

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

PERMIT ISSUED	
Permit No: 01-0742	Issue Date: 7.3.2001
CBL: 376 A002001	

Location of Construction: 502 Allen Ave	Owner Name: Audet Wilfred J Jr	Owner Address: 400 Allen Ave Portland, Me 04101	Phone: 207-797-7777
Business Name: n/a	Contractor Name: Audet Land Co. LLC	Contractor Address: 400 Allen Ave Portland	Phone: 2077977777
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Building Miscellaneous	Zone:

Past Use: Single Family	Proposed Use: Renovate Barn; siding repair, add 3 windows, 1 door replace footings and posts, repair rotted sills.	Permit Fee:	Cost of Work: \$10,000.00	CEO District: 2
Proposed Project Description: Renovate Barn		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: U Type: 5B PERMIT ISSUED W/REQ. REQUIREMENTS Signature: <i>[Signature]</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: gg	Date Applied For: 06/22/2001	Zoning Approval
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>necessary</i> <input type="checkbox"/> Site Plan <i>BARN USE ONLY</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>7/20/01</i>	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 Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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PERMIT ISSUED WITH REQUIREMENTS

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

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: 502 ALLEN AVE.		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 376 Block# A Lot#002	Owner: WILFRED J. AUDET, JR. main	Telephone#: 797-7777 x21
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: \$ 10,000 - Fee: \$ 8400
Current use: S/F	If the location is currently vacant, what was prior use: SINGLE FAMILY 2 YEARS	
Approximately how long has it been vacant:		
Proposed use: SAME (BARN WORK ONLY)	Project description: EXTERIOR SIDING REPAIR, ADD 3 WINDOWS, 1 DOOR REPLACE FOOTINGS AND POSTS, REPAIR ROTTED SILLS	
Contractor's Name, Address & Telephone: AUDET LAND CO. LLC		
Applicants Name, Address & Telephone: 400 ALLEN AVE 797-7777 x21		
Who should we contact when the permit is ready: OWNER		
Telephone:		
If you would like the permit mailed, what mailing address should we use: MAIL TO: 400 ALLEN AVE PORTLAND, ME 04103		

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN 22 2001
RECEIVED

6/22/01
Gouf

Rec'd By:

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

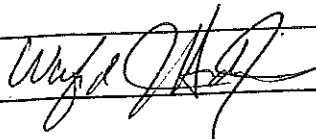
Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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/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:



Date: 6-22-01

BUILDING PERMIT REPORT

DATE: 25 June 2001 ADDRESS: 502 Allen Ave. CBL: 376-A-002

REASON FOR PERMIT: To make barn renovations

BUILDING OWNER: Wilfred AudeT Jr.

PERMIT APPLICANT: CONTRACTOR AudeT Land Co. LLC

USE GROUP: U CONSTRUCTION TYPE: 53 CONSTRUCTION COST: 10,000 PERMIT FEES: 84.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

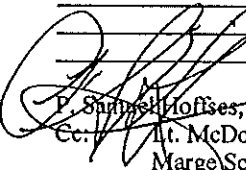
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: #1, #32

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

6/22

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
- *30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements. *See Attached*
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
- *35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- *36. All flashing shall comply with Section 1406.3.10.
- *37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 P. Samuels, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

