Arts & Culture Overlay District.

**V. Public Hearing and Matter in Position for Action**

DRB-2025-14 Request for a Certificate of Appropriateness to install an internally illuminated monument sign at the FSD1 building located at 301 South Dargan Street, identified as Florence County Tax Map Number 90087-07-004, in the D-3 Arts & Culture Overlay District.

**VI. Public Hearing and Matter in Position for Action**

DRB-2025-15 Request for a Certificate of Appropriateness to replace the shingle roof with a metal roof at the building located at 109 West Laurel Street, identified as Florence County Tax Map Number 90089-03-004, in the D-1 Redevelopment Overlay District.

**VII. Public Hearing and Matter in Position for Action**

DRB-2025-16 Request for a Certificate of Appropriateness to demolish the house located at 413 Jerome Street, identified as Florence County Tax Map Number 90075-02-006, in the D-4 Timrod Park Overlay District.

**VIII. Adjournment** Next meeting is scheduled for October 8, 2025.

**CITY OF FLORENCE, SOUTH CAROLINA**  
**DESIGN REVIEW BOARD**  
**AUGUST 13, 2025 MINUTES**

**MEMBERS PRESENT:** Jamie Carsten, Scott Collins, Kyle Gunter, Dr. John Keith, and Mike Padgett

**MEMBERS ABSENT:** David Lowe and David Tedder (Brice Elvington, Joey McMillan, and Ranny Starnes being rotated off the Board)

**STAFF PRESENT:** Jerry Dudley, Derek Johnston, and Alane Zlotnicki

**CALL TO ORDER:** Chairman Carsten called the August 13, 2025 meeting to order at 2:02 p.m.

**APPROVAL OF MINUTES:** Chairman Carsten introduced the July 9, 2025 minutes and asked if there were any corrections or comments. There being none, he asked for a motion. Mr. Padgett moved to approve the minutes as submitted; Mr. Collins seconded the motion, and it passed unanimously (5-0).

**PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:**

**DRB-2025-08      Request for a Certificate of Appropriateness to demolish the house located at 315 Covington Street, identified as Florence County Tax Map Number 90074-10-018, in the D-4 Timrod Park Overlay District.**

Chairman Carsten read the introduction to DRB-2025-08 and asked staff for their report. Mrs. Zlotnicki presented the staff report as submitted.

There being no questions for staff, Chairman Carsten opened the public hearing. There being no one to speak regarding the request, Chairman Carsten closed the public hearing and called for discussion and a motion. There being no comments or questions, Mr. Padgett moved that the request be approved as submitted. Mr. Gunter seconded the motion, and the motion passed unanimously (5-0).

**DRB-2025-09      Request for a Certificate of Appropriateness to demolish the commercial building located at 262 West Cheves Street, identified as Florence County Tax Map Number 90087-01-015, in the D-2 Downtown Overlay District.**

Chairman Carsten read the introduction to DRB-2025-09 and asked staff for their report. Mrs. Zlotnicki presented the staff report as submitted.

There being no questions for staff, Chairman Carsten opened the public hearing. There being no one to speak regarding the request, Chairman Carsten closed the public hearing and called for discussion and a motion. There being no comments or questions, Mr. Gunter moved that the request be approved as submitted. Mr. Padgett seconded the motion, and the motion passed unanimously (5-0).

**DRB-2025-10      Request for a Certificate of Appropriateness to install a serving window into the commercial building for Cru Wine & Tap located at 122 West Evans Street, identified as Florence County Tax Map Number 90168-02-014, in the H-1 Historic Overlay District.**

Chairman Carsten read the introduction to DRB-2025-10 and asked staff for their report. Mrs. Zlotnicki presented the staff report as submitted, amending the request to include eventually putting serving windows in both windows. Mr. Padgett recused himself since he is the engineer for the project.

Mr. Collins asked if this one was the pop up window style rather than the roll up style at the Birds Nest; she said that was correct.

There being no other questions for staff, Chairman Carsten opened the public hearing. The contractor on the project, Mr. Billy McBride, was available for questions. He confirmed that the window was on two pistons with no internal frame so it would look like the existing windows when closed.

There being no one else to speak regarding the request, Chairman Carsten closed the public hearing and called for discussion and a motion. There being no other comments or questions, Mr. Collins moved that the request be approved as submitted, to include both windows if desired. Dr. Keith seconded the motion, and the motion passed unanimously, with Mr. Padgett recused (4-0).

**DRB-2025-11      Request for a Certificate of Appropriateness to renovate the commercial building and upgrade the parking lot of First Citizens Bank located at 276 South Irby Street, identified as Florence County Tax Map Number 90087-02-001, in the D-3 Arts & Culture Overlay District.**

Chairman Carsten read the introduction to DRB-2025-11 and asked staff for their report. Mrs. Zlotnicki presented the staff report as submitted.

There being no questions for staff, Chairman Carsten opened the public hearing. Mr. Brandon White with the contractor spoke. He explained that they will be removing a great deal of hardscape to add landscaping, and address several ADA deficiencies. The paint colors will be the same, and new lighting in an architectural bronze color will be added for safety purposes.

There being no one else to speak regarding the request, Chairman Carsten closed the public hearing and called for discussion and a motion. There being no other comments or questions, Mr. Padgett moved that the request be approved as submitted. Mr. Gunter seconded the motion, and the motion passed unanimously (5-0).

**ADJOURNMENT:** Mrs. Zlotnicki handed out copies of the new Design Standards to Board members. There being no other business, Chairman Carsten adjourned the meeting at 2:14 p.m. The next meeting is scheduled for September 10, 2025 at 2:00 p.m.

Respectfully submitted by

Alane Zlotnicki, AICP  
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT**  
**STAFF REPORT TO THE**  
**CITY OF FLORENCE DESIGN REVIEW BOARD**  
**SEPTEMBER 10, 2025**

<b>CASE NUMBER:</b>	DRB-2025-12
<b>LOCATION:</b>	459 West Pine Street
<b>TAX MAP NUMBER:</b>	90074-10-012
<b>OWNER OF RECORD:</b>	Franklin Bryant
<b>APPLICANT:</b>	City of Florence
<b>PROJECT DESCRIPTION:</b>	Demolition of Single Family House
<b>OVERLAY DISTRICT:</b>	D-4 Timrod Park Overlay District

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) to demolish a single family house located at 459 West Pine Street in the City’s Timrod Park Historic Overlay District. The demolition is being pursued by the City of Florence’s Community Services department as part of its efforts to remove dilapidated buildings to rejuvenate neighborhoods.

**Background Information**

According to the Florence County Property Card File, the 1,947 square foot house was built in 1930. The property is zoned NC-6.2, which is a single family designation. The lot is 6,974 square feet in area. This house is in an advanced stage of deterioration, the city has problems with vagrants and criminal elements using the space, and the owner has refused repeated requests to renovate or remove the house. The neighbors have been complaining about this house for over a decade.

The Florence City-County Historical Commission was sent this request on August 20, 2025. They are scheduled to meet about this request on September 8.

**Staff Analysis**

Section 6-20.3.3 of the *Unified Development Ordinance* states that the Downtown Planning Coordinator shall “ensure that all applications for new construction, renovation, rehabilitation, and demolition shall require a Certificate of Appropriateness if the property involved is located within the overlay districts”.

**Board Action**

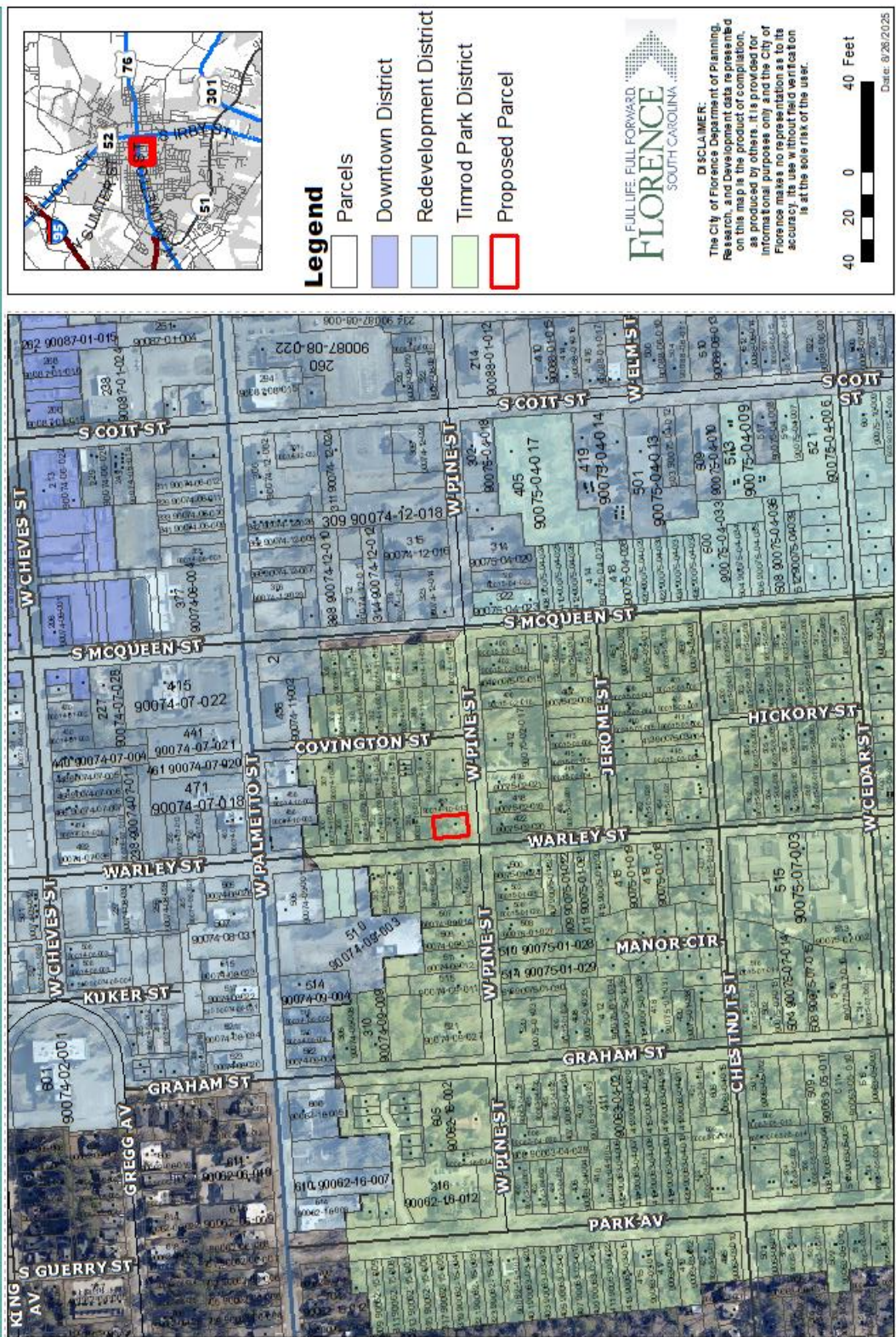
1. Consider only the evidence presented before the Board during the public hearing.
2. Apply the intent of the Design Standards to the application, considering the character of the applicable zoning and overlay districts.
3. Based on the determination of appropriateness, make a motion regarding the request to issue or deny the Certificate of Appropriateness.

