

Inspection Services
Michael J. Nugent
Manager



Housing & Neighborhood Services
Mark Adelson
Director

CITY OF PORTLAND

March 13, 2002

Lynn Staton
7 Arlington Place
Portland, Maine 04101

Certified Mail Receipt 7099 3400 0019 5716 4357

RE: 7 Arlington Place
Permit: 02-00173
CBL: 125-N-015

Dear Ms. Staton:

Your permit application to amend the construction of the shed at the above referenced address is denied in accordance with section 108.1 of the BOCA 1999 Building Code. As we discussed in our meeting with you on March 7, 2002, the design change you requested to make is allowed to have a maximum wall height of 6'-8" measured from grade and a maximum grade to peak height of 11'-8". We requested a plan demonstrating construction within these dimensions and that has not been submitted to this office.

This constitutes an appealable decision within 30 days from the date of this notice (Friday April 12, 2002) pursuant to Section 14-472 of the Land Use Ordinance of the City of Portland Code of Ordinances. I have attached a copy of that section for your reference. Please contact me at 874-8693 if you have any further questions.

The business hours are 8:00 a.m. to 4:00 p.m. weekdays.

Sincerely,

Tammy M. Munson
Code Enforcement Officer/Plan Reviewer



CITY OF PORTLAND
STOP WORK NOTICE

March 7, 2002

Lynn Staton
7 Alrington Place
Portland, Maine 04101

RE: 7 Arlington Place
CBL: 125-N-015

HAND DELIVER

Dear Lynn Staton:

An evaluation of the property at 7 Arlington Place revealed that the property fails to comply with Section 111.3 of the 1999 BOCA Building Code of the City of Portland. Section 111.3 states that "*Compliance with permit: All work shall conform with the approved application and the approved construction documents for which the permit has been issued and any approved amendments to the approved application or the approved construction documents.*"

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the 1999 BOCA Building Code. All construction activity at the above referenced property must **STOP** immediately.

Construction may begin after the amendment to your building permit application has been issued and this order has been lifted.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452. This constitutes an appealable decision pursuant to Section 1-16.(2) of the City of Portland Code of Ordinances. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.

Sincerely,

Tammy Munson
Code Enforcement Officer / Plan Reviewer

LEGAL NOTICE

Date 3/7/02

WHEREAS, violations of { Article _____, Section _____ of the Zoning Ordinance
Article _____, Section 11.3 of the Building Code 1999 } have been
Article _____, Section _____ of the _____ Code

on these premises, IT IS HEREBY ORDERED in accordance with the above Code that all persons desist from, and

STOP WORK

at once pertaining to construction, alterations or repairs on these premises

known as 7 ARLINGTON PLACE

ALL PERSONS ACTING CONTRARY TO THIS ORDER OR REMOVING OR MUTILATION THIS NOTICE ARE LIABLE TO
UNLESS SUCH ACTION IS AUTHORIZED BY THE CITY OF PORTLAND DIVISION OF INSPECTION SERVICES.


CODE ENFORCEMENT


**City Of Portland
Inspection Services
RETURN OF SERVICE**

On the 7th day of March 2002, I made service of A Stop Work Order Notice dated

March 7, 2002 re: & Arlington Place (CBL 125-N-015 upon, Lynn Staton, at 398 Congress Street

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____
- By delivering a copy to an agent authorized to receive service of process, and whose name is _____
- By (describe other manner of service) _____

DATED: 3/7/02



Signature of Person Making Service
Code Enforcement Officer / Plan Reviewer
Title

