

Address = 3287 N. Oakland

DNS inspection fee = \$406.40 from 4/16

5/7/24.

To:

Administrative Review and Appeals Board.

I am disputing respectfully fire inspection violations:

1st

2nd

3rd.

Fire

1). Inspection was done by Powe Clarkworth on May 23, 2023.

2). Inspection fee was paid accordingly

3). 18 months did not pass yet.

4). I am working with Planner for transition to Residential.  
Respectfully Submitted,

2. Rubenzer

7120 N Beach Dr

Milwaukee, WI,

53217

414-8813639

414-8528680

c 881881@gmail.com

maple2 LLC@gmail.com

P.S:

5. I was unable to obtain the forms

## Receipt of ARBA Fee

Date:	5/20/24
Received Of:	Z. Reebenzaer
Property at:	3287 N Oakland Ave.
Received By:	LME
Check # (If Applicable):	1155
Amount:	\$25.00



Department of Neighborhood Services  
Enforcement Section  
841 N. Broadway  
Milwaukee, WI 53202

Inspection Date  
11/13/2023  
ORD-23-14084

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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Department Copy

Re: 3287 N OAKLAND AV

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Taxkey #: 280-1131-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

**Correct By Date: 01/18/2024**

1 ) 214-3 IFC 102.7 NFPA 101-7.9.3 Functional testing of emergency lighting systems shall be conducted at 30-day intervals for not less than 30 seconds. Functional testing shall be conducted annually for not less than 1-1/2 hours if the emergency lighting system is battery powered. Written records of tests shall be kept by the owner for inspection by the authority having jurisdiction. Test emergency lighting system and keep a written report.

\*\*\* Need to provide the written monthly emergency lighting system test logs. \*\*\*

**Correct By Date: 01/18/2024**

2 ) 214-7.2.b-1 Inspection required. The owner of each building or place of employment in the city, including each residential property with 3 or more dwelling units, shall have a fire inspection of the building, structure or premises conducted on an annual basis. Pursuant to s. 101.14(2), Wis. Stats., and sub. 1-c-1, the Commissioner shall be responsible for conducting such annual fire inspections.

You are responsible to have a fire inspection of the interior of your building on an annual basis. The Commissioner of the Department of Neighborhood Services or his/her designee is responsible to conduct this fire inspection. Need to contact the inspector listed below and schedule an appointment for this inspection within the time allotted.

\*\*\*\* Need to gain access to the commercial space and any residential common areas. \*\*\*

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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For any additional information, please phone Inspector **Lisa Maney** at **414-286-3298** or **lmaney@milwaukee.gov** between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday**.  
Violations can also be viewed on our website at [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms).

Per Commissioner of Neighborhood Services By -

*Lisa Maney*  
Inspector

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**Recipients:**

BR1 LLC, BILL RUBENZER (RA) 7120 N BEACH DR, MILWAUKEE, WI 53217  
OCCUPANT/TENANT, 3287 N OAKLAND AVE, MILWAUKEE, WI 53211  
BR1 LLC, 7120 N BEACH DR, FOX POINT, WI 53217

**FAILURE TO COMPLY**

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellant board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

**RIGHT TO APPEAL**

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days not to exceed 30 days. There is a fee for filing this appeal.

**Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414 286-2543.**

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

**If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.**

**TENANT RENT WITHHOLDING**

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

**REINSPECTION FEES**

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$203.20 for the first reinspection, \$406.40 for the second and all subsequent reinspections. These fees include a 1.6% training and**

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax. If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

TRADUCCION EN ESPAÑOL Si Ud, necesite ayuda para la traducción, de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOBYog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtoo yog (414) 344-6575.

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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**Department of Neighborhood Services**  
Inspectional Services for health, safety and neighborhood improvement

Jezamil Arroyo-Vega  
Commissioner

Kristen Reed  
Operations Manager

Operations Manager

January 14, 2024

Department Copy

Re: 3287 N OAKLAND AV

The property you own at the above address has outstanding code violations. Order #ORD-23-14084 to correct conditions was recently issued against the property. An inspector will be visiting your property in the near future to see if the violations have been corrected and if the necessary permits have been obtained.

If it is found that the violations have not yet been corrected; or if a permit has not been obtained (if necessary), under the authority of Section 200-33-48 of the Milwaukee Code of Ordinances, a reinspection fee of \$203.20 will be assessed against the property as a special tax and will appear on the tax bill for this property. The 2nd reinspection as well as all subsequent reinspections are \$406.40 each. These fees include a 1.6% training and technology surcharge. Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Other enforcement alternatives may include municipal citations or referral to the City Attorney's Office for prosecution.