**Attachments**

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Property Card
- E. Site Photos

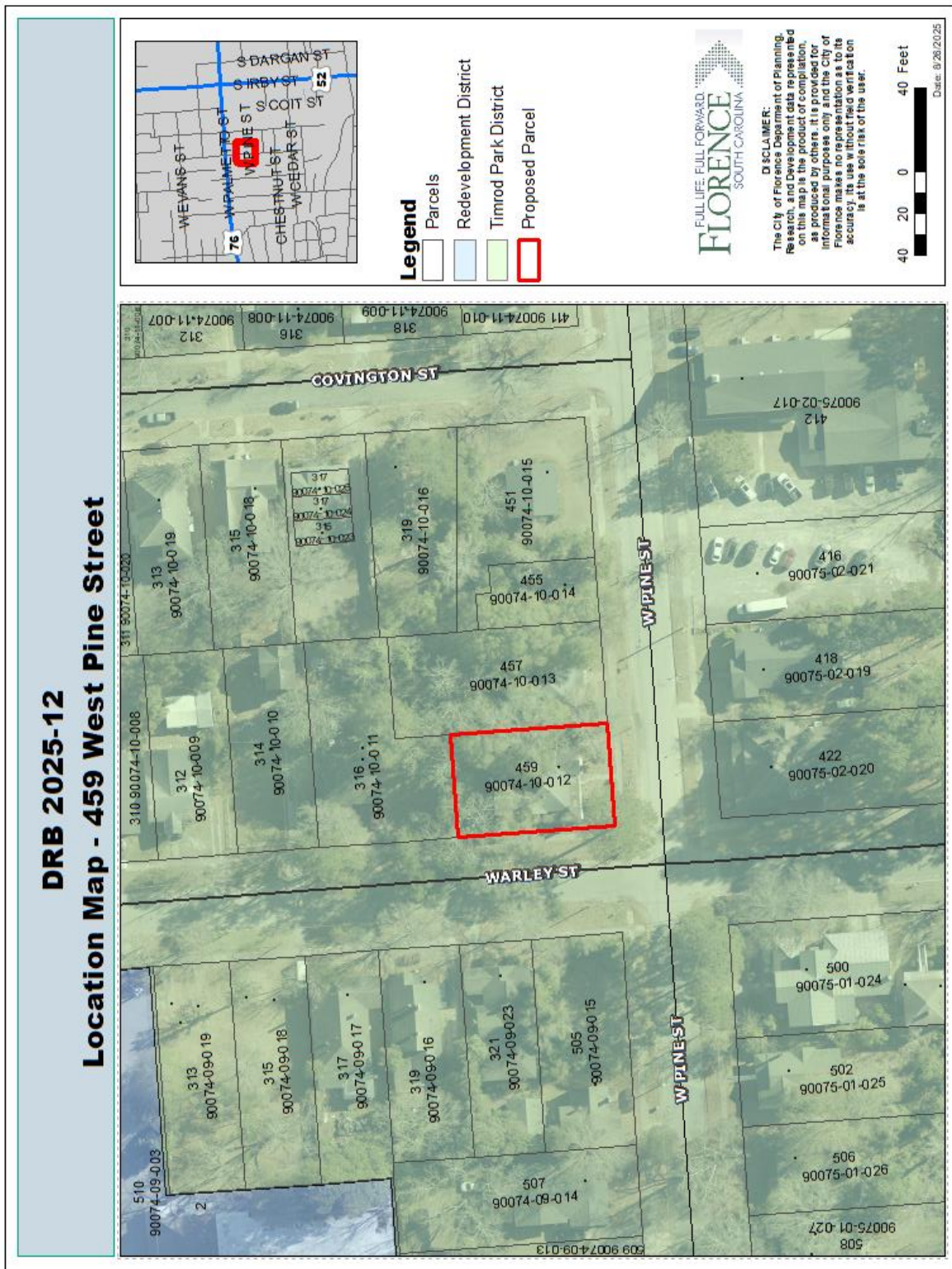


**DRB 2025-12**

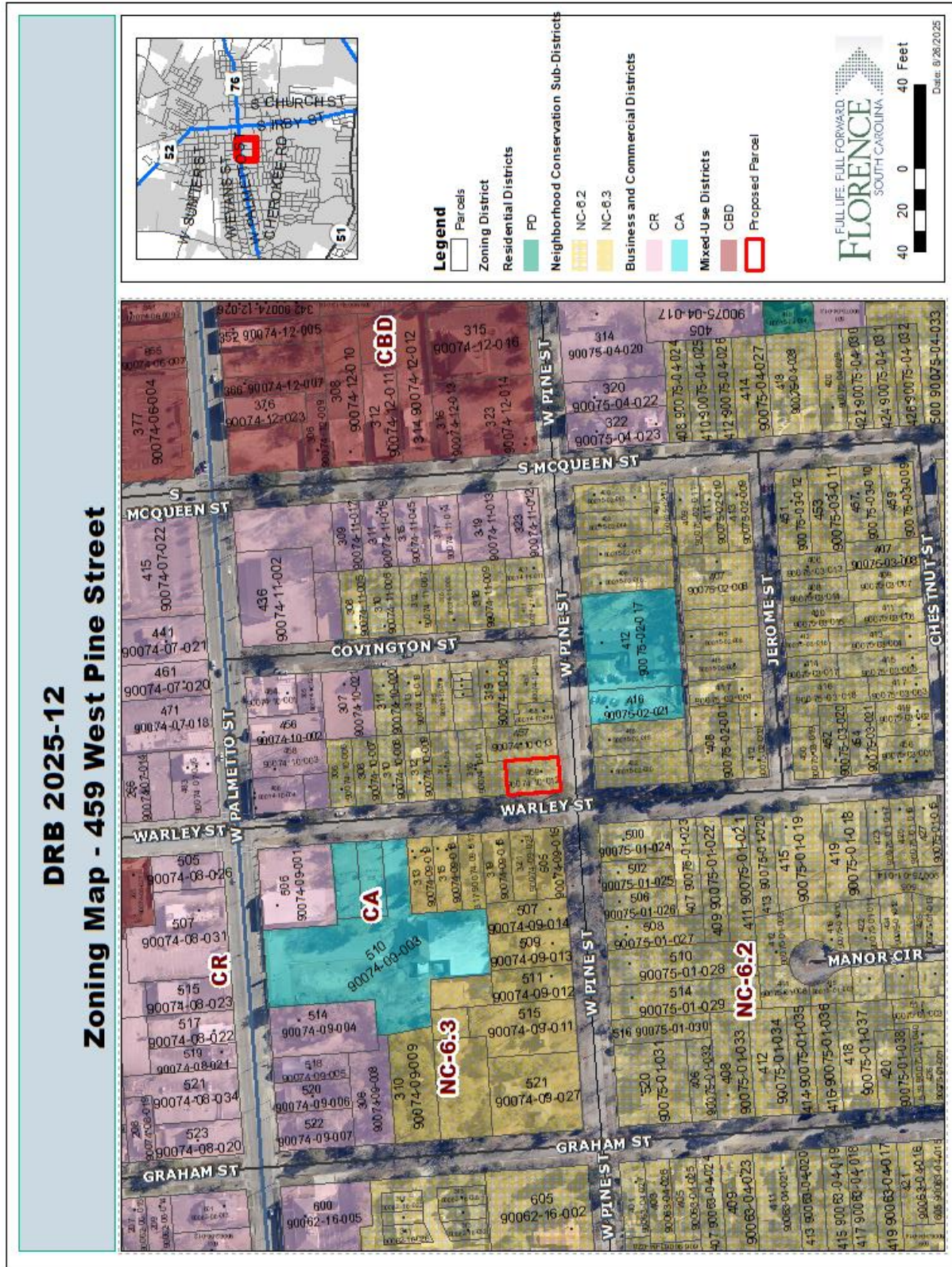




## Attachment B: Location Map









## Attachment D: Property Card

Map/Block/Parcel 90074 10 012

## Property Card File

Year 2017 File

Close This Window

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FLORENCE COUNTY TAX ASSESSOR
Property Card Record for MBP: 90074-10-012  TAX YEAR: 2023    9/16/23    8:31:34    PAGE: 70656
----- PROPERTY LOCATION Address -----
Number: 00459  Suffix:
Street Name: PINE  Street Suffix: ST
City: FLORENCE  State: SC  Zip: 29501 0000
District: 110  Land Class: RI RESIDENTIAL IMPROVED
Legal Desc: PINE & WARLEY LOT A
Land Characteristic Selections
01 Topography 1 Level
02 Street 1 Paved
03 Utilities 2 Public Water
03 Utilities 3 Public Sewer
03 Utilities 8 Electricity
04 Fronting Traffic 4 Med.
05 Ownership 1 Private
L A N D Lots: Eff Frontage: 67 Eff Depth: 105
L A N D Gross Acres: Site Value .00
-----
R E S I D E N T I A L MBP: 90074-10-012 BUILDING ID#: 001 SUFFIX#: 000
Building Use Code: RESIDENTIAL 1 FAMILY Age Erected: 1930 Grade: D Story Height: 15 1 STORY
Bedrooms: 03 Full Bath: 1 Half Bath: 0 Fireplaces: Heating & Air Conditioning: 2 UNITS
Total Living Area: 1,947 Exterior Wall Construction: F STUD FRAME 02 SF-METAL/VINYL SID.
Ext.Feat.Code: 11 Description: OFF Area: 744
OBY Code: 4 SHED Size: (len,wid,ht) 8 9 AREA: 72
Improvement Cost with Additions: .00 Yard/Other Bldg Values: Total Buildings Value: 27,318.3
-----
--- Totals for MBP ---
# Buildings: 2 Building Value: 27,318.36 Land Market Value: 12,000.00
Market Acres: .00 Use Acres: .00 Land Use Value: .00
Bld/Land Use Total: 27,318.36 Bld/Land Mar.Total: 39,318.36 6% Bld Value: 0 # of 6% Blds: 0
Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0
Transfer Date: 03/93 DEED Book: A383 Page: 1550 Sales Price: 24,500

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Attachment E: Site Photos



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT**  
**STAFF REPORT TO THE**  
**CITY OF FLORENCE DESIGN REVIEW BOARD**  
**SEPTEMBER 10, 2025**

<b>CASE NUMBER:</b>	DRB-2025-13
<b>LOCATION:</b>	319 South Irby Street
<b>TAX MAP NUMBER:</b>	90087-08-005
<b>OWNER OF RECORD:</b>	Florence School District One
<b>APPLICANT:</b>	Nichole Blackmon Lee with Tyson Sign
<b>PROJECT DESCRIPTION:</b>	Installation of Internally Illuminated Wall Sign
<b>OVERLAY DISTRICT:</b>	Arts & Culture Overlay District (D-3)

**Background Information**

The building is currently the location of the Florence School District One offices. It was constructed in 1925 and has a total area of about 18,000 square feet. The property is zoned Central Business District within the Arts & Culture and Irby Street Corridor Overlay Districts. It was formerly the location of the Florence County Library.