I have received the above referenced documents



Person Receiving Service

- Refused to sign
- Unable to sign

PERMIT ISSUED

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

Permit No: 02-0073 Issue Date: JAN 29 2002 CBI: 125 N015001

Location of Construction: 7 Arlington Pl Owner Name: B M C Rents Inc Owner Address: 167 Falmouth St
Business Name: n/a Contractor Name: no contractor/self Contractor Address: n/a n/a
Lessee/Buyer's Name: n/a Phone: n/a Permit Type: Alterations - Dwellings Zone: R-3
Past Use: Single Family Proposed Use: Single Family / Demolish and reconstruct shed
Permit Fee: \$44.00 Cost of Work: \$3,000.00 CEO District: 2
FIRE DEPT: N/A INSPECTION: BOCA 1999 Type: SB
Proposed Project Description: Demolish & Reconstruct shed
Signature: [Handwritten Signature] Signature: [Handwritten Signature]

Permit Taken By: gg Date Applied For: 01/24/2002 Zoning Approval

1. This permit application does not 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.
Special Zone or Reviews: Wetland OK section per 14-385
Zoning Appeal: N/A
Historic Preservation: [checked] Not in District or Landmark
Date: 1/29/02

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.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

All Purpose 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.

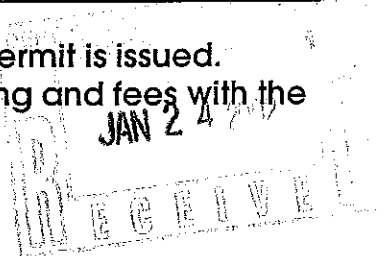
Location/Address of Construction: <u>7 Arlington Pl. Portland</u>		
Total Square Footage of Proposed Structure <u>156.75</u>	Square Footage of Lot <u>2730</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>125</u> Block# <u>W</u> Lot# <u>15</u>	Owner: <u>Lynn Stanton</u>	Telephone: <u>842-6392</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>3,000</u> Fee: \$ <u>44.00</u>
Current use: <u>Storage</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>demolish & reconstruct within same footprint.</u>		
Project description:		
Contractor's name, address & telephone: <u>Herbert Luce 7 Arlington Pl. Portland</u>		
Who should we contact when the permit is ready: <u>H. Luce / Lynn Stanton</u>		
Mailing address: <u>Same</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>842-6392</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

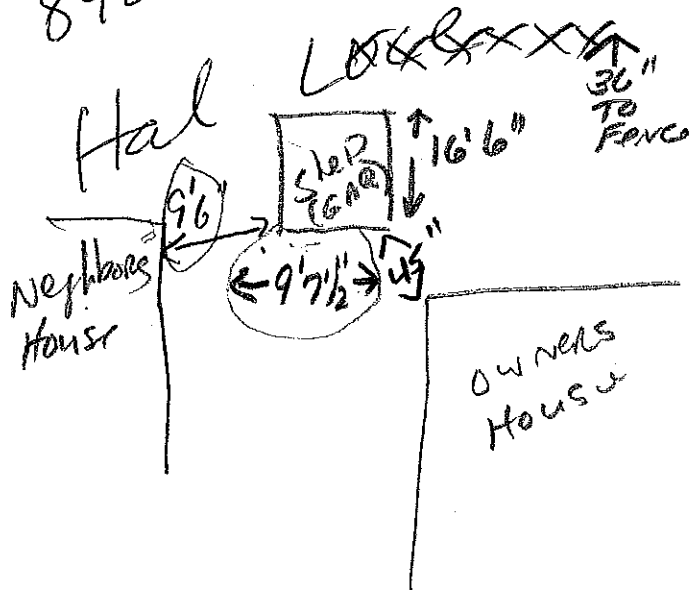
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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.