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations. Please get the corrections made as soon as possible.

Please contact me so that this Work Order is not referred to the Court Section. Please call Inspector Lisa Maney at **414-286-3298** during the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms).

COMPLINACE DATE 02/18/2024. Need to provide access or complete conversion to residential occupancy.

Lisa Maney

Recipients:

BR1 LLC, BILL RUBENZER (RA)

7120 N BEACH DR, MILWAUKEE, WI 53217

OCCUPANT/TENANT, 3287 N OAKLAND AVE, MILWAUKEE, WI 53211

BR1 LLC, 7120 N BEACH DR, FOX POINT, WI 53217







Department of Neighborhood Services  
Enforcement Section  
841 N. Broadway  
Milwaukee, WI 53202

February 27, 2024  
Order #: ORD-23-14084

Department Copy  
MILWAUKEE, WI

Re: 3287 N OAKLAND AV

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$203.20  
Second reinspection \$406.40  
All subsequent reinspections \$406.40

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. **On 02/26/2024, we imposed a \$203.20 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2024 will automatically be assessed to your 2024 tax bill.**

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

If you wish to appeal this charge you must file that appeal within 30 days of the date of this letter. It must be filed with the: Administrative Review and Appeals Board, Office of the City Clerk, Room 205 City Hall, 200 E Wells Street, Milwaukee Wisconsin 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended as to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

Please call Inspector Lisa Maney at 414-286-3298 during the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms).

**COMPLINACE DATE 01/18/2024. Need to provide access or complete conversation from commercial to residential use..**

Lisa Maney

Recipients

BR1 LLC, 7120 N BEACH DR, FOX POINT WI 53217  
BR1 LLC, 7120 N BEACH DR, BILL RUBENZER (RA), MILWAUKEE WI 53217  
OCCUPANT/TENANT, 3287 N OAKLAND AVE, MILWAUKEE WI 53211





Department of Neighborhood Services  
Enforcement Section  
841 N. Broadway  
Milwaukee, WI 53202

April 16, 2024  
Order #: ORD-23-14084

Department Copy  
MILWAUKEE, WI

Re: 3287 N OAKLAND AV

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$203.20  
Second reinspection \$406.40  
All subsequent reinspections \$406.40

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. **On 04/12/2024, we imposed a \$406.40 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2024 will automatically be assessed to your 2024 tax bill.**

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

If you wish to appeal this charge you must file that appeal within 30 days of the date of this letter. It must be filed with the: Administrative Review and Appeals Board, Office of the City Clerk, Room 205 City Hall, 200 E Wells Street, Milwaukee Wisconsin 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

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**COMPLIANCE DATE 1/18/2024.**

Lisa Maney

Recipients

BR1 LLC, 7120 N BEACH DR, FOX POINT WI 53217  
BR1 LLC, 7120 N BEACH DR, BILL RUBENZER (RA), MILWAUKEE WI 53217  
OCCUPANT/TENANT, 3287 N OAKLAND AVE, MILWAUKEE WI 53211





Department of Neighborhood Services  
Enforcement Section  
841 N. Broadway  
Milwaukee, WI 53202

May 20, 2024  
Order #: ORD-23-14084

Department Copy  
MILWAUKEE, WI

Re: 3287 N OAKLAND AV

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$203.20  
Second reinspection \$406.40  
All subsequent reinspections \$406.40

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. **On 05/20/2024, we imposed a \$406.40 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2024 will automatically be assessed to your 2024 tax bill.**

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

If you wish to appeal this charge you must file that appeal within 30 days of the date of this letter. It must be filed with the: Administrative Review and Appeals Board, Office of the City Clerk, Room 205 City Hall, 200 E Wells Street, Milwaukee Wisconsin 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

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**COMPLIANCE DATE 01/18/2024.**

Lisa Maney

Recipients

BR1 LLC, 7120 N BEACH DR, FOX POINT WI 53217  
BR1 LLC, 7120 N BEACH DR, BILL RUBENZER (RA), MILWAUKEE WI 53217  
OCCUPANT/TENANT, 3287 N OAKLAND AVE, MILWAUKEE WI 53211



**CASE MANAGEMENT**  
**Tax Key: 2801131000**  
**Record ID: ORD-23-14084**  
**Address: 3287 - 3287 N OAKLAND AV, MILWAUKEE, WI 532113051**