The Florence School District One office currently has a monument sign that is oriented to be visible from both South Irby Street and West Pine Street, as well as a non-illuminated wall sign on the south side of the building

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) to install a new wall sign on the front of the building to identify the school district offices. It is an internally illuminated wall cabinet that is 14 inches high and 16 feet wide, for a total area of 18.66 square feet. The face is aluminum with a painted background and a routed F1 logo and 1 inch push through acrylic letters with internal white LED illumination. The request involves fastening the new sign over the original “Florence Public Library” name carved into the wall below the roofline.

**Staff Analysis**

According to the *City of Florence Downtown Design Standards*, “internally illuminated letters, neon, roof, and moveable signs must be reviewed by the DRB”, necessitating review by the Board for this particular wall sign, in addition to its materials.



The Standards also require that “efforts should be made to preserve sculptural, historic, or landmark signs that give downtown character and distinguish it from other areas.”

*This portion of South Irby Street is a major corridor into historic downtown Florence, and the City’s focus is on improving its appearance while restoring and retaining architecturally significant features that give the area character and a sense of place.*

*On May 8, 2024, the Board denied internally illuminated wall signs for Dollar Tree at 204 West Pine Street, directly across the street from this location, requiring the applicants to install non-illuminated wall signs as well as an externally lit monument sign. Discussion centered around improving the appearance of this corridor that leads directly into downtown and setting a good precedent for future development in the area. The Board talked about requiring uplighting on all signs in an effort to get away from interior lit signs over the past several years.*

*Additionally, every effort should be made to protect the original “Florence Public Library” sign carved into the building if the proposed sign is approved to be placed over it. It should be installed in such a way that it can be removed in the future and the original sign restored without damage.*

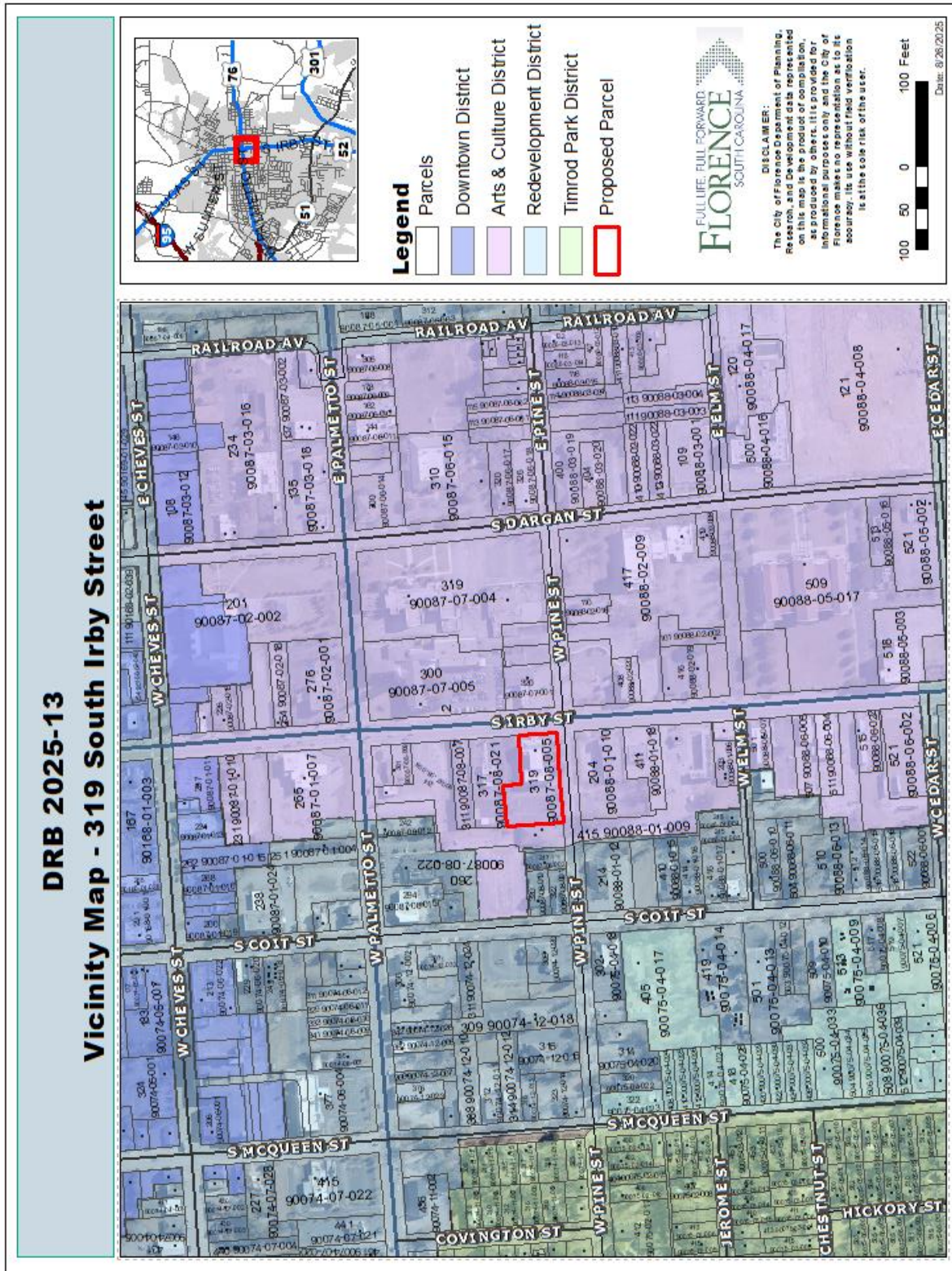
#### **Board Action**

1. Consider only the evidence presented before the Board during the public hearing.
2. Apply the intent of the Design Standards to the application, considering the character of the applicable zoning and overlay districts.
3. Based on the determination of appropriateness, make a motion regarding the request to issue or deny the Certificate of Appropriateness.

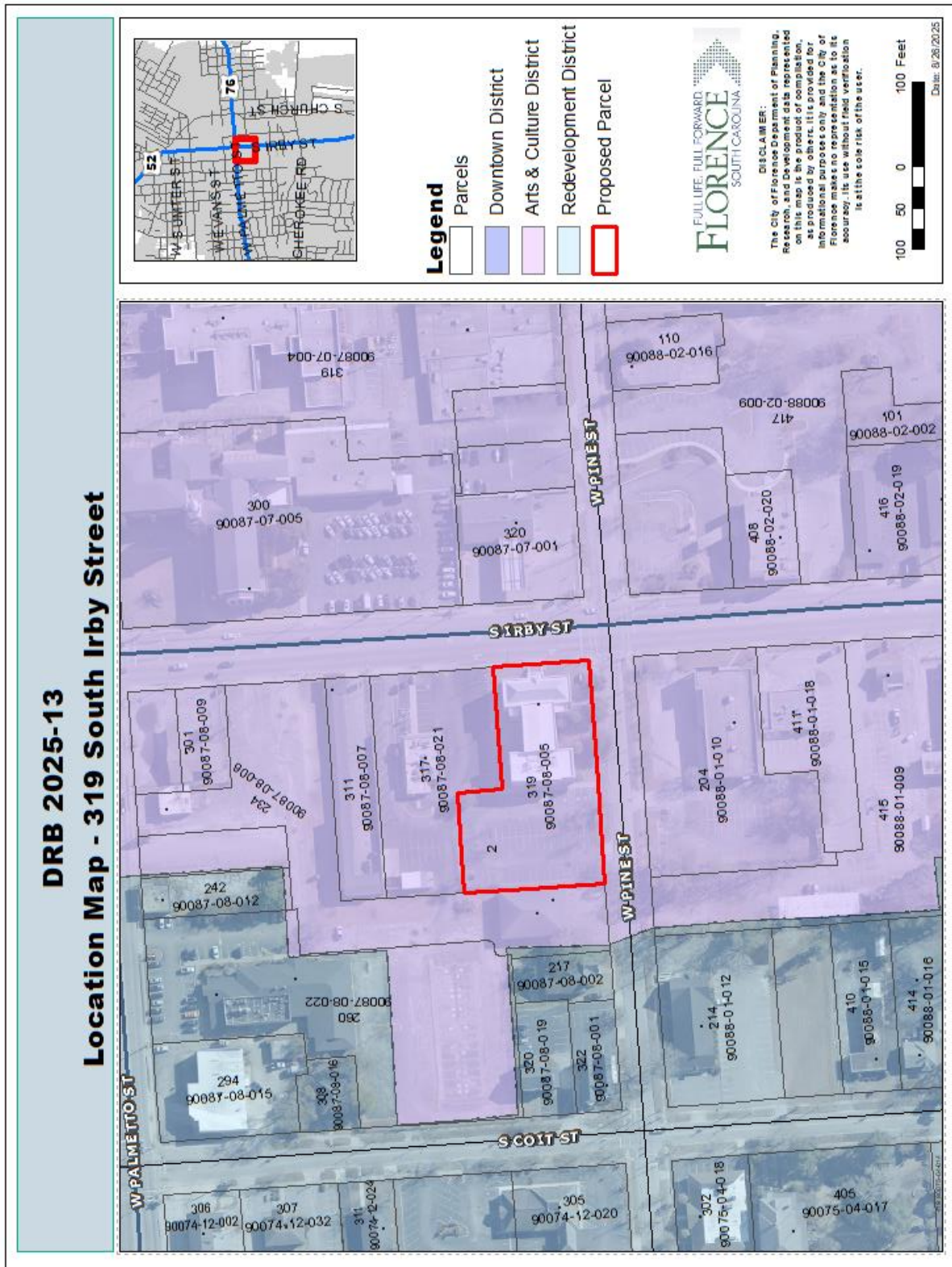
#### **Attachments**

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Sign Renderings
- E. Site Photos

