

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 070197

This is to certify that STEPHENS CLARK B /property owner

has permission to Interior renovations to unit #

AT 198 SPRING ST

045 F026001

PERMIT ISSUED

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or services closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Jeanie Bouke* 4/3/07  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

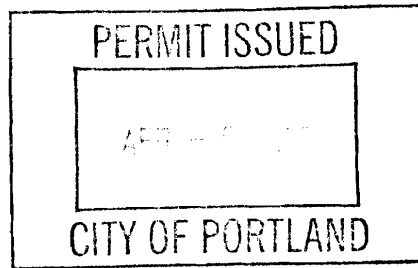
Permit No: 07-0197	Issue Date:	CBL: 045 F026001
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Location of Construction: 198 SPRING ST	Owner Name: STEPHENS CLARK B	Owner Address: 200 SPRING ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: RL
Past Use: Residential 4 unit	Proposed Use: Residential 4 unit interior renovations to unit #1  <i>legal use: 4 dw (#03-1544)</i>	Permit Fee: \$70.00	Cost of Work: \$5,000.00
Proposed Project Description: Interior renovations to unit #1 : replacing windows		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB  IBC-2003 Signature: <i>JMB 4/3/07</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: dmartin	Date Applied For: 02/23/2007	<b>Zoning Approval</b>
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- This permit application does not 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..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minqr <input type="checkbox"/> MM <input type="checkbox"/> <i>ok w/ conditions</i> Date: <i>2/28/07 AGM</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Date: _____	<b>Historic Preservation</b> Yes <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  Date: <i>J. Andrews 3/20/07</i>
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**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 is 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 provision of the code(s) applicable to such permit.

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



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Corporation Counsel**  
Gary C. Wood

David Lourie, Esq.  
189 Spurwink Ave.  
Cape Elizabeth, Maine 04107

March 23, 2007

**Associate Counsel**  
Elizabeth L. Boynton  
Penny Littell  
James R. Adolf  
Mary E. Costigan

Re: 198 Spring Street Proposal

Dear Mr. Lourie:

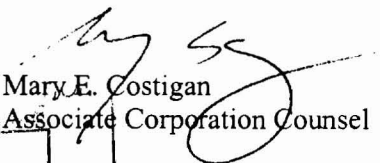
This letter is written in reply to your March 21<sup>st</sup> proposal regarding your client Clark Stephen's property at 198 Spring Street. The City is not willing to withdraw its order to vacate the building at 198 Spring Street. The resolution you proposed in your email simply sets forth a schedule of items that your client has neglected to do on the property for years, and that he is already obligated to do. Our safety concerns for anyone residing in the building remain, and your client has not offered anything that would alleviate those concerns.

With regard to the outstanding issues at your client's property, I suggest the following schedule:

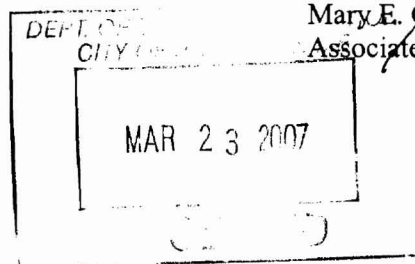
1. No later than Friday, March 30, 2007, the entire building shall be vacated and secured from vandalism.
2. Mr. Stephens will complete the siding on the right side of the building no later than April 6, 2007, in accordance with the December 8, 2004 Certificate of Appropriateness.
3. Mr. Stephens will begin work on the repairs to Unit 1 as soon as the permit is issued, and shall complete the work no later than May 1, 2007.
4. Mr. Stephens will apply for the legalization of illegal units, as may be appropriate, no later than May 1, 2007.
5. As soon as Mr. Stephens has final determination on the number and location of legal units in the building, he will meet with Jeanie Bourke to discuss a process for completing the remaining work on the building.
6. Mr. Stephens will not perform any other work on the building until permits are issued for such work.

If Mr. Stephens fails to comply with the above schedule or performs any work without the appropriate permit, we will file a complaint and seek penalties for his numerous violations.