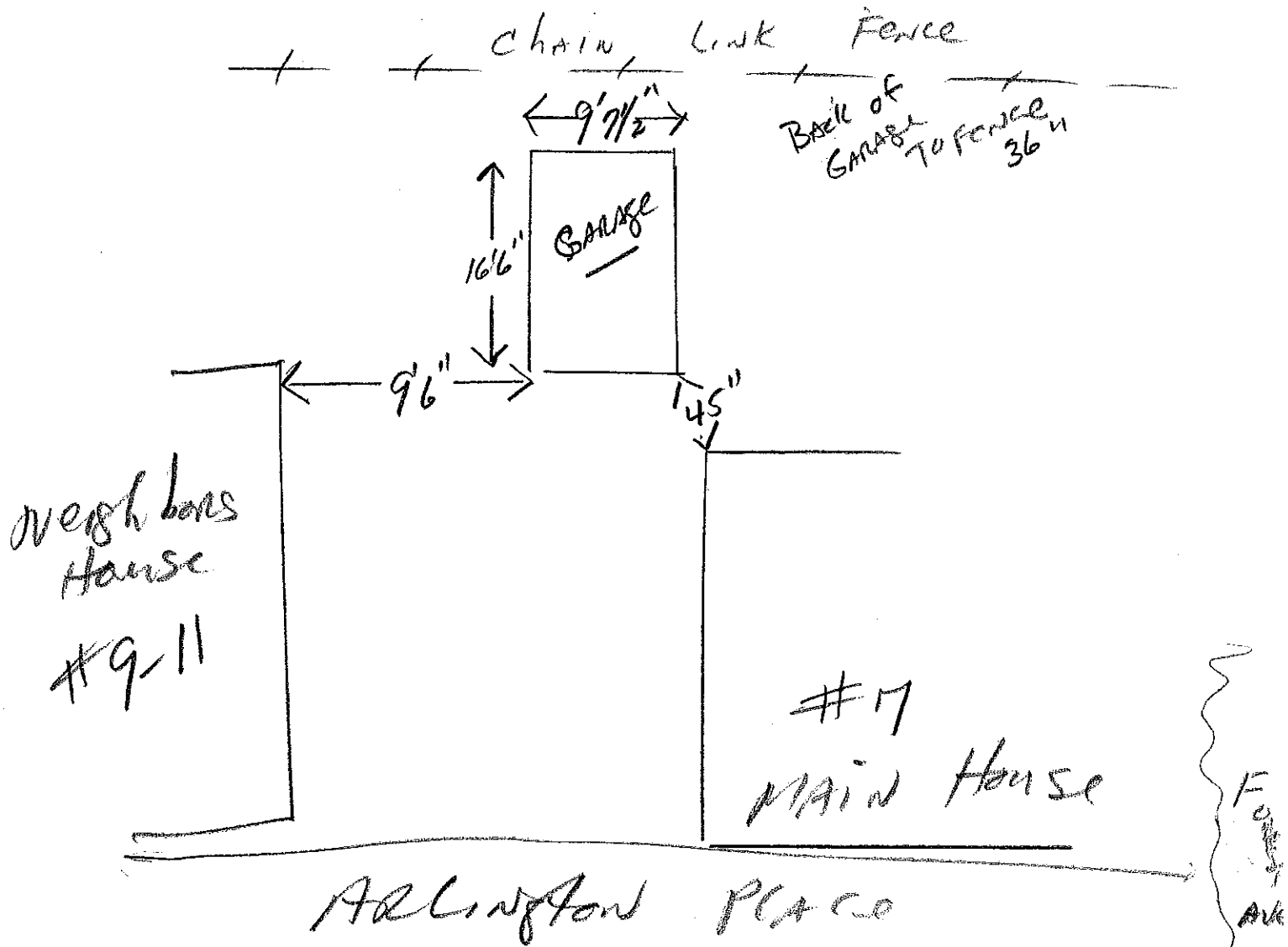
Signature of applicant: <u>Lynn Stanton</u>	Date: <u>1-24-2002</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



842-6392





7 Arlington Place
 measurements taken 1/28/02
 by K. W. Cannon



CITY OF PORTLAND

The Demolition Call List must be submitted with a Building Permit Application

Property location: 7 Adlington Place - shed/garage Chart/Block/Lot 125-N-15

The call list below must be submitted with the building permit application. Please note any "commercial use" demolition will need additional approvals.

When making the submission please include a plot plan showing the location of the structure that is being removed along with a photograph. You may not remove or disconnect any type of lines (private or public) until you have received an *approved building permit*. If the building does not have one of the below utilities please put "does not apply". All Departments in bold must be notified under all circumstances.