Attachment A: Vicinity Map

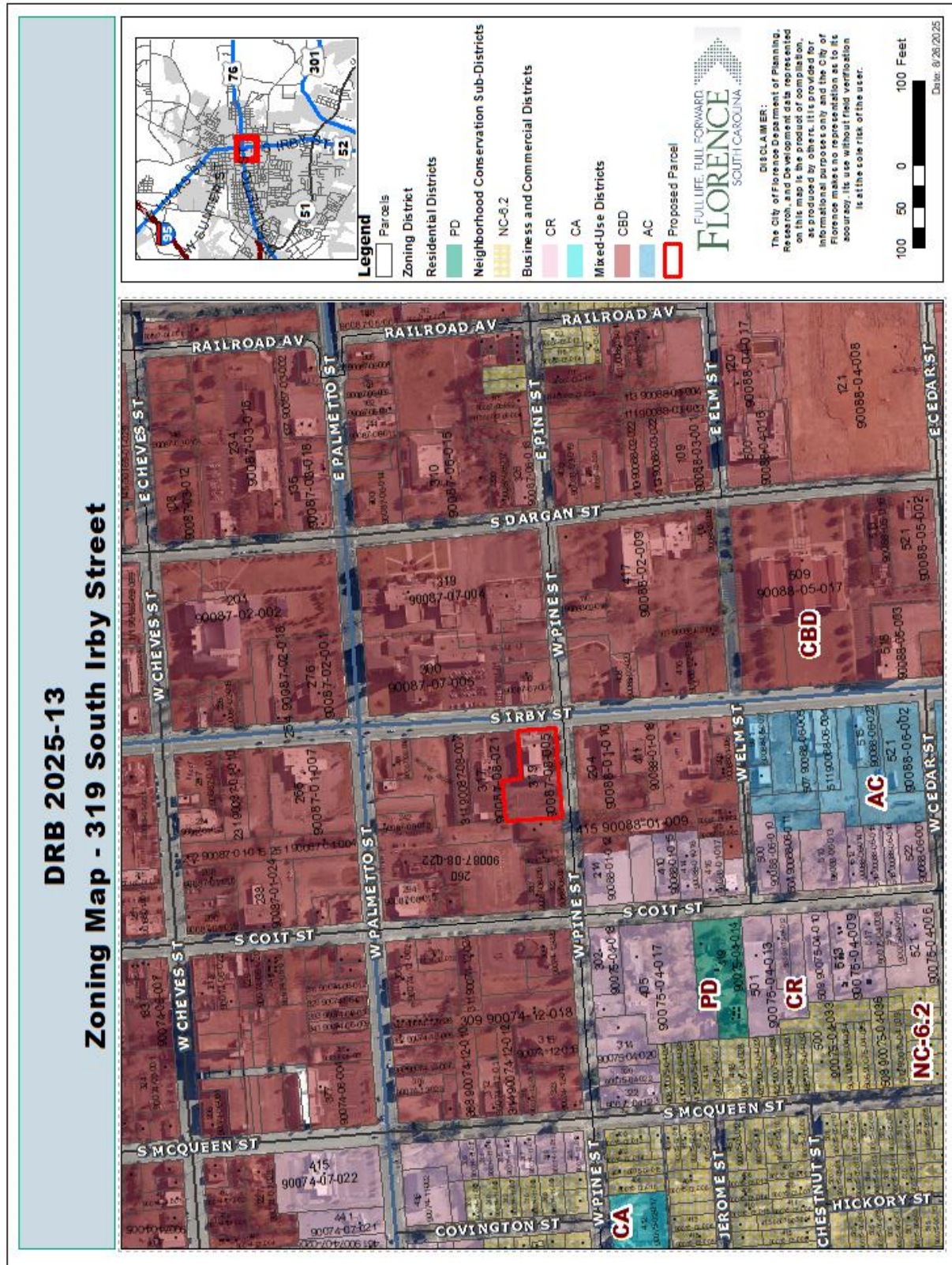






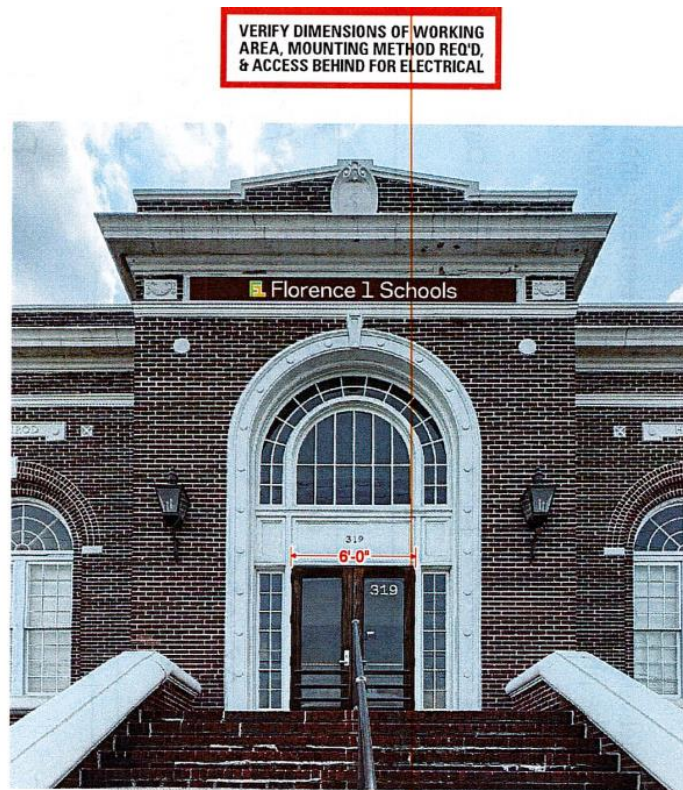


Attachment C: Zoning Map

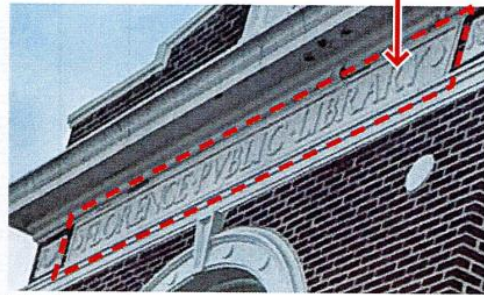




## Attachment D: Sign Rendering and Notes



**INSTALLED - Photo Edit**  
For Reference Only - NTS



**DETAIL**  
For Reference Only - NTS



**EXISTING**  
For Reference Only - NTS

( 1 ) S/F Internally Illum. Wall Cabinet for Building Exterior

## PRODUCTION NOTES

### **S/F SLIM CABINET w/ HINGED FACE:**

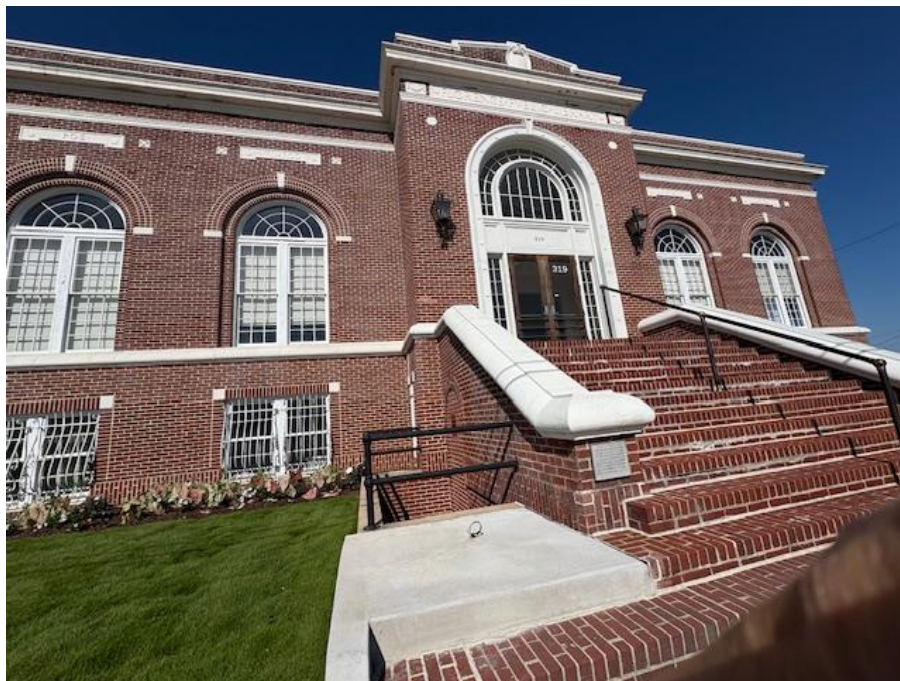
- Fab'd 1 1/2" aluminum sq. tube with SignComp hinged frame (#1600 + #1631 / see "Cabinet Fab Details") and flat .125" aluminum face; painted finish
- Routed "F1" logo and letters as shown with 1" thick clear acrylic push-thrus + trans. printed vinyl overlays (green and yellow)
- Internal white LED illumination

### **INSTALLATION:**

- Mount cabinet flush against stone facade of building as shown with mechanical fasteners as req'd (angle clips, typ.)

Attachment E: Site Photos

Current conditions.





Existing signage at 319 South Irby Street.

Monument sign visible from both South Irby and West Pine Streets.



West Pine Street side of the building.



