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R. Eric Slagle
Director of Development Services

David Fuller
Building Commissioner

TO: Eileen Donoghue, City Manager *EMD*
FROM: R. Eric Slagle, Director of Development Services
DATE: May 16, 2019
RE: Motion By Councilor Mercier - Req. City Mgr. Have Development Services Address Neighborhood Concerns at 85 Eleventh St. Such as Boarding House, Occupants & Status and Give a Full Report to the City Council.

This memorandum provides a response to Councilor Mercier's request regarding the property at 85 11th St.

Development Services staff performed an official inspection of the property at 85 Eleventh St. Lowell after the City received information that this property was being used as a rooming house. The Local Building Inspector made two attempts to inspect the property, and on the second attempt he was allowed entry. He observed four - five rooms with locks on them on the second floor. The third floor was fully finished with one bedroom, kitchenette and living area. There is a metal fire escape ladder from the space. The first floor has two rooms on either side of the front entryway that appear to originally be living rooms/parlors. One is used as a bedroom, the other storage. The rest of the first floor is typical dining, kitchen, and ½ bath. The Local Inspector discovered a remodeling project in the basement consisting of ¾ bath, kitchenette and game room, without the benefit of a permit.

The owners are the Gillis Family who has owned the property going back to the early 1960s. There were apparently 8 children that grew up in the home. The home is well maintained and still true to the time it was built with architectural millwork throughout. The home is zoned Single Family in a TTF zone and has one electrical and gas meter tied to the home. There is off street parking on the side lot for 4 cars.

On Tuesday, May 14, 2019, an inspection was conducted with the Local Inspector, the Board Enforcement Agent, and the Building Commissioner. They toured the building throughout. At the conclusion, the Building Commissioner informed Mr. Gillis of his obligations. Firstly, the letting of rooms is not permissible in a single family home to no more than 3 unrelated parties. There are to be no locking devices on the interior rooms. Secondly, permits are to be obtained immediately for all unpermitted work in the structure. Select demolition may be required as wallboard has already been hung, to evaluate the wiring and plumbing. Permit fees will be assessed at 3x the fee as penalty.

Mr. Gillis has stated that 2 of the current occupants are leaving at months end leaving five occupants. There are two family members there leaving space for two other parties. Mr. Gillis has been instructed to get down to the permissible number of occupants. Development Services will be able to monitor the situation since there will be an active permit on the property. Mr. Gillis was

instructed to get the applications in place by May 24, 2019; if not violation notices would be issued. He was also instructed to get current smoke and carbon detectors to replace old and outdated devices currently in place.

The Local Inspector will keep an eye on the property going forward. The Building Commissioner provided his direct contact information to the neighbor at 88 Eleventh St. who expressed concern about the property.

ES

May 16, 2019