City Approvals

<u>Department</u>	<u>Number</u>	<u>Contact</u>	<u>Date/Who you spoke with</u>
Public Works Sewer	874-8833	Todd Merkel	<u>Carol Merritt 1-9-2002</u>
Public Works Traffic	874-8437	Gary Dobson	<u>NA</u>
(if structure is being moved to another location)			
Public Works Sealed Drain Permit	874-8822	Carol Merritt	<u>Carol Merritt 1-9-2002</u>
Historical Preservation	874-8726	Deb Andrews	<u>Deb Andrews 1-9-2002</u>
Fire Dispatch	874-8576	Dispatcher on Duty	<u>Brad Williams 1-9-2002</u>

Utility Approvals

Dig Safe	1-888-344-7233	Customer Service	<u>Diane 1-9-2002</u>
(must receive 72 hours notice before digging can begin)			
Asbestos	1-207-287-2651	Ed Antz	<u>[Signature] 1-23-02</u>

I have contacted all the necessary companies and departments as indicated above
Signature [Signature] Date: 1-23-2002

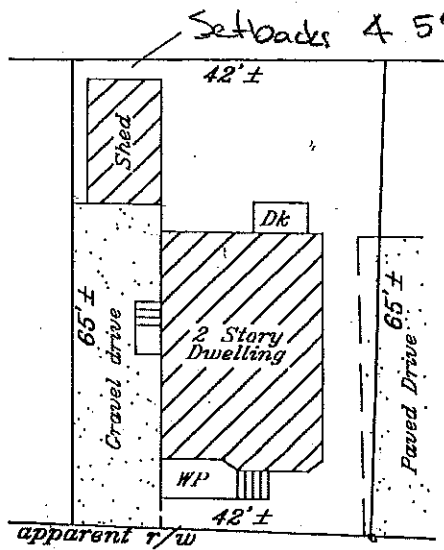
LOT MORTGAGE LENDER USE ONLY

General Notes: (1) Distances shown are taken from provided title references shown below. (2) The purpose of this inspection is to render an opinion as follows: A) Dwelling and accessory structure's compliance with respect to municipal zoning setbacks, and B) flood zone determination by horizontal scaling on the below referenced FEMA map. (3) This inspection excepts out all technical standards set forth by state of Maine Board of Licensure For Professional Land Surveyors. (4) This inspection is to be used only by the below listed lender, title attorney & title insurer and should not be used by another party for boundary line location or land title opinions. (5) A Boundary Survey should be performed to render a professional opinion pertaining to boundary line location.

Address: 7 Arlington Place
Portland, Maine

Inspection Date: 12-19-01

Scale: 1" = 20'



Arlington Place

See title references for appurtenances.

Applicant: Lynn Staton Requesting Party: Leate & Lemieux, P. A.

Owner: BMC Rents, Inc. Attorney: James E. Lemieux

Lender: _____ File # 20111097 Field Book: 226-46

Title References:

Deed Book: 16935 Page: 284

Plan Book: _____ Page: _____ Lot: _____

County: Cumberland

Municipal References:

Map: 125 Block: N Lot: 15

The dwelling does not fall within a Special Flood Hazard Zone Per Fema Community Map No. 230051
Panel: 19B Zone: C Date: 12-8-98

The dwelling was in compliance with municipal zoning setback requirements at the time of construction.