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT**  
**STAFF REPORT TO THE**  
**CITY OF FLORENCE DESIGN REVIEW BOARD**  
**SEPTEMBER 10, 2025**

<b>CASE NUMBER:</b>	DRB-2025-14
<b>LOCATION:</b>	301 South Dargan Street
<b>TAX MAP NUMBER:</b>	90087-07-004
<b>OWNER OF RECORD:</b>	Florence School District One
<b>APPLICANT:</b>	Nichole Blackmon Lee with Tyson Sign
<b>PROJECT DESCRIPTION:</b>	Installation of Internally Illuminated Monument Sign
<b>OVERLAY DISTRICT:</b>	Arts & Culture Overlay District (D-3)

**Background Information**

The Poynor building is owned by Florence School District One. The three story Neoclassical Georgian Revival school was constructed in 1908. The property is zoned Central Business District within the Arts & Culture District. It was formerly the location of the Florence Adult Education programs and is being renovated to be a magnet high school.

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) to install a new monument sign in the front yard of the building to identify the new school. It consists of an internally illuminated aluminum cabinet that is 5 feet 10 inches high and 17 feet 10 inches wide, for a total area of 104 square feet set in a brick frame. The total height is 7 feet 2 inches. The face is routed aluminum with 1 inch push through acrylic letters with internal white LED illumination. The sign is to be located near the intersection of West Palmetto Street and South Dargan Street.

**Staff Analysis**

According to the *City of Florence Downtown Design Standards*, “internally illuminated letters, neon, roof, and moveable signs must be reviewed by the DRB”, necessitating review by the Board for this particular monument sign, in addition to its materials.

*Monument signs are appropriate to identify institutional structures, and the large size of the proposed sign reflects the scale of the building it identifies. However, none of the other monument signs in the*

*vicinity are illuminated, including that identifying the school district's administrative offices at 500 South Dargan Street.*

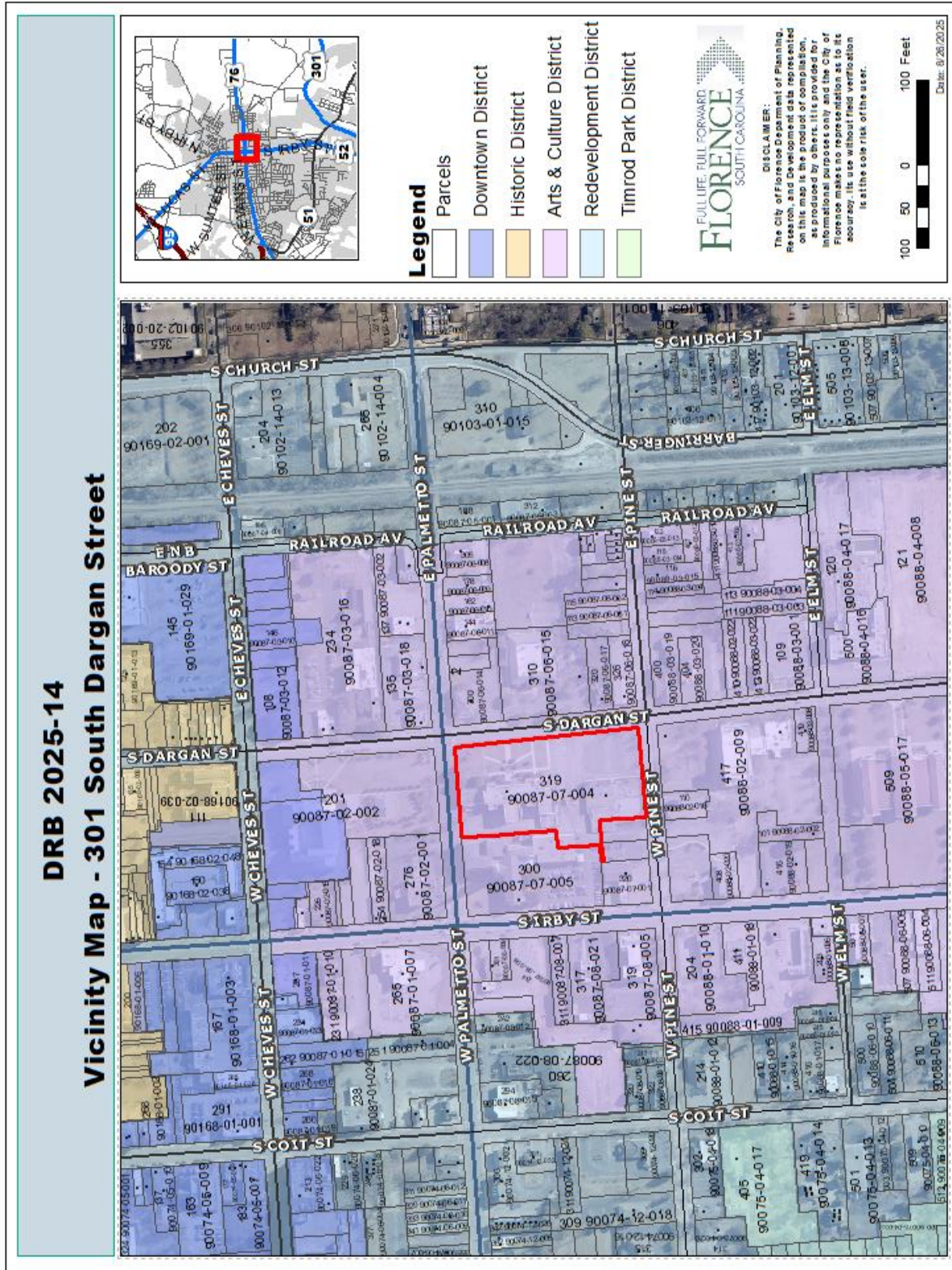
**Board Action**

1. Consider only the evidence presented before the Board during the public hearing.
2. Apply the intent of the Design Standards to the application, considering the character of the applicable zoning and overlay districts.
3. Based on the determination of appropriateness, make a motion regarding the request to issue or deny the Certificate of Appropriateness.

