

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

Location of Construction: 92 Farnham St		Owner: Waxler, Alfred		Phone: 871-9030		Permit No:
Owner Address:		Lessee/Buyer's Name:		BusinessName:		
Contractor Name: William & Elizabeth Clark		Address: P.O. Box 1374 Ptld, ME 04104		Phone: 871-9030		Permit Issued:
Past Use: Slab		Proposed Use: 1-fam		COST OF WORK: \$ 53,000.00		
				PERMIT FEE: \$ 285.00		Zone: <i>R-3</i> CBL: 310-F023
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		
Proposed Project Description: Install Modular Home on Existing Slab		Signature:		INSPECTION: Use Group: Type:		Zoning Approval:
		Signature:		Signature:		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				Special Zone or Reviews: <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"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>				
Permit Taken By: UB		Date Applied For: 16 February 1998				Zoning Appeal: <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

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. False information may invalidate a building permit and stop all work..

Partial Refund

*Permit Withdrawn by Applicant - William Clark
Land owner not cooperative on Denoting lot lines per Code EAF eff*

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 provisions of the code(s) applicable to such permit

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: *[Signature]*

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 17 February 1998	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT





Inspection Services
Michael J. Nugent
Manager

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

CITY OF PORTLAND

September 28, 1998

Bill Clark
P.O. Box 1374
Portland, ME 04014

Re: Property on Farnham St. (310-F-023)

Dear Mr. Clark,

This office has requested that the current property owner, Al Waxler, provide certain information on the above parcel prior to the issuance of a permit. The type of information varies depending on the status of the subdivision. The following is an E-mail that I sent to our Legal staff, outlining some of the questions that I have:

As you know, Al Waxler has a subdivision from the late 70's early 80's on Farnham St. We recently took him to court for setback and Manufactured housing performance standards violations on the neighboring lot (310-F-023). This lot is shown on the plat but as an abutting parcel, not a subject of the approval.

We have told him not to pour his new foundation addition until he amends his plan and create a legal lot with a deed and has the lot properly monumented. He wants this in writing citing the sections of the Ordinance. This will constitute an appealable decision I assume.

Question #1 Was the subdivision approved by the Planning Board?

Question #2 If it was approved what Subdivision standards did we use at that time?

Question #3 If there was not language in the governing ordinance that declares the plat null and void if it was not recorded in a timely nature, does Section 14-495.e.4. in our current ordinance apply.

Question #4 If the plat is void, I assume he can strike a line anywhere he wants, subject to current zoning, of course.

Question #5 If the plat is not void, he needs to amend the plat consistent with Section 14-496.3.

In any event if he is saying that 15 feet is being added to a parcel, for the purposes of complying with setbacks, he needs to create a deed.

Once this office has sorted through these issue, we will then discuss any development on the lot.

Sincerely,

Mike Nugent
Inspection Services Manager