Comments:

Nadeau & Lodge, Inc.
Professional Land Surveyors

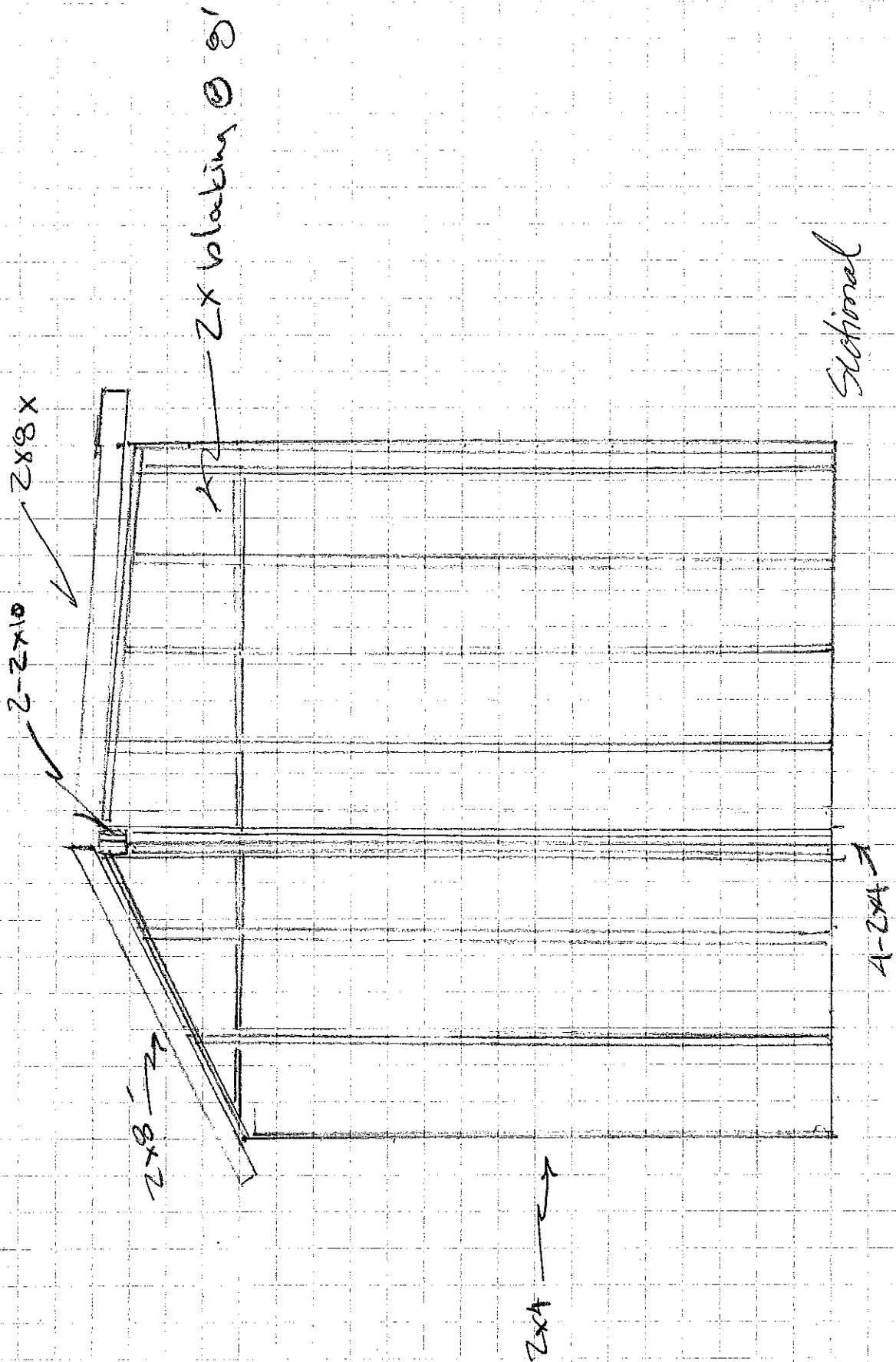
918 Brighton Avenue 1A Depot Street, Box 618
Portland, Maine 04102 Alfred, ME 04002-0618
(207)878-7870 (207)324-8712