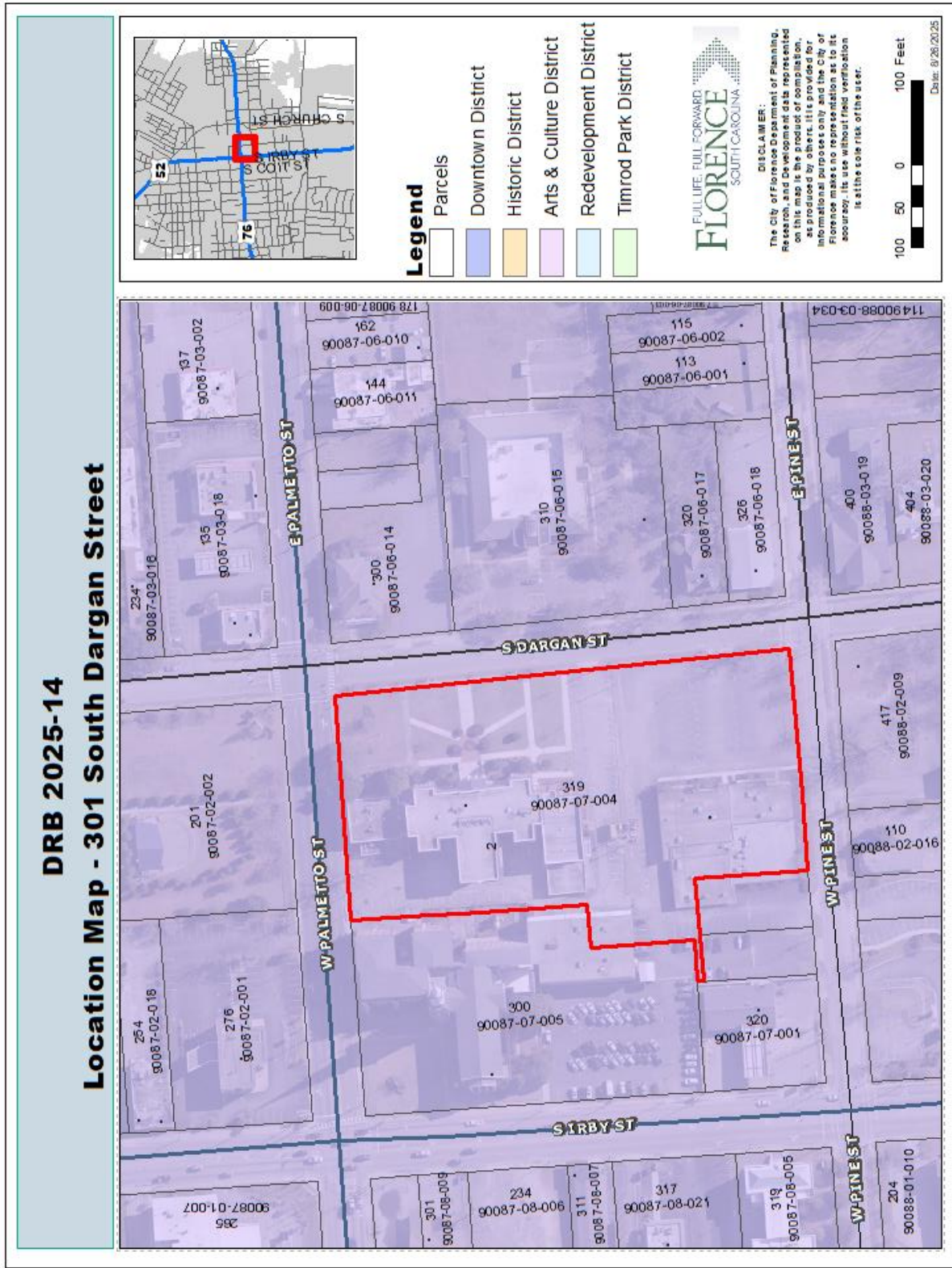
**Attachments**

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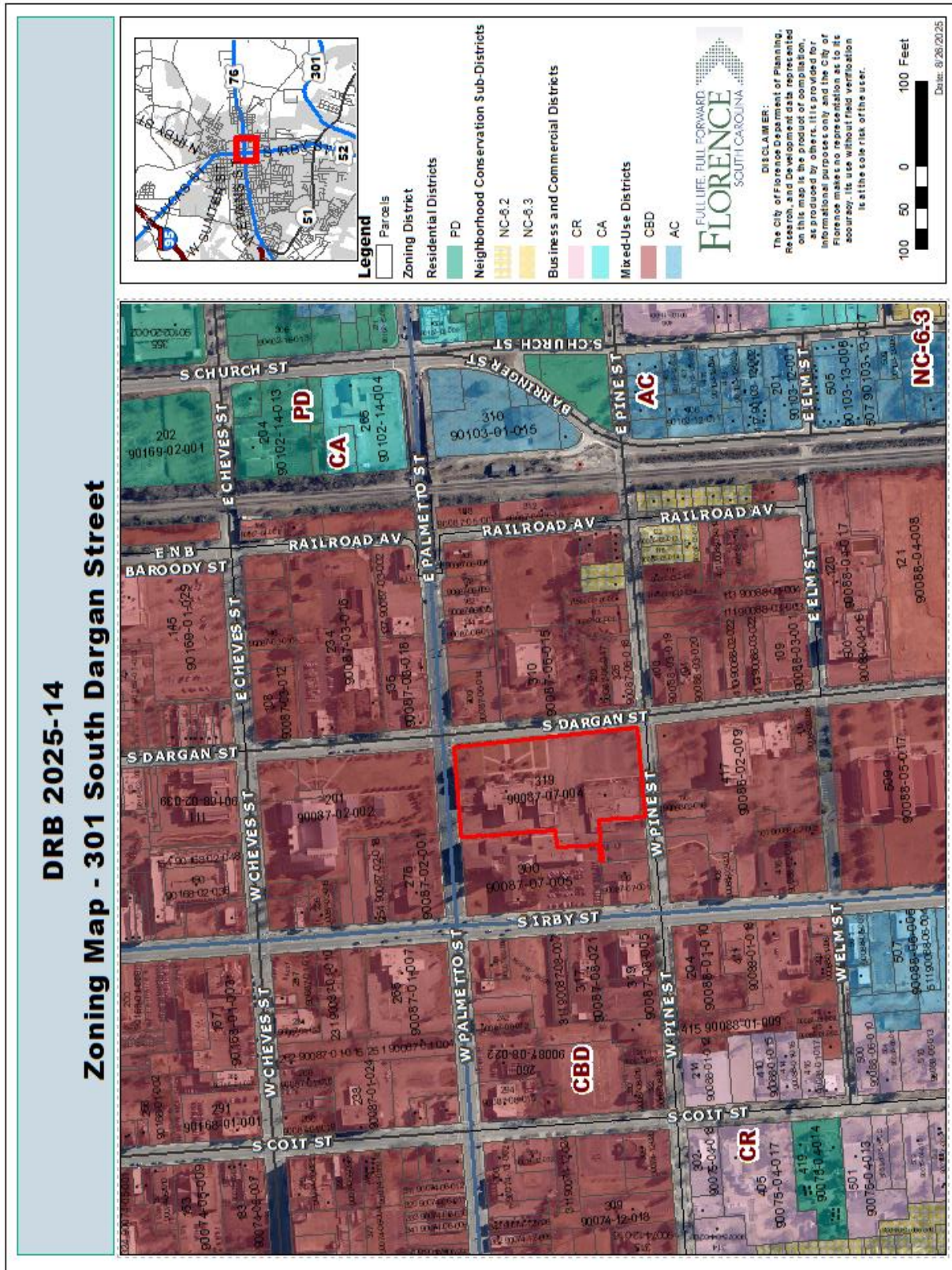




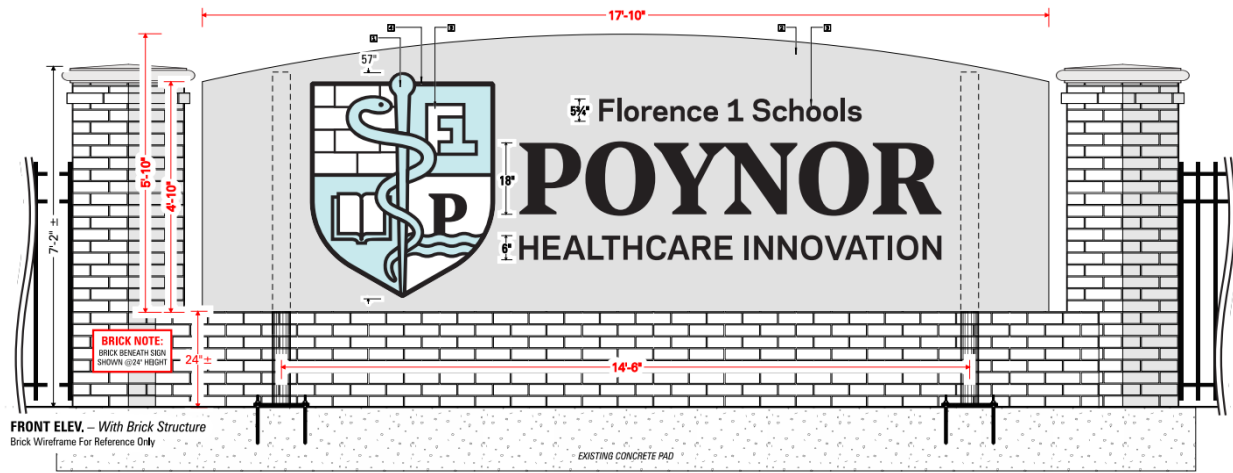








Attachment D: Sign Rendering and Notes



**Qty. ( 1 ) S/F Illuminated Monument Sign**

**PRODUCTION NOTES**

**NEW S/F ILLUM. SIGN CABINET:**

- Qty. ( 1 ) new S/F fabricated aluminum sign cabinet (1½" + 2" sq. tube frame + .125 top faces/filler) with painted finish as shown
- Internal white LED lamp illumination
- Routed .125" alum. face with 1" thick clear acrylic push-thru shield and letters + trans. printed vinyl overlays (on trans. white)

**BRICK STRUCTURE:**

- Columns, wall beneath, and fencing all by others (shown for ref. only / see Existing Conditions at left)

**ELECTRICAL: CIRCUITS:** ( 1 ) 120V 20A + ( 1 ) Toggle

- Principal Synergy Sticks: Qty. ( 16 ) 60" 24V
- Power Supply: ( 3 ) 24V/96W @ 1.0 AMPS each

**TOTAL AMPS: 3.0 AMPS**



Attachment E: Site Photos



Former monument sign; future location of new sign.





**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT**  
**STAFF REPORT TO THE**  
**CITY OF FLORENCE DESIGN REVIEW BOARD**  
**SEPTEMBER 10, 2025**

<b>CASE NUMBER:</b>	DRB-2025-15
<b>LOCATION:</b>	109 West Laurel Street
<b>TAX MAP NUMBER:</b>	90089-03-004
<b>OWNER OF RECORD:</b>	Banks Enterprises Ltd.
<b>APPLICANT:</b>	Juan Vidales
<b>PROJECT DESCRIPTION:</b>	Replacement of shingle roof with metal roof
<b>OVERLAY DISTRICT:</b>	Redevelopment Overlay District (D-1)

**Background Information**

The office building located at 109 West Laurel Street is a one story, 2,497 square foot commercial building constructed in 1962 on the 9,200 square foot parcel. The property is zoned Commercial Re-Use (CR), which is a low intensity commercial district within the D-1 Redevelopment Overlay District.

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) to replace the existing asphalt shingle roof with a metal roof.

**Staff Analysis**

The *Design Standards* require that existing roof materials that are determined to be original or historically accurate should be replaced in kind to match existing materials, but the existing asphalt shingle roof does not appear to be original. Any change in material does require Board review to ensure the new material is appropriate for the building and neighborhood.

*This is a mid-century office building. There is a similar small office building on either side of it, both with flat roofs. The structure at 107 West Laurel Street has a metal roof on the porch overhang which appears to have been in place since at least 2012. Metal roofs are common on mid-century commercial buildings, particularly standing seam and corrugated panels, which complement the mid-century architectural aesthetic.*

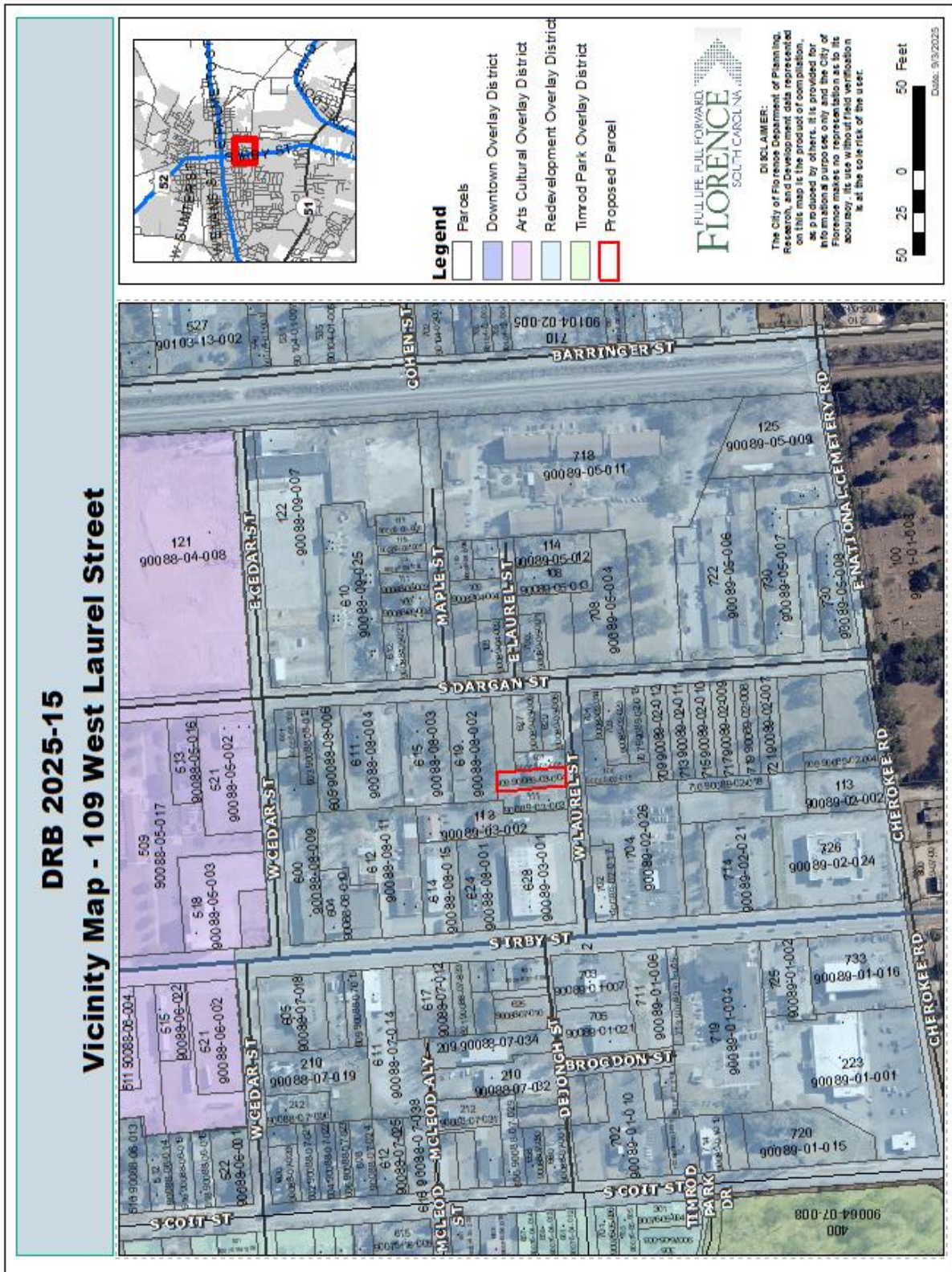
**Board Action**

1. Consider only the evidence presented before the Board during the public hearing.
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3. Based on the determination of appropriateness, make a motion regarding the request.

