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DEPARTMENT OF PLANNING AND DEVELOPMENT

October 2, 2003

D.A. Bracket
84 Country Lane
Portland, ME 04103

RE: 40 Barclay Ave
CBL: 339-E-018

Dear Mr. Bracket:

This is a **STOP WORK ORDER** pursuant to Section 14-523 and 14-528(b) of the Land Use Ordinance. All construction activities at 40 Barclay Avenue must stop at this time.

In October of 2002, the Planning Authority approved a site plan proposed by Maggie Lane, LLC for the construction of a single family home at 40 Barclay Avenue. The site plan did not indicate the crossing of a City right-of-way or regarding of the City's stilling basin within the right-of-way.

In February of 2003 a building permit was issued to Maggie Lane Development and your company, CBG Properties purchased the lot.

A site visit was made in early May and a *verbal* Stop Work Order was issued due to unapproved regrading of City's basin, and construction of driveway over r.o.w.

In June, a revised site plan was submitted, moving the building foundation away from the basin. In July, the application was denied by the Planning Authority. The original site plan approval and building permit were issued based on inadequate information. The subsequent letter from the Planning Authority served as a denial of the application for construction at 40 Barclay Avenue.

This Stop Work Order applies to building permit number 020175 issued on 02/10/2003

This constitutes an appealable decision, pursuant to Portland Municipal Code Section 14-471(a); appeals must be filed with the Building Authority within 30 days, pursuant to Section 14-472(b).

Sincerely,

Michael Nugent
Inspection Services Manager

cc.:   Lee Urban, Planning and Development Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Charles Lane, Associate Corporation Counsel