

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

961194

Location of Construction: <i>10 Alder St</i>		Owner: <i>Michael Kolowski</i>		Phone: <i>657-4480</i>		Permit No.:			
Owner Address: <i>690 Dutton Hill Rd Gray, ME 04039</i>		Leasee/Buyer's Name:		Phone:		Business Name:			
Contractor Name: <i>SAI</i>		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: DEC - 6 1996 CITY OF PORTLAND </div>			
Past Use: <i>2-1m</i>		Proposed Use: <i>Same</i>		COST OF WORK: \$ <i>30,000.00</i>				PERMIT FEE: \$ <i>170.00</i>	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied				INSPECTION: Use Group <i>R3</i> Type <i>5B</i> <i>BOCA 96</i>	
Proposed Project Description: <i>Make Interior Renovations Rehab After Fire</i>				Signature:		Signature:			
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zone: CBL: <i>033-J-016</i> Zoning Appeal: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>			
Permit Taken By: <i>Mary Greak</i>		Date Applied For: <i>02 December 1996</i>				Special Zone or Reviews: <input type="checkbox"/> <i>12/1/96</i>			

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

30-3406/15308

PERMIT ISSUED WITH REQUIREMENTS

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 *Michael Kolowski* ADDRESS: DATE: *02 Dec 96* PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

COMMENTS

12-15-97 Framing Inspected at Numburg Rough In OK per photos
Note 10 Alder St Remains 2 frames.

Type	Inspection Record	Date
Foundation:		
Framing:		
Plumbing:		
Final:		
Other:		

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

Location of Construction: 10 Alder St		Owner: Michael Rokowski	Phone: 657-4480	Permit No: 961194
Owner Address: 690 Dutton Hill Rd Gray, ME 04039		Leasee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: SAA		Address:		Phone:
Past Use: 2-fam 4-unit	Proposed Use: Same	COST OF WORK: \$ 30,000.00	PERMIT FEE: \$ 170.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED DEC - 6 1996 CITY OF PORTLAND </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:	INSPECTION: Use Group <i>R</i> Type <i>5B</i> <i>BOCA 96</i> Signature:	
Proposed Project Description: Make Interior Renovation. Rehab After Fire		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoner <i>B-2/24</i> CBL: 033-J-016 X033-X016X Zoning Approval: <i>to remain 2 units - any ext work sep. permit 12/5/96</i> <input type="checkbox"/> Shoreland <i>OK</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: Mary Gresik	Date Applied For: 02 December 1996			

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..

30-3486/15308

PERMIT ISSUED WITH REQUIREMENTS

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: *12/3/96*

D. Audman

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

Michael Rokowski

02 Dec 96

SIGNATURE OF APPLICANT Michael Rokowski ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 5
D. Jordan

**City of Portland, Maine
Memorandum**

To: Joseph Gray, Director of Planning and Urban Development
Mark Adelson, Director of Housing and Neighborhood Services
P. Samuel Hoffses, Chief of Inspections

From: William C. Tracy, Housing Coordinator *wct*

Subject: **Condition of Buildings located at:**
10 Alder Street
12 Alder Street

Date: June 13, 1996

— Buddy AL

Over the past two weeks the Rehabilitation Staff has been working with an investor, Jeff Otty, on the possible purchase and rehabilitation of the two above referenced buildings. Yesterday, Dwight Gailey and myself were taken through the buildings in an effort to estimate the rehabilitation costs and possible sources of financing. This morning, I was called by Mr. Otty and he has decided that the acquisition and rehabilitation of the buildings would be too expensive to pursue. Given the costs and the pending danger of the buildings, it is the feeling of the Rehabilitation Staff that the buildings should be razed.

The estimated cost to rehabilitate both buildings is estimated to be greater than \$110,000. Both buildings combined would have a cash flow based on four to five units. At the current list price, acquisition would total \$30,000. With five units the rehabilitation and acquisition would total \$28,000 per unit; based on four units the rehabilitation would total \$35,000 per unit.