James P. Nadeau
12-20-01

Prepared by: CJF

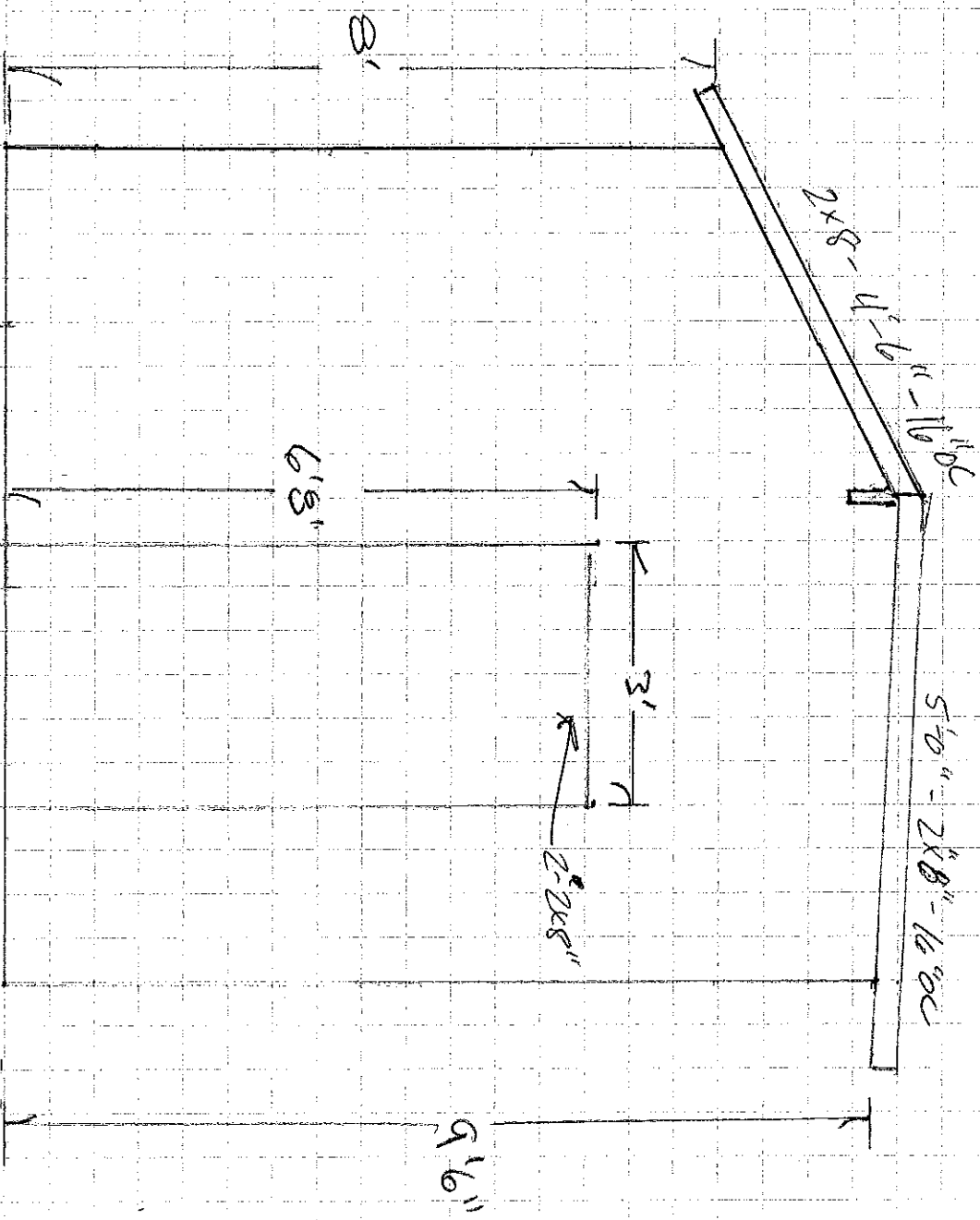
This Is Not A Boundary Survey

