

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <b>12 Alder St</b>	Owner: <b>Oren Jahlquist</b>	Phone: <b>839 4296</b>
Owner Address: <b>265 Beech Ridge Rd</b>	Leasee/Buyer's Name:	Phone:
Contractor Name: <b>owner</b>	Address: <b>Scarboro ME 04074</b>	Phone:
Past Use: <b>3-fam</b>	Proposed Use: <b>3-fam w gutted interior</b>	<b>COST OF WORK:</b> \$ 3000 <b>PERMIT FEE:</b> \$ 35 <b>FIRE DEPT.</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: Type: Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>
Proposed Project Description: <b>demolish interior - no plans necessary</b> <b>Per M Schuckal</b> <b>NOT Standard</b>		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
Permit Taken By: <b>L Chase</b>	Date Applied For: <b>6/13/96</b>	

Permit No: **9605**

**PERMIT ISSUED**

Permit Issued:

**JUN 21 1996**

**CITY OF PORTLAND**

Zone: **R2** CBL: **33-J-15**

Zoning Approval: **3-10 R-6**

**Special Zone or Reviews:**

Shoreland *ok with mll*

Wetland *6/12/96*

Flood Zone

Subdivision

Site Plan  maj  minor  mm

**Zoning Appeal**

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

**Historic Preservation**

Not in District or Landmark

Does Not Require Review

Requires Review

**Action:**

Approved

Approved with Conditions

Denied

Date: \_\_\_\_\_

**PERMIT ISSUED WITH REQUIREMENTS**

**PERMIT ISSUED WITH REQUIREMENTS**

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**dumpster ticket: #30-2718 \$300**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT

5

*M. W. W.*

COMMENTS

12-24-96 @ 12 Alder St SILL demold, inside.

12-3-96 work in progress / Plumbing work + Feeds OK Pressure OK

1/2/96 work in progress removing  
Interior lath + old plaster  
over

1/23/96 Contacted owner by phone to  
tell him to secure walls on 3rd floor.

8/22/96 owner braced up walls with  
2x4's Mike

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

LAND USE - ZONING REPORT

ADDRESS: 12 Alder Street DATE: 6/18/96

REASON FOR PERMIT: interior-demolish & remove sheetrock

BUILDING OWNER: Oren Ahlquist C-B-L: 33-J-15

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: \_\_\_\_\_

#6 & #9

CONDITION(S) OF APPROVAL

- 1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
- 3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
- 4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
- 5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 6. Our records indicate that this property has a legal use of 2 units. Any change in this approved use shall require a separate permit application for review and approval.
- 7. Separate permits shall be required for any signage.
- 8. Separate permits shall be required for future decks and/or garage.
- 9. Other requirements of condition PLEASE NOTE That only the demolition of sheetrock is being approved. The use at this location has been determined to be two units. Any change of use will need a separate permit.

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement



Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

September 5, 1995

33-J-15  
Ms. Joanne M. Roussin  
10 Sheffield Street  
Portland, ME 04101

RE: 12-14 Alder Street  
(33-J-15)

Dear Ms. Roussin,

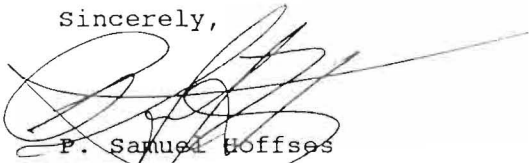
This office has received numerous complaints regarding the condition of your property at 12-14 Alder Street.

The City must now consider the option of placing this property on the demolition list unless you can provide us with a plan to restore this structure and time frame indicating how you intend to accomplish this task. I feel that the building, as is, can be considered a dangerous structure under State Statute 17-2851.

If I do not hear from you within 10 days of receipt of this letter but no later than September 18, 1995, I shall be forced to proceed with a demolition order.

If you have any questions regarding this letter, please do not hesitate to contact this office.

Sincerely,

  
P. Samuel Hoffses  
Chief, Inspection Services

cc: J.E. Gray, Dir, Planning & Urban Dev  
M. Wing, Code Enforcement Officer

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray  
I

## CITY OF PORTLAND

February 15, 1996

Ms. Joanne M. Roussin  
10 Sheffield Street  
Portland, Maine 04104

RE: 12-14 Alder Street  
(33-J-15)

Dear Ms. Roussin,

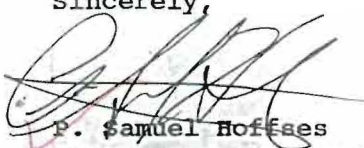
It has been four months since I last contacted you regarding the property at 12-14 Alder Street. At that time you stated that this property was being sold. However, as of this date, no new ownership has been registered with the Assessor's Office so I must assume that you are still the owner of this property.

As I stated in my letter to you dated September 5, 1995, we are still receiving complaints on this property. Unless you can provide us with a plan to restore this structure to an acceptable level and provide us with a plan indicating how you intend to accomplish this task, I shall be forced to consider placing this structure on the demolition list. Under State Statute 17-2851, this building can be considered a dangerous structure.

If I do not hear from you within 10 days of receipt of this letter but no later than February 26, 1996, I shall be forced to proceed with a demolition order.

If you have any questions regarding this letter, please do not hesitate to contact this office.

Sincerely,

  
P. Samuel Hoffses  
Chief, Inspections Division

cc: Joseph E. Gray, Dir, Planning & Urban Development  
M. Wing, CEO



CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

**TO:** Charles A. Lane, Associate Corporation Counsel

**FROM:** P. Samuel Hoffses, Chief, Inspection Services Division *PH*

**SUBJECT:** Title search and preparation for the proposed demolition of  
12-14 Adler Street (33-J-15)  
Owner: Ms. Joanne M. Roussin, 10 Sheffield Street,  
Portland, Maine 04101

**DATE:** February 29, 1996

This is to request a title search be conducted for subject property and the necessary action be taken to place this property on the City Council agenda for demolition.

I feel this structure meets the criteria of the Dangerous Building Law outlined under Subsection 2051 of the Maine Review Statute.

A copy of a report by Lt. McDougall and myself revealing our findings will follow.

*Helen B. Asdzurian*

*To*  
*Rodolph O. + Joanne M. Roussin*

*12/19/67*

*3023/842*

cc: Joseph E. Gray, Jr., Dir, PUD  
Lt. McDougall, PFD  
M. Schmuckal, Asst. C, Inspection Svcs  
M. Wing, CEO

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

July 26, 1996

Mr. Oren Ahlquist  
266 Beechridge Road  
Scarborough, Maine 04074

RE: 10, 12, & 14 Alder Street  
33-J-15/16

Dear Mr. Ahlquist,

Numerous complaints have been received in this office regarding the condition of your property at 10, 12 and 14 Alder Street.

Unless you provide this office with plans to restore this property and a time frame indicating how you intend to accomplish this task, the City will be forced to consider the option of placing this property on the demolition list. I am of the opinion that this structure, as is, can be considered a dangerous structure under Maine State Statute 17-2851.

*If I do not hear from you by August 9, 1996, I shall be forced to proceed with a demolition order.*

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses  
Chief, Inspection Services Divison

cc. Joseph E. Gray, Dir, PUD  
M. Wing, CEO

*Re-hab*



Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

Re: 12-14 Alder St.  
CBL: 33-J-15

October 8, 1997

12-14 Alder Street was removed from the demolition list and has been transferred to rehab per P. Samuel F. Hoffses.