**Attachments**

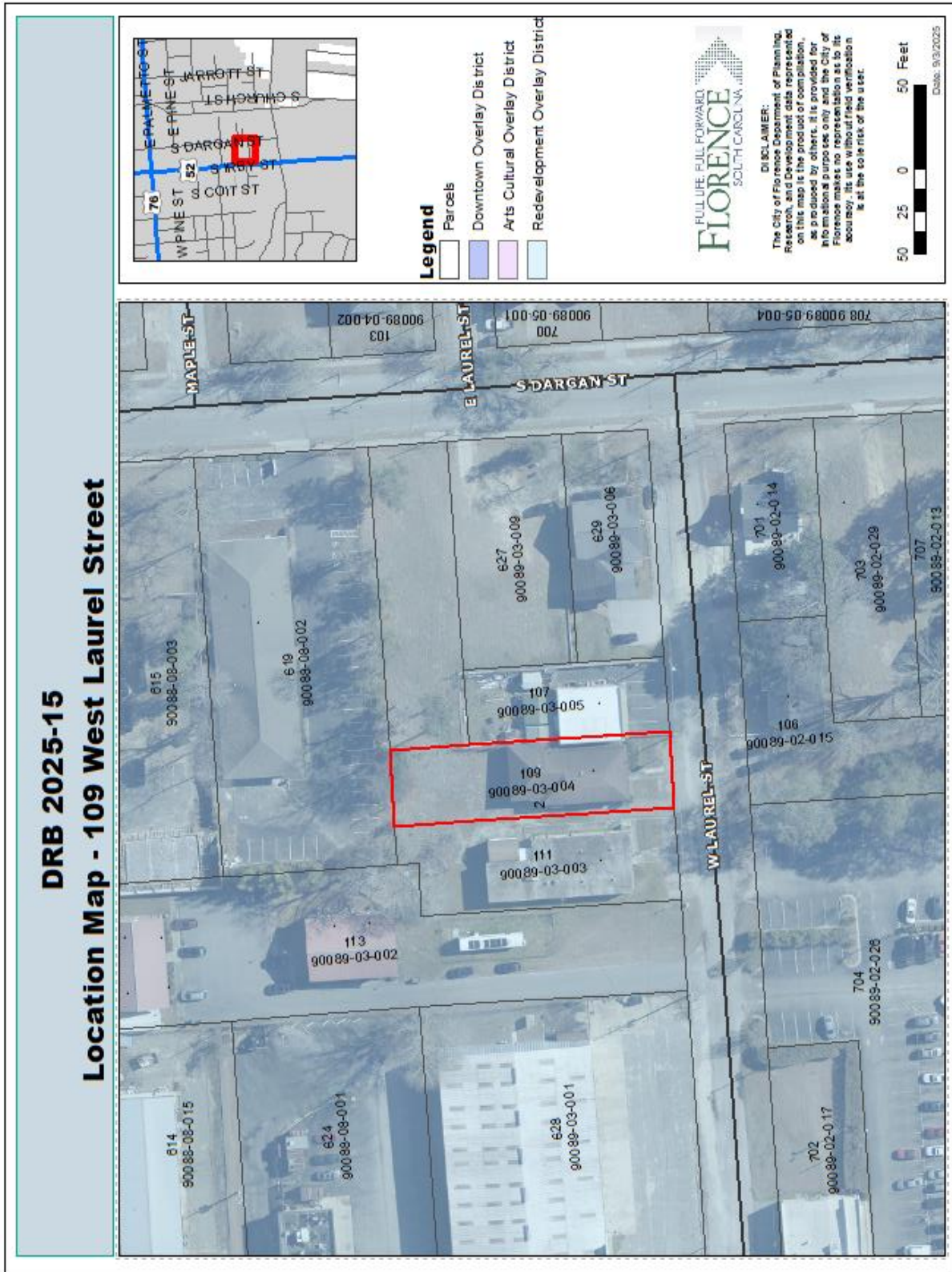
- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Photos

Attachment A: Vicinity Map

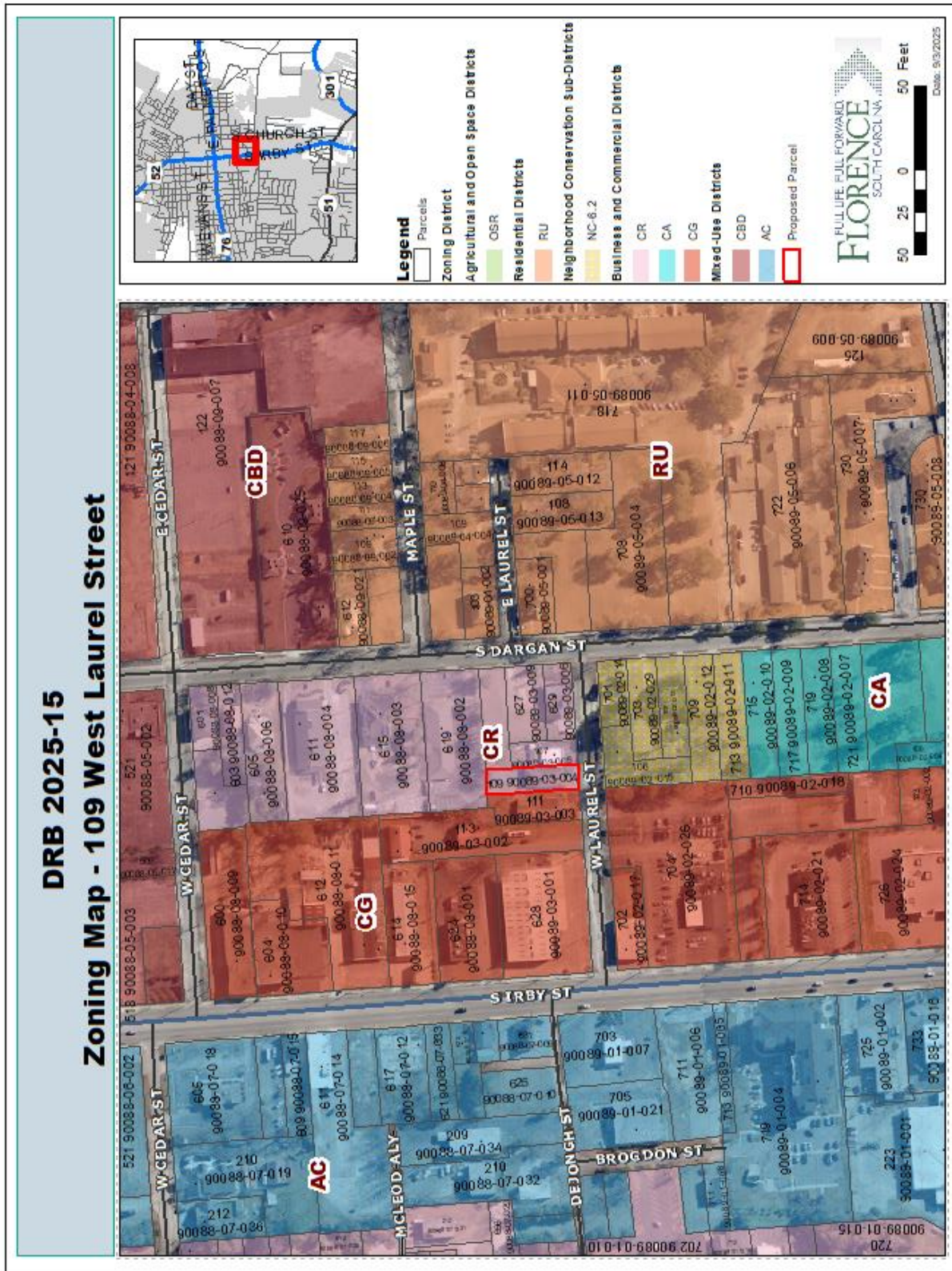




Attachment B: Location Map









Attachment D: Site Photos



Next door at 107 West Laurel Street.





**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT**  
**STAFF REPORT TO THE**  
**CITY OF FLORENCE DESIGN REVIEW BOARD**  
**SEPTEMBER 10, 2025**

<b>CASE NUMBER:</b>	DRB-2025-16
<b>LOCATION:</b>	413 Jerome Street
<b>TAX MAP NUMBER:</b>	90075-02-006
<b>OWNER OF RECORD:</b>	Trudy McKenzie
<b>APPLICANT:</b>	City of Florence
<b>PROJECT DESCRIPTION:</b>	Demolition of Single Family House
<b>OVERLAY DISTRICT:</b>	D-4 Timrod Park Overlay District

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) to demolish a single family house located at 413 Jerome Street in the City’s Timrod Park Historic Overlay District. The demolition is being pursued by the City of Florence’s Community Services department on behalf of the owner as part of its efforts to remove dilapidated buildings in order to rejuvenate neighborhoods.

**Background Information**

According to the Florence County Property Card File, the 504 square foot house was built in 1948. There is also a shop and a shed onsite that will be removed as well. The property is zoned NC-6.2, which is a single family designation. The lot is 7,400 square feet in area. The buildings are all in an advanced stage of deterioration.

The Florence City-County Historical Commission was sent this request on August 20, 2025. They are scheduled to meet about this request on September 8.

**Staff Analysis**

Section 6-20.3.3 of the *Unified Development Ordinance* states that the Downtown Planning Coordinator shall “ensure that all applications for new construction, renovation, rehabilitation, and demolition shall require a Certificate of Appropriateness if the property involved is located within the overlay districts”.