Not For Recording

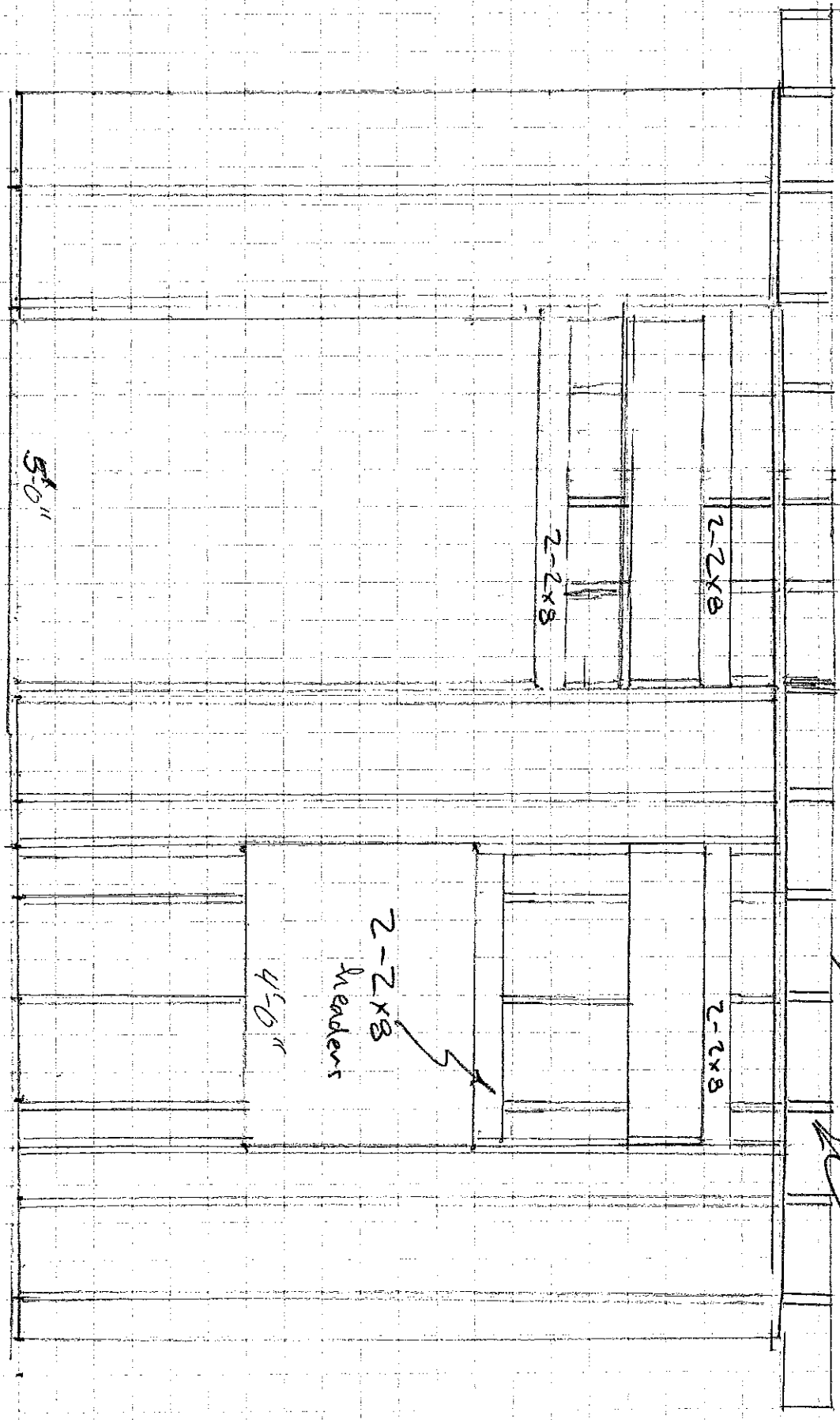


Sectional

Front View



16'-4 1/2"



5'-0"

2-2x8 Headers

4x6"

