

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Urban Development



## CITY OF PORTLAND

October 30, 2001

Sarah J. Tracy  
President of the Board  
EMC Affordable Housing Preservation  
752 Main Street  
Westbrook, Maine 04098-0647

RE: 1370-1390 Forest Avenue - Meadowbrook Apartments - R-5 zone – 294-C-031 & 068

Dear Sarah,

This letter is to confirm that the 44 apartments at Meadowbrook comply with the City's Zoning regulations. This project was reviewed and approved under the City's site plan review process. A building construction permit was taken out and issued on 7/16/84. A copy of that permit is attached. A final occupancy permit was issued on 7/31/85 for 5 buildings with 44 apartments (see copy attached).

At this time there are no current, nor contemplated zoning actions pending against this property. I am not aware of any Zoning Violations pertaining to this property.

Very truly yours,

A handwritten signature in cursive script that reads 'Marge Schmuckal'.

Marge Schmuckal  
Zoning Administrator

CC: File

B.O.C.A. TYPE OF CONSTRUCTION *0.1.1*

ZONING LOCATION ..... PORTLAND, MAINE .. Feb. 3, 1984.

**CITY of PORTLAND**

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ..... 1370-1390 Forest Avenue ..... Fire District #1  #2

1. Owner's name and address ..... Meadowbrook Associates - P. O. Box 1381 - 04104 ..... Telephone 797-7309

2. Lessee's name and address ..... *1-18-85 Notified to remove their Name from our permit*

3. Contractor's name and address ..... *P. W. Glendon* ..... Telephone *772-9246*

..... P. O. Box *1340* - 04104 ..... No. of sheets .....

Proposed use of building *44 unit apts + 5 attached buildings* ..... No. families .....

Last use ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ *975,000* .....

FIELD INSPECTOR—Mr. *TRULLY* .....

@ 775-5451

Appeal Fees	\$	.....
sub-division fee		1,100
Base Fee		.....
site plan review		300
Late Fee		4,885 bldg. fee
TOTAL	\$	.....

Major Site Plan Review

Sub division for 44 unit apts  
To construct 5 buildings to contain 44 apts.  
send permit to # 3

Stamp of Special Conditions  
**PERMIT ISSUED WITH LETTER**

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....

On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....

Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ..... number commercial cars to be accommodated .....

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY:	DATE	MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER .....	.....	Will work require disturbing of any tree on a public street? .....
ZONING: .....	.....	.....
BUILDING CODE: .....	.....	Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....
Fire Dept.: .....	.....	.....
Health Dept.: .....	.....	.....
Others: .....	.....	.....

Signature of Applicant ..... Phone # *same* .....

Type Name of above *E. J. Rollins for Meadowbrook Associates* .....  2  3  4   
Other .....  
and Address .....

FIELD INSPECTOR'S COPY  
**PERMIT ISSUED**

APPLICANT'S COPY

OFFICE FILE COPY



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION 1370-1390 Forest Avenue

Issued to **F. W. Cunningham & Sons**

Date of Issue **July 31, 1925**

**This is to certify** that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **87-842**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

**Bldgs. 1 thru 5**

**44 apartment complexes**

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

Date

Inspector

Inspector of Building

Notice: This certificate identifies legal use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

# Memorandum

**To:** Marge Schmuckal – Code Enforcement  
**CC:** file: Meadowbrook Apts. 1370-1390 Forest Avenue / Portland  
**From:** Sarah J. Tracy  
**Date:** 10/29/01  
**Re:** Zoning compliance letter

29A-C-31 & 68  
R-5

Hello Marge:

This is just a quick cover memo with our check for payment of the \$50.00 fee covering the issuing of the opinion letter for Meadowbrook Apts. on zoning compliance. The property is Meadowbrook Apartments; 44 apartments complex located at 1370-1390 Forest Avenue in Portland. If you could fax a copy and then mail the hard copy that would be great.

Our address and fax information is as follows:

Sarah J. Tracy  
President of the Board  
EMC Affordable Housing Preservation  
752 Main Street  
Westbrook, Maine 04098-0647

Fax # (207) 854-2837  
Telephone# (207) 854-2606

Please feel free to call with any questions, and thank you again for your follow-up.