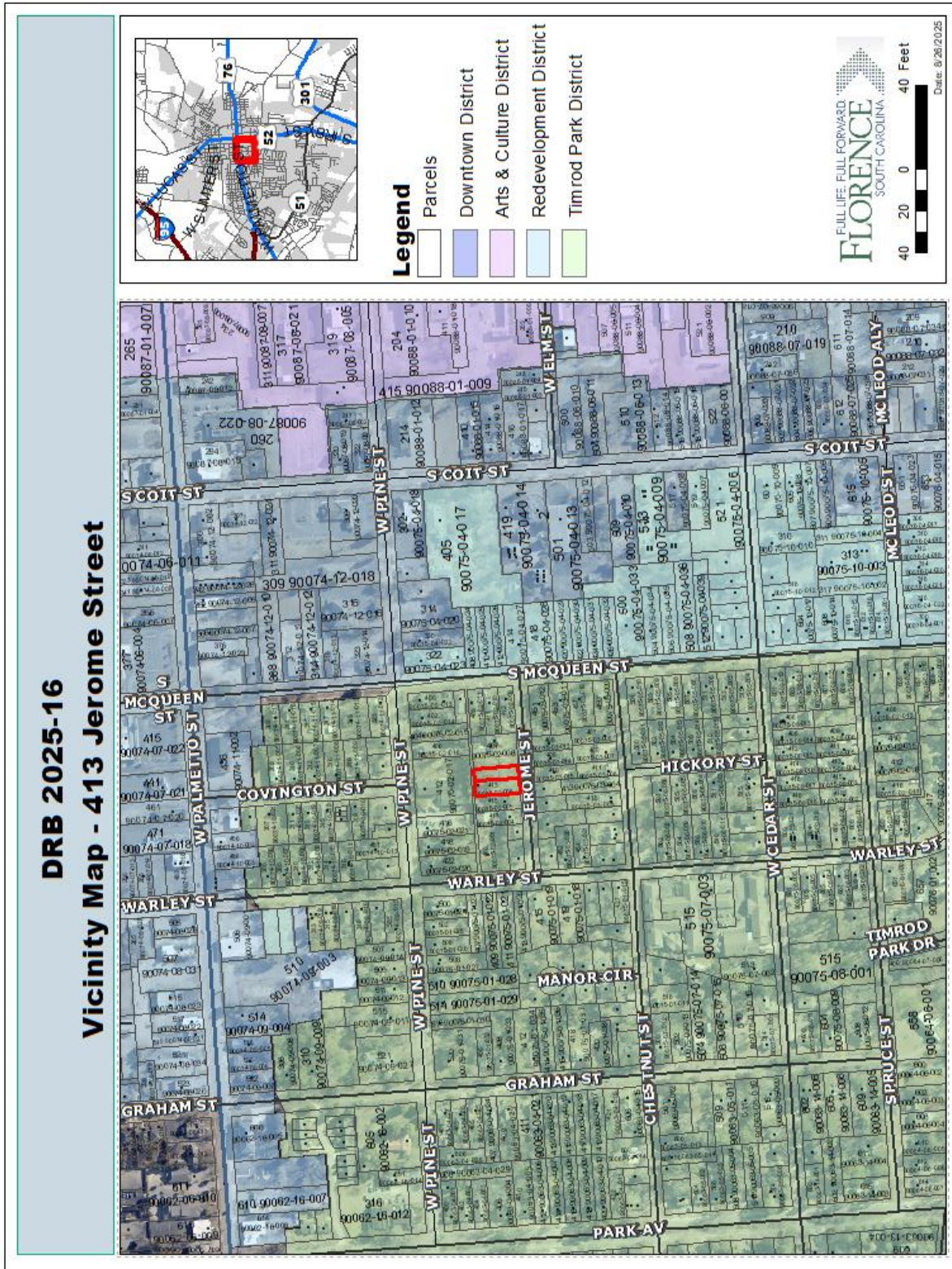
**Board Action**

1. Consider only the evidence presented before the Board during the public hearing.
2. Apply the intent of the Design Standards to the application, considering the character of the applicable zoning and overlay districts.
3. Based on the determination of appropriateness, make a motion regarding the request.

**Attachments**

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Property Card
- E. Site Photos

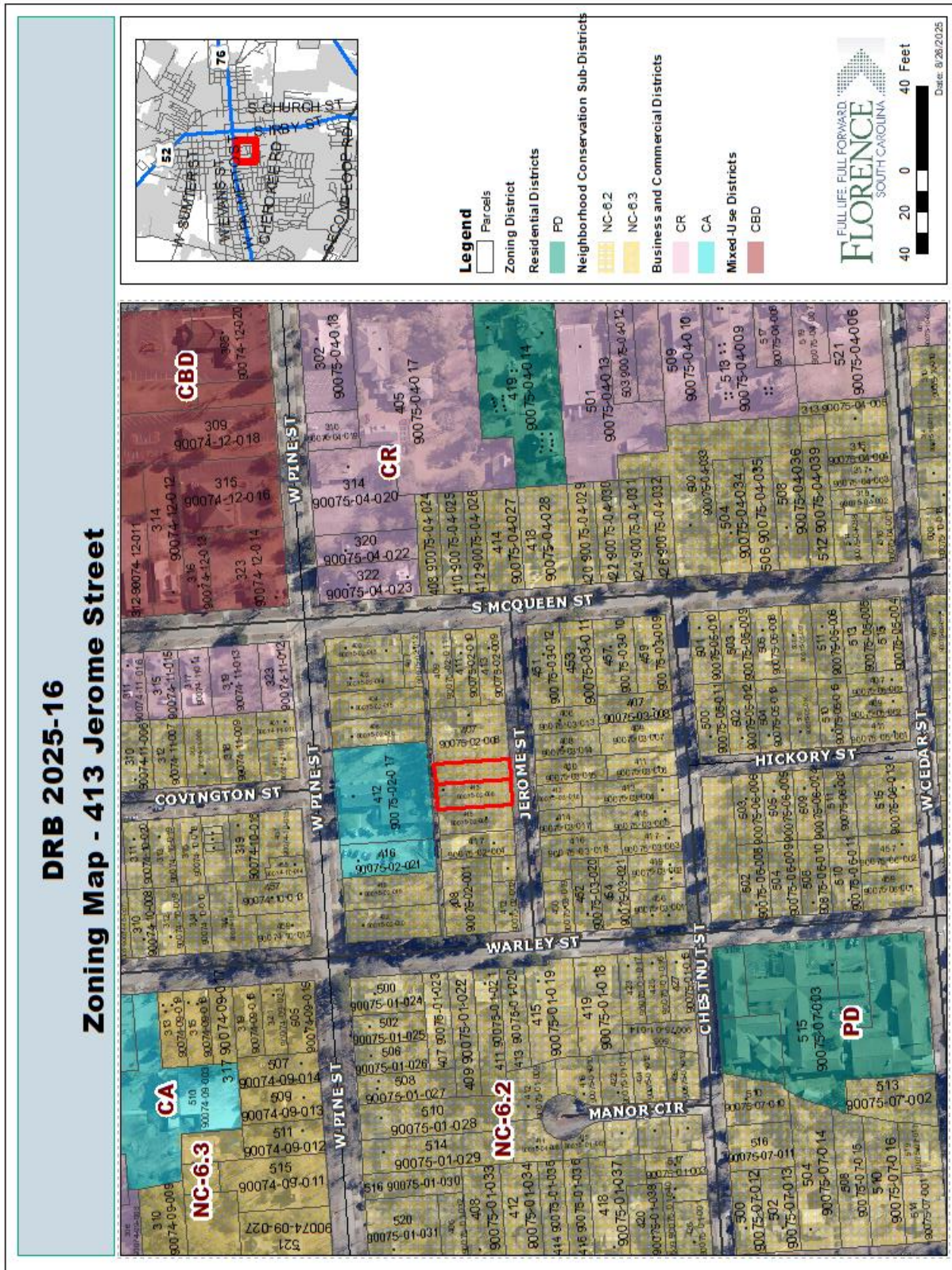














Date: Aug 04, 2025

## Florence County Taxes Inquiry

Time: 15:40

Map/Block/Parcel 90075 02 006

Property Card File

Year 2017 File

Close This Window

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FLORENCE COUNTY TAX ASSESSOR
Property Card Record for MBP: 90075-02-006 TAX YEAR: 2023 9/16/23 8:31:34 PAGE: 70765
----- PROPERTY LOCATION Address ----- PROPERTY BILLING NAME/ADDRESS ----
Number: 00413 Suffix:
Street Name: JEROME Street Suffix: ST MCKENZIE TRUDY K &
City: FLORENCE State: SC Zip: 29501 0000 MCKENZIE WAYNE MICHAEL
District: 110 Land Class: RI RESIDENTIAL IMPROVED 8250 LEGARE CT
Legal Desc: 413 JEROME ST CHARLOTTE NC28210
Land Characteristic Selections
01 Topography 1 Level
02 Street 1 Paved
02 Street 5 Curb & Gutter
02 Street 6 Sidewalk
03 Utilities 1 All Public Utilities
03 Utilities 2 Public Water
03 Utilities 3 Public Sewer
04 Fronting Traffic 3 Light
05 Ownership 1 Private
L A N D Lots: Eff Frontage: 50 Eff Depth: 150
L A N D Gross Acres: Site Value .00
-----
R E S I D E N T I A L MBP: 90075-02-006 BUILDING ID#: 001 SUFFIX#: 000
Building Use Code: RESIDENTIAL 1 FAMILY Age Erected: 1948 Grade: D Story Height: 15 1 STORY
Bedrooms: 01 Full Bath: 1 Half Bath: 0 Fireplaces: Heating & Air Conditioning: 1 NONE
Total Living Area: 504 Exterior Wall Construction: M MASONRY 10 MA-STUCCO ON BLOCK
Ext.Feat.Code: 21 Description: OMP Area: 104
OBY Code: 14 SHOP Size: (len,wid,ht) 11 21 AREA: 231
OBY Code: 4 SHED Size: (len,wid,ht) 21 48 AREA: 1,008
Improvement Cost with Additions: .00 Yard/Other Bldg Values: +NH%: 30 Total Buildings Value: 22,402.3
-----
--- Totals for MBP ---
# Buildings: 2 Building Value: 22,402.38 Land Market Value: 7,000.00
Market Acres: .00 Use Acres: .00 Land Use Value: .00
Bld/Land Use Total: 22,402.38 Bld/Land Mar.Total: 29,402.38 6% Bld Value: 0 # of 6% Blds: 0
Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0

```

Attachment E: Site Photos