Sincerely,

  
Mary E. Costigan  
Associate Corporation Counsel

cc: Clark Stephens  
Jeanie Bourke  
Jon Rioux



**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0197	Date Applied For: 02/23/2007	CBL: 045 F026001
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<b>Location of Construction:</b> 198 SPRING ST	<b>Owner Name:</b> STEPHENS CLARK B	<b>Owner Address:</b> 200 SPRING ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> property owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Residential 4 unit - interior renovations & replace windows - unit #1	<b>Proposed Project Description:</b> Interior renovations & replace windows - unit #1
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 03/20/2007**Note:**      **Ok to Issue:** 

- 1) \* Any exterior alterations associated with this project shall conform to the 12/08/04 Historic Preservation Board approval.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/28/2007**Note:**      **Ok to Issue:** 

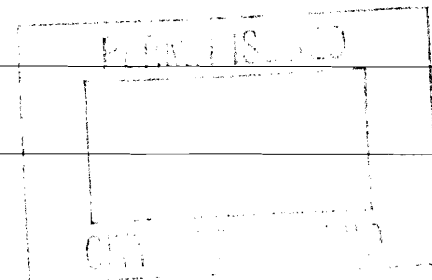
- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/03/2007**Note:**      **Ok to Issue:** 

- 1) THIS PERMIT APPROVES ONLY THE STRUCTURAL WORK TO REPAIR THE DAMAGE FROM THE VEHICLE ON THE FIRST FLOOR FRONT AND ASSOCIATED WINDOWS. NO FINISHED WALL OR CEILING COVERINGS ARE ALLOWED ON THIS PERMIT AS NO DETAILS ARE PROVIDED.
- 2) NO OTHER WORK IS APPROVED AT THIS PROPERTY. AN APPLICATION SHALL BE SUBMITTED FOR APPROVAL OF ADDITIONAL WORK THAT INCLUDES A COMPREHENSIVE CODE SUMMARY OF THE STRUCTURE AND ASSOCIATED WORK.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Not Applicable      **Reviewer:** Cptn Greg Cass      **Approval Date:****Note:** Structural work only      **Ok to Issue:** **Comments:**

3/22/2007-jmb: permit on hold pending legal issues





# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>198-200 SPRING ST.</u>		
Total Square Footage of Proposed Structure <u>N/A</u>		Square Footage of Lot <u>5000</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>045      F 026 001</u>	Owner: <u>CLARK STEPHENS</u>	Telephone: <u>772-0440</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>N/A</u>	Cost Of Work: \$ <u>5000.00</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>RENTAL APARTMENT UNIT #1</u> (4 unit rental project)		
If vacant, what was the previous use? <u>SAME</u>		
Proposed Specific use: <u>SAME</u>		
Project description: <u>REPLACE OR SISTER AS NECESSARY ANY BROKEN OR SPLIT WALL STUDS, REFRAME WINDOW OPENINGS &amp; INSTALL NEW WINDOWS (SAME AS PREEXISTING ONES ALREADY APPROVED BY HISTORICAL-SIZES REMAIN THE SAME), REPLACE OR REPAIR FLOOR PLATE &amp; SILL BEAM, INSULATE &amp; SHEET ROCK REPAIR BASE BOARD</u>		
Contractor's name, address & telephone: <u>OWNER ACTING AS LEAD CONTRACTOR</u>		
Who should we contact when the permit is ready: <u>CLARK STEPHENS</u>		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME  FEB 23 2007  RECEIVED
Mailing address: <u>PO BOX 4818 PORTLAND, 04112</u>		
Phone: <u>772-0440</u>		
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.		