**EMC AFFORDABLE HOUSING PRESERVATION  
752 MAIN STREET  
WESTBROOK, MAINE**

**TELEPHONE (207) 854-2606  
FAX (207) 854-2837**

Inspection Services  
Michael J. Nugent  
Manager



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

## CITY OF PORTLAND

December 9, 1999

New Meadowbrook Realty Association  
Attn: Cheryl Hugill  
Po Box 368  
Scarborough, ME 04070-0368

RE: 1370 Forest Avenue / 1-7 Avalon Street  
CBL: 294-C-031

To Whom It May Concern:

### **Certified Mail Receipt # P 506 964 904**

An evaluation of your property at 1370 Forest Avenue/ 1-7 Avalon St on 12/3/99 revealed that the vacant corner lot fails to comply with the City of Portland's Code.

22.3(b) Accumulation of miscellaneous refuse, debris, lumber on vacant corner lot

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on 1/6/2000 at which time compliance will be required. 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.

This constitutes an appealable decision pursuant to Section 22-21 of the Code. Please feel free to contact me at 874-8715, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely

Jeannie Bourke  
Code Enforcement Officer  
Nbw/



Inspection Services  
Michael J. Nugent  
Manager



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

## CITY OF PORTLAND

December 20, 1999

New Meadowbrook Realty Assoc.  
Attn: Cheryl Hugill  
PO Box 368  
Scarborough, ME 04070-0368

RE: 1370 Forest Avenue/1-7 Avalon Street  
CBL: 294-C-031

Dear Ms. Hugill;

A re-inspection at the above noted property was made on 12/20/99.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated 12/9/99.

Thank you for your cooperation. If you have any questions, feel free to contact this office at 874-8715.

Sincerely,

A handwritten signature in cursive script that reads "Jeanie Bourke".

Jeanie Bourke  
Code Enforcement Officer

Nbw/

Inspection Report

Certificate of Compliance

Notice of Violation      Sec. \_\_\_\_\_ Days \_\_\_\_\_

Refuse Violation Notice      Sec. \_\_\_\_\_ Days \_\_\_\_\_

T.A.C.I. Notice 1      Sec. \_\_\_\_\_ Days \_\_\_\_\_

T.A.C.I. Notice 2      Sec. \_\_\_\_\_ Days \_\_\_\_\_

Notice of Intent to Prosecute      Sec. \_\_\_\_\_ Days \_\_\_\_\_

Stop Work Order      Sec. \_\_\_\_\_ Days \_\_\_\_\_

Posting Notice      Sec. \_\_\_\_\_ Days \_\_\_\_\_

Junk Car      Sec. \_\_\_\_\_ Days \_\_\_\_\_

#	Code	E/I	Fl	Apt	Location	Description of Violation

12/19  
Refuse  
HW

Violation # \_\_\_\_\_

Date of Inspection: 12-16/99

CBL: 294-G-31

Site Address: 1370 Forest / 17 Avalon

DU: \_\_\_\_\_ Insp.# 9 Jeanie

Inspection due to complaint: Yes/No \_\_\_\_\_

Owners Name and Address:

(Telephone if known)

New Meadowbrook Realty Assoc.

Attn: Cheryl Hugill

PO Box 368

Scarborough ME 04070-0368



DUPLICATE

GENERAL RECEIPT

# CITY OF PORTLAND, MAINE

DEPARTMENT Inspection DATE 10/29/01

RECEIVED FROM Mr. Christopher Harris

ADDRESS Market Street

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	<u>Towing</u>		<u>500</u>
	<u>Chet # 1006</u>		

CASH  CHECK  OTHER TOTAL 500

RECEIVED BY [Signature]

UNITED STATES POSTAL SERVICE



PLEASE

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Print your name, address, and ZIP Code in this box •

DEPT OF PLANNING & URBAN DEVELOPMENT  
PORTLAND CITY HALL ROOM 315  
389 CONGRESS STREET  
PORTLAND, MAINE 04101



Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services. Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1.  Addressee's Address
- 2.  Restricted Delivery

3. Article Addressed to:

New Meadowbrook  
 Realty Assoc.  
 Attn: Cheryl McGill  
 PO Box 300  
 Scarborough, ME  
 294-C-031 01070-0308

4a. Article Number

P 506 9124 904

4b. Service Type

- Registered  Certified
- Express Mail  Insured
- Return Receipt for Merchandise  COD

7. Date of Delivery

5. Received By: (Print Name)

Cheryl Walls

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Addressee or Agent)



Thank you for using Return Receipt Service.

P 506 964 904

US Postal Service

**Receipt for Certified Mail**

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Sent to	
294-C-031	
Street & Number	
1370 Forest / Avalon	
Post Office, State, & ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
<b>TOTAL Postage &amp; Fees</b>	<b>\$</b>
Postmark or Date	

PS Form 3800, April 1995