The buildings have been vacant and boarded since 1993. Yesterday morning, I received telephone calls from Hilda Taylor and a Mr. Hirshell who are abutting neighbors with properties on Hanover Street. Both neighbors complained that the buildings have been in their current condition for a period of years and are currently being occupied by squatters. During the walk through with the investor, there was evidence that transients and teenagers were utilizing the buildings as shelter and places to party. In between the two buildings there appears to be an automobile which was either stolen and left or abandoned. The rear of the buildings appears to be a dumping area for abutting multi unit structures. According to Ms. Taylor, the car has been there for two months and that she has seen people coming in and out of the buildings every morning over the last few months.

Given this information, it may be in the City's best interest to initiate the demolition process. According to Mr. Otty, it is the current owner's intention to re-sell the buildings. With high acquisition and rehabilitation costs, a re-sale of the property may take an extended period of time leaving the buildings to further deteriorate and allowing the problems in the immediate neighborhood to escalate.

*13/June/1996
Called Down
Mr. Nesbit - He stated
Mr. MALQUIST owner
would be starting
on these tomorrow*

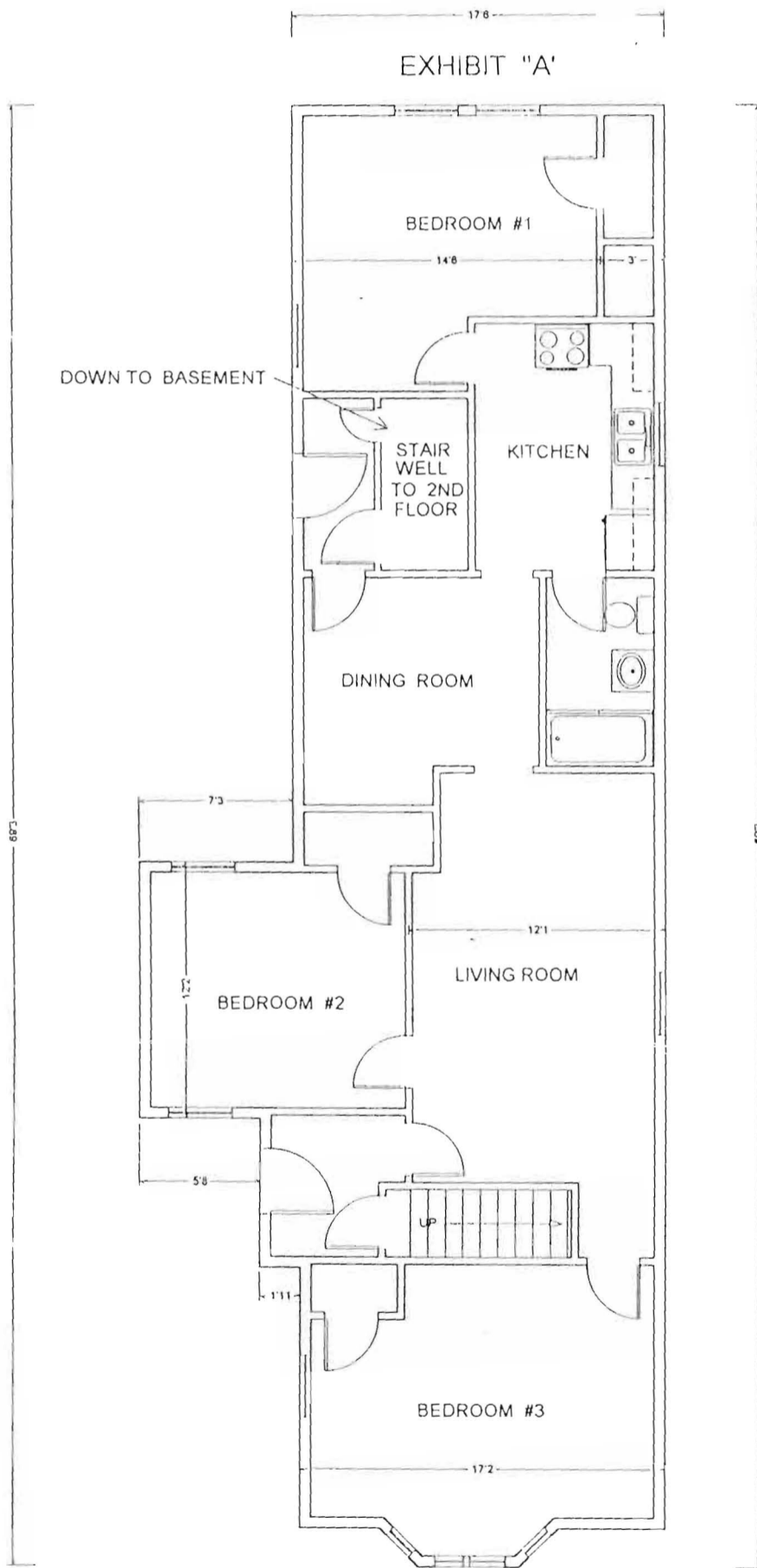
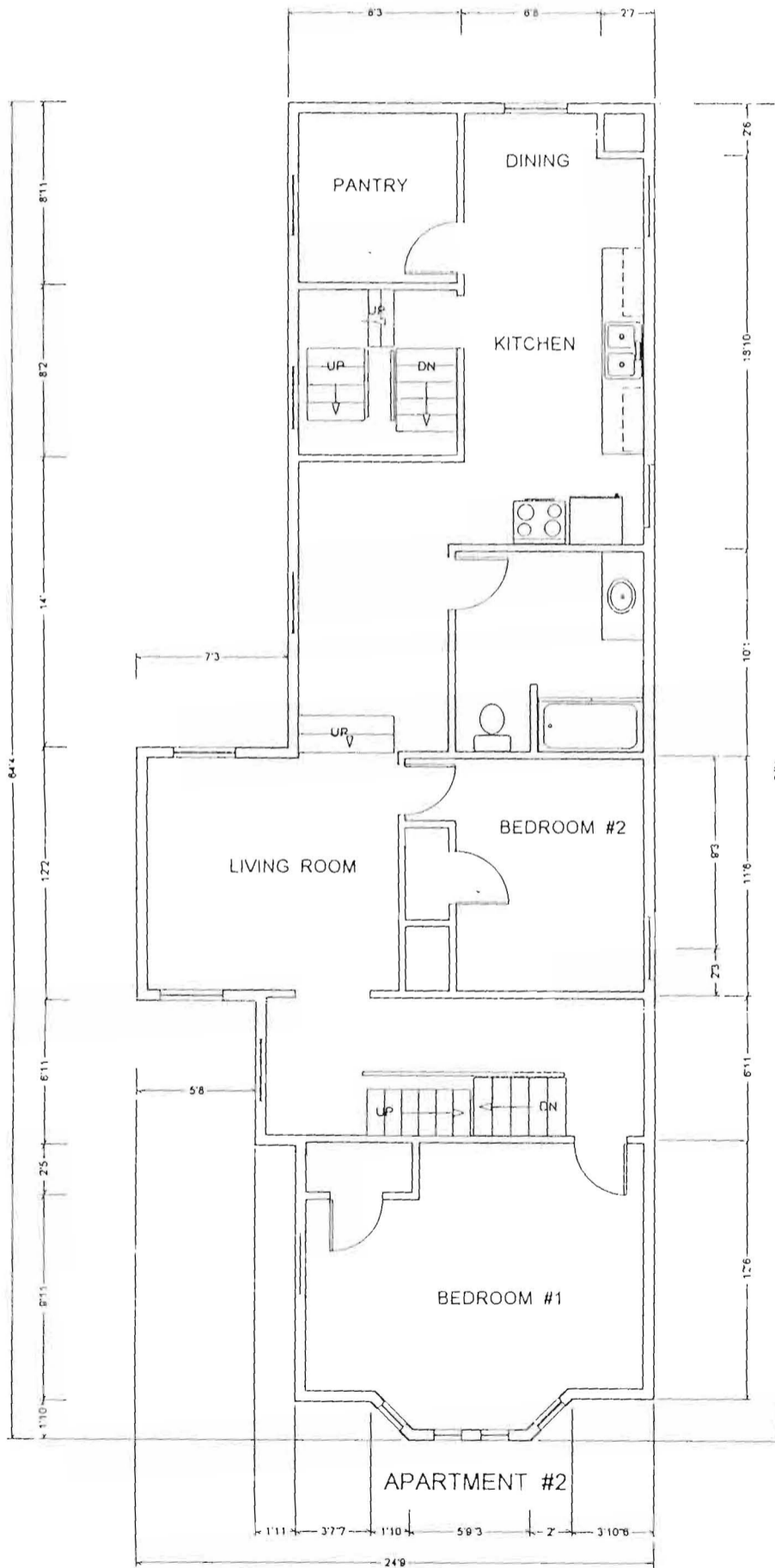