2-2x8

2-2x8

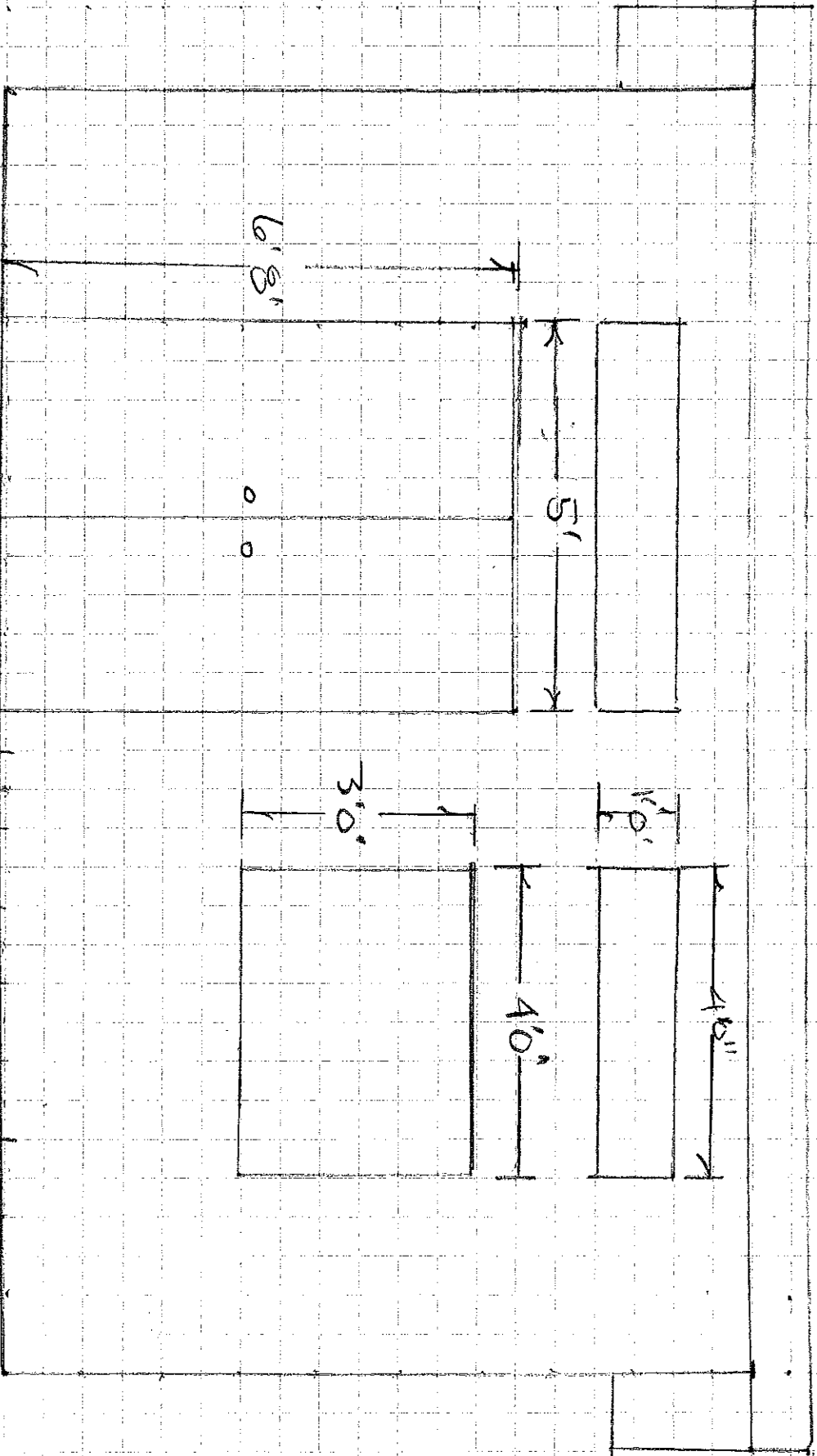
2-2x8

3/4 CDX plywood sheathing

blocking @ wall line

2x8 rafter

Circle View



Concrete pad