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

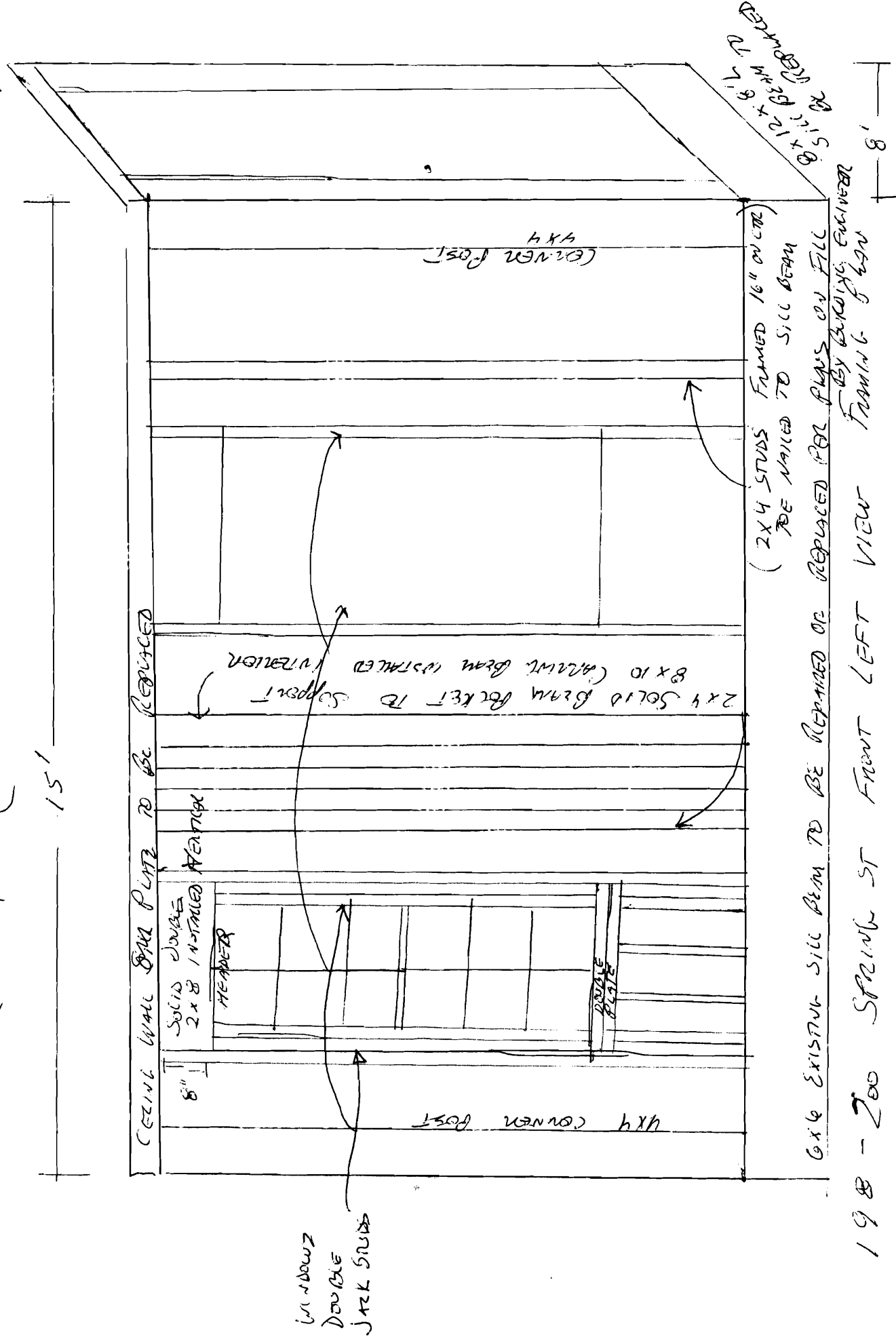
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

Signature of applicant: [Signature] Date: FEB 23, 2007

This is not a permit; you may not commence ANY work until the permit is issued.

NOTE: SEE FRAMING PRINTS ON FILE DESIGNED BY BUILDING ENGINEER.

R PART OF WALL (R-19) (OTHER SPECIFIC DIMENSIONS TO DESIGN PLANS PRESENTED 10/2004 DESIGN BY BUILDING ENGINEER)



SPRING ST.