EXHIBIT "A"

APARTMENT #1

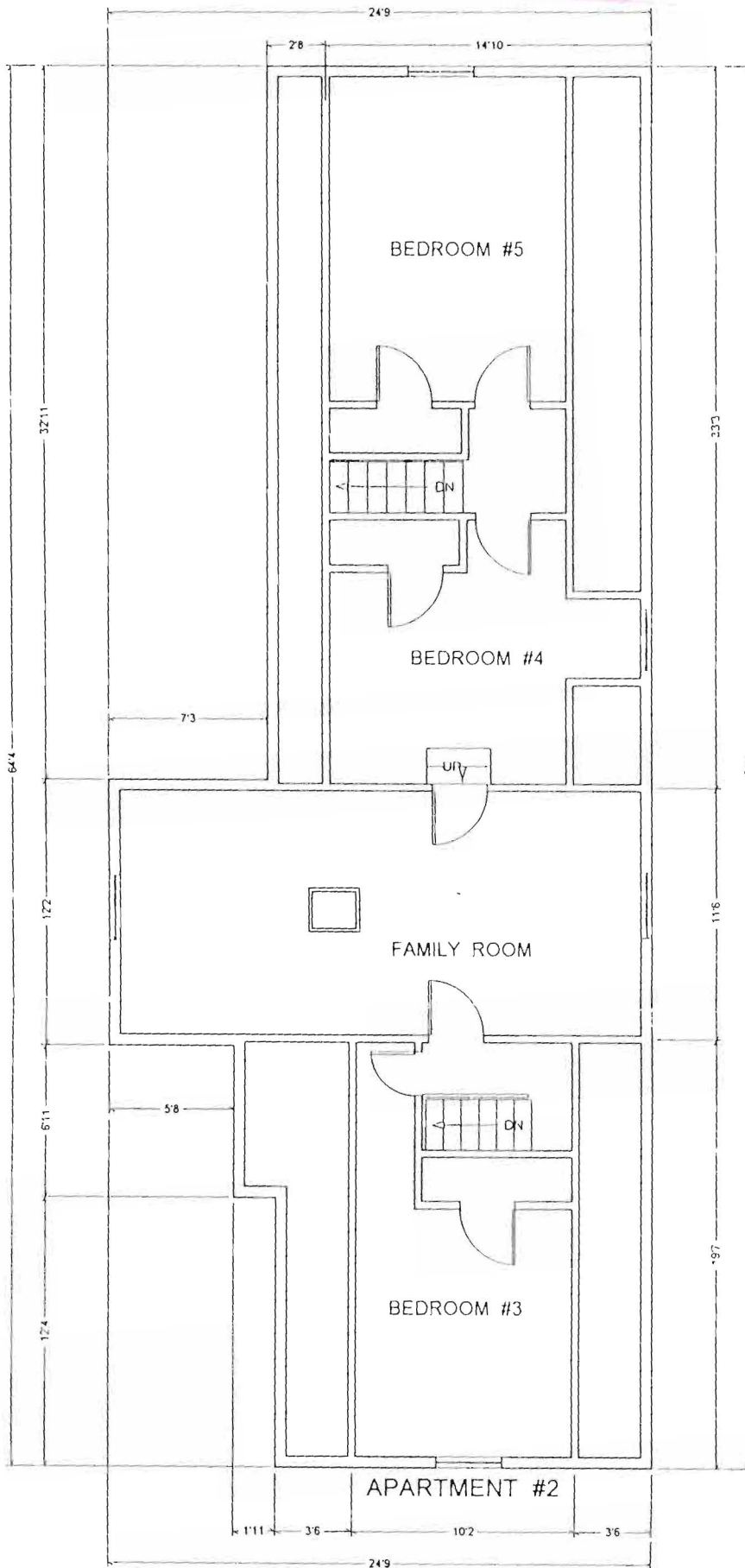
FIRST FLOOR PLAN
 10 ALDER STREET
 PORTLAND, MAINE

EXHIBIT "B"



SECOND FLOOR PLAN
10 ALDER STREET
PORTLAND, MAINE

EXHIBIT "C"



THIRD FLOOR PLAN
10 ALDER STREET
PORTLAND, MAINE