Record ID	File Date	Address	Complaint Text	Staff Name
ORD-23-14084	11/13/2023	3287 - 3287 N OAKLAND AV, MILWAUKEE, WI 532113051	Fire record	
2023-11-13			Under new ownership. Cold call. No entry - left card and issued order. Mixed use - 1st floor commercial & upper residential.	Lisa Maney
2023-11-13			ORDER MAILED FIRST CLASS.	Monica Lewis
2023-12-27			11/16/2023 Returned call from Zena 414-206-4338 - no answer went to voicemail. Also replied to last email <c88181881@gmail.com> but it came back as undeliverable.	Lisa Maney
2023-12-27			Attempted to call Zena again received message that the caller is not accepting calls right now. I replied again to email address <c88181881@gmail.com> & additional address <maple2llc@gmail.com>.	Lisa Maney
			Advised in the email:	
			The order was issued to gain access to the commercial space and residential common area to conduct the annual life safety inspection. The last occupancy was an office - Real Estate (portion of the 1st & 2nd floors). Advised if it is all residential now, then she will need to contact the permit center and see what she will need to do to change the land use code from 6531 (Real Estate Agent) to 8830 (Multi-Family, Residential). Advised she may need a new occupancy certificate for entire property as residential dwelling units. Provided permit center number (414)286-8210. And explained that until the property has been officially changed to residential, this property will stay commercial and will require the annual inspections	
2024-01-14			Replied to email received from Z R <maple2llc@gmail.com> on 1/06/2024 (also included the other emails address provided: Z R <c88181881@gmail.com>; c88181881@gmail.com). Granted a 30day extension - new correct by date 02/18/2024. Also advised that the permit center can be reached by phone (no walk-ins) provided phone number. Explained that if I have not gain access and/or there has been no progress on an updated residential occupancy the reinspection fees will apply. Also email her a copy of the pre reinspection fee letter.	Lisa Maney
2024-01-14			Email communications - need to provide access or complete residential conversion process. 30 day extension - new correct by date 02/18/2024.	Lisa Maney
2024-01-17			PRE RE INSPECTION FEE LETTER MAILED FIRST CLASS.	Monica Lewis
2024-02-20			Email communication with Zena Z R <maple2llc@gmail.com> she was requesting another extension because she was still out of town. I replied and advised that I was unable to grant another extension and that I would need to gain access to the space by the end of the week or the reinspection fees would apply. Went over the reinspection fee schedule \$203/20 / \$406.40 / potential court referral.	Lisa Maney

2024-02-20	02/08/2024 Email communication with Zena Z R <maple2llc@gmail.com> went over information about old occupancy - advised Eastmore Real Estate / portion of the 1st & 2nd floors/ General office (provided a copy of the occupancy certificate). Also, advised that notes from the prior district inspector said that there were no longer apartments it was all commercial. Advised her I would need to access to the entire building to conduct the annual inspection. Advised for the annual LSI inspection we check for fire extinguisher, exit signs, emergency lighting, smoke/co detectors (if any sleeping units), ventilation connections (water heater/furnace), and look for any other life safety issues.	Lisa Maney
2024-02-27	02/20/2024 Email communication with Z R <maple2llc@gmail.com> she was requesting an other extension. I replied no and I would need to gain access by the end of the week or the reinspection fees will apply. Went over fee schedule: 1st reinspection fee would be \$203.20 and the 2nd and all subsequent reinspection fees are \$406.40. Also noted that if there is no progress a potential court referral would be made.	Lisa Maney
2024-02-27	02/26/2024 No entry - left card. Issued fee. COM-ALT-24-00144 was open today 02/26/2024.	Lisa Maney
2024-03-13	Re-inspection fee letter mailed 1st class mail, \$203.20	Rashelle Dorcey Lisa Maney
2024-03-18	Email communication with Zena (Z R) <maple2llc@gmail.com> She was advising that the conversion permit was applied for and she was requesting a waiver of the inspection fees. I replied to her email and advising again that I can not hold off on enforcement and can not grant another extension. Also advised that I attempted to gain access on 2/26/2024 and there was no answer. I left a card I the door and issued the reinspection fee of \$203.20. Explained that I am scheduled to reinspect again on March 28, 2024. If I am not able to gain access and the conversion permit hasn't been completed, the reinspection fee of \$406.40 will apply. Continued to advise that if there is no further progress at that point then a court referral will be set up.	Lisa Maney
2024-03-18	Email communication from Zena Z R <c881881@gmail.com> She sent a copy of the tax bill showing the fire prevention inspection fee from 2023 and noted that she had an inspection last year and she should have until the end of 2024 of this year - she requested a refund of the fees. I explained that the fee on her tax bill was for the attempted inspection in 2023 which resulted in this order. And that the reinspection fee was for the reinspection conducted on this order - the failed attempt in February 2024. Advised I can not remove any of those fees.	Lisa Maney
2024-03-18	Call received from Zena. Spoke with her and went over annual fee and reinspection fees. Also explained again that I either need to gain access to the building or the conversion from commercial to residential needs to be completed in order to prevent additional reinspection fees and court referral. Advised that we haven't been able to gain access to the building for several years and that's why the order was issued. And simply applying for the conversion permit doesn't stop enforcement of the order. She said she understood and she reiterated the reinspection was scheduled for 03/28/2024.	Lisa Maney
2024-04-16	04/12/2024 Reinspection attempted. No entry - left card. Issued fee.	Lisa Maney
2024-04-24	Zena emailed requesting information on appealing the fees. I emailed a copy of the order Z R <maple2llc@gmail.com> and advised the RIGHT TO APPEAL information starts on page 2. Also advised her if she isn't getting the mailed communication she can provide me with an additional address to add to the records.	Lisa Maney
2024-05-03	Zena 414-881-3639 called stating she was frustrated about being transferred around multiple times. I think the City Clerk's office transferred her to the DNS customer service line, and that's how I got her. She was asking for an appeal form to be emailed to her at c881881@gmail.com.	Christa Bonds
2024-05-03	She states she will be filing an appeal for the reinspection fees because she states she had a passed fire inspection in October of 2023.	Michael Tonelli
2024-05-03	05/03/2024 - Spoke with Linda Elmer with the City Clerk's Office and gave her property owner's contact information and she will e-mail an appeals application to her.	



2024-05-20	Reinspection attempted. No entry - left card. Issued fee. COM-ALT-24-00144 not completed.	Lisa Maney
2024-06-03	Returned call from Tenant - Alex Barber (763)229-7921. Advised to give me a call to set up inspection.	Lisa Maney
2024-06-12	06/07/2024 Spoke with Alex and set up inspection for 6/12/2024 @ 1pm.	Lisa Maney
2024-06-14	Gained access to main building (no access to rear detached garage). Abated order and issued a new order order. See ORD-24-06988.	Lisa Maney
2024-06-14	*** Inspection was conducted 6/12/2024).	Lisa Maney
2024-06-14	Email sent to Zena Rubenzer Z R <maple21lc@gmail.com>; Z R <c881881@gmail.com> advising of the order and attached a PDF copy of the order. Advised her the original order ORD-23-14084 was closed and a new order ORD-24-06988 was issued. Requested that she reads through the new order and to contact me with any questions. ZENA 414-206-4338.	Lisa Maney

### Record Workflow

Record Action (Task)	Record Status	Date
Generate Order	Order Generated	2023-11-13
Contact Attempt	Complete	2023-12-27
Re-Inspection	Reinspect	2024-02-26
Re-Inspection	Reinspect	2024-04-12
Re-Inspection	Reinspect	2024-05-20
Re-Inspection	Abated	2024-06-12

Inspection	Status	Date
Life Safety Inspection	Order Issued	2023-11-13
Cold call. No entry - left card and issued order. Mixed use - 1st floor commercial & upper residential.		
Inspector: Lisa Maney		
Order Re-Inspection	Order Extended	2024-01-14
Email communications - need to provide access or complete residential conversion process. 30 day extension - new correct by date 02/18/2024.		
Inspector Phone: 414-286-3298 Inspector Phone: 414-286-3298 Inspector Phone: 414-286-3298		
Inspector: Lisa Maney		
Order Re-Inspection	Re-Inspect	2024-02-26
02/26/2024 No entry - left card. Issued fee. COM-ALT-24-00144 was open today 02/26/2024.		
Inspector: Lisa Maney		
Order Re-Inspection	Re-Inspect	2024-04-12
04/12/2024 Reinspection attempted. No entry - left card. Issued fee.		
Inspector: Lisa Maney		
Order Re-Inspection	Re-Inspect	2024-05-20
Reinspection attempted. No entry - left card. Issued fee. COM-ALT-24-00144 not completed.		
Inspector: Lisa Maney		
Order Re-Inspection	Pass	2024-06-12
Gained access to main building (no access to rear detached garage). Abated order and issued a new order order. See ORD-24-06988.		
Inspector: Lisa Maney		