LAND USE - ZONING REPORT

ADDRESS: 502 Allen Ave DATE: 7/20/01

REASON FOR PERMIT: to make barn renovations

BUILDING OWNER: Wilford Audet Jr. C-B-L: 376-A-002

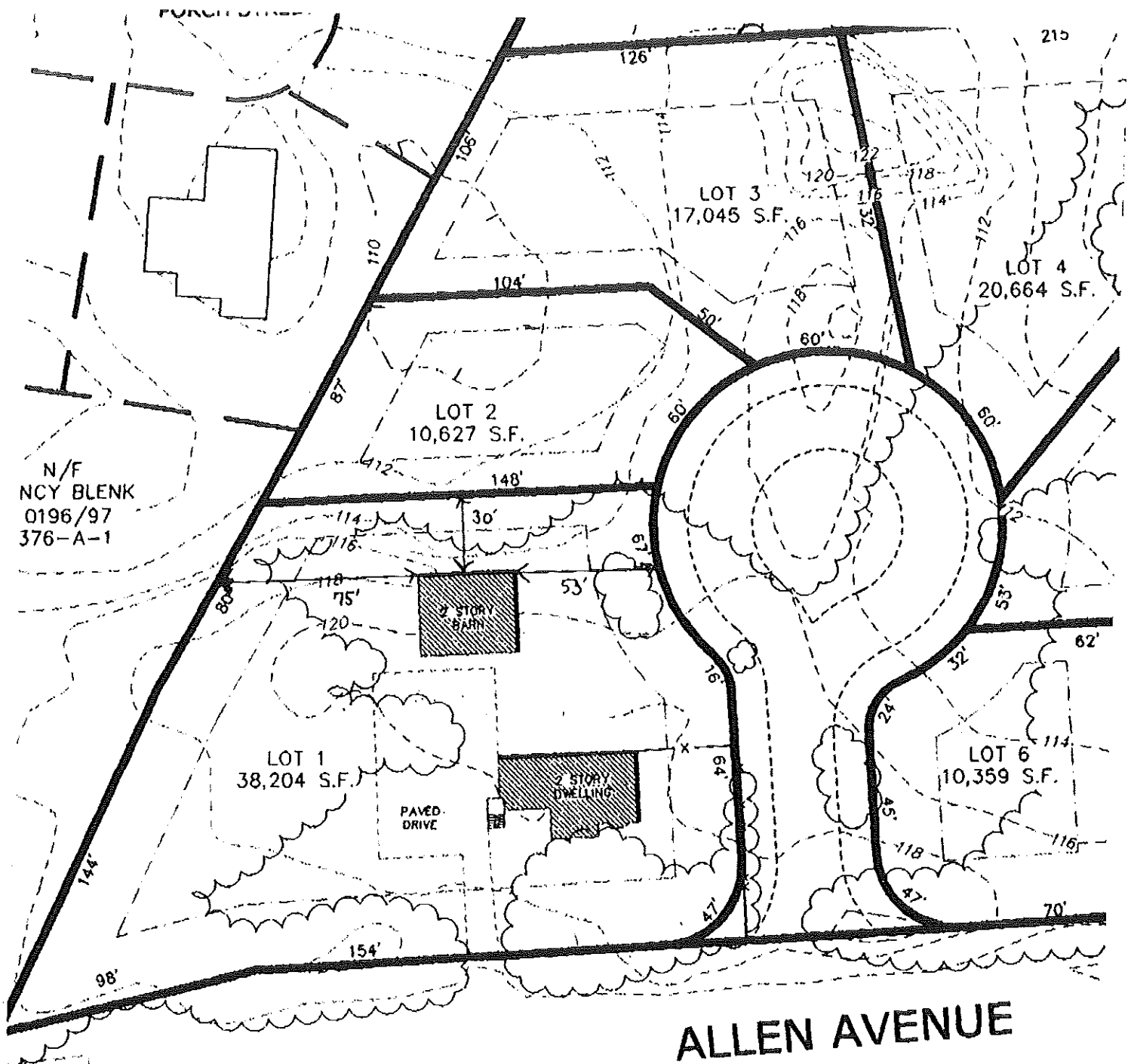
PERMIT APPLICANT: owner

APPROVED: with conditions, #1, #6, #10

CONDITION(S) OF APPROVAL

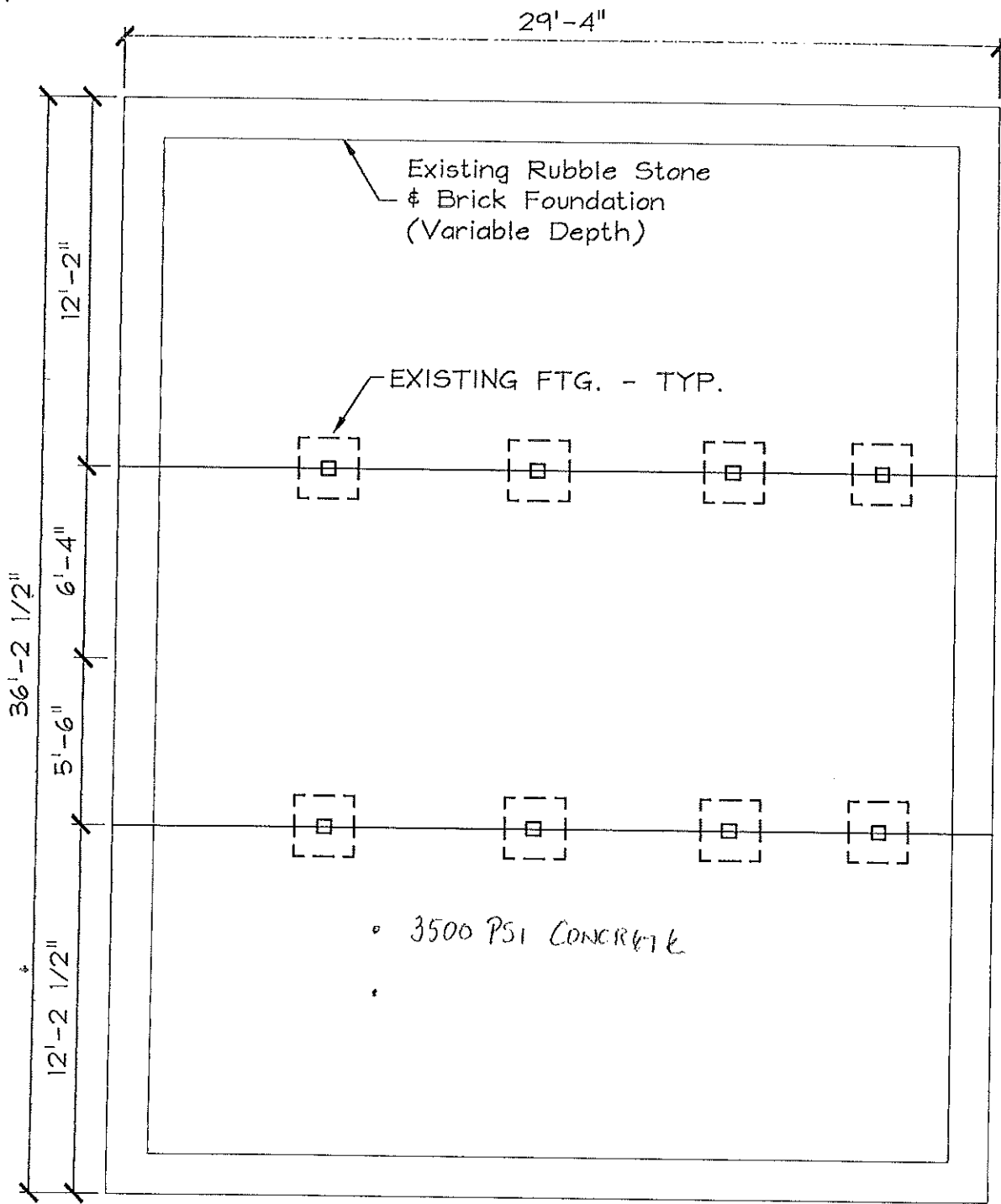
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. - The barn is an accessory use and is NOT a separate
7. Our records indicate that this property has a legal use of _____ units. Any change in this residential unit. Any change of use requires a separate permit
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: _____

Marge Schmuckal
Marge Schmuckal, Zoning Administrator



N/F
 NCY BLENK
 0196/97
 376-A-1

RE: 502 ALLEN AVE.
 ATTN: GAIL
 ZONING DEPT.
 874-876
 SCALE 1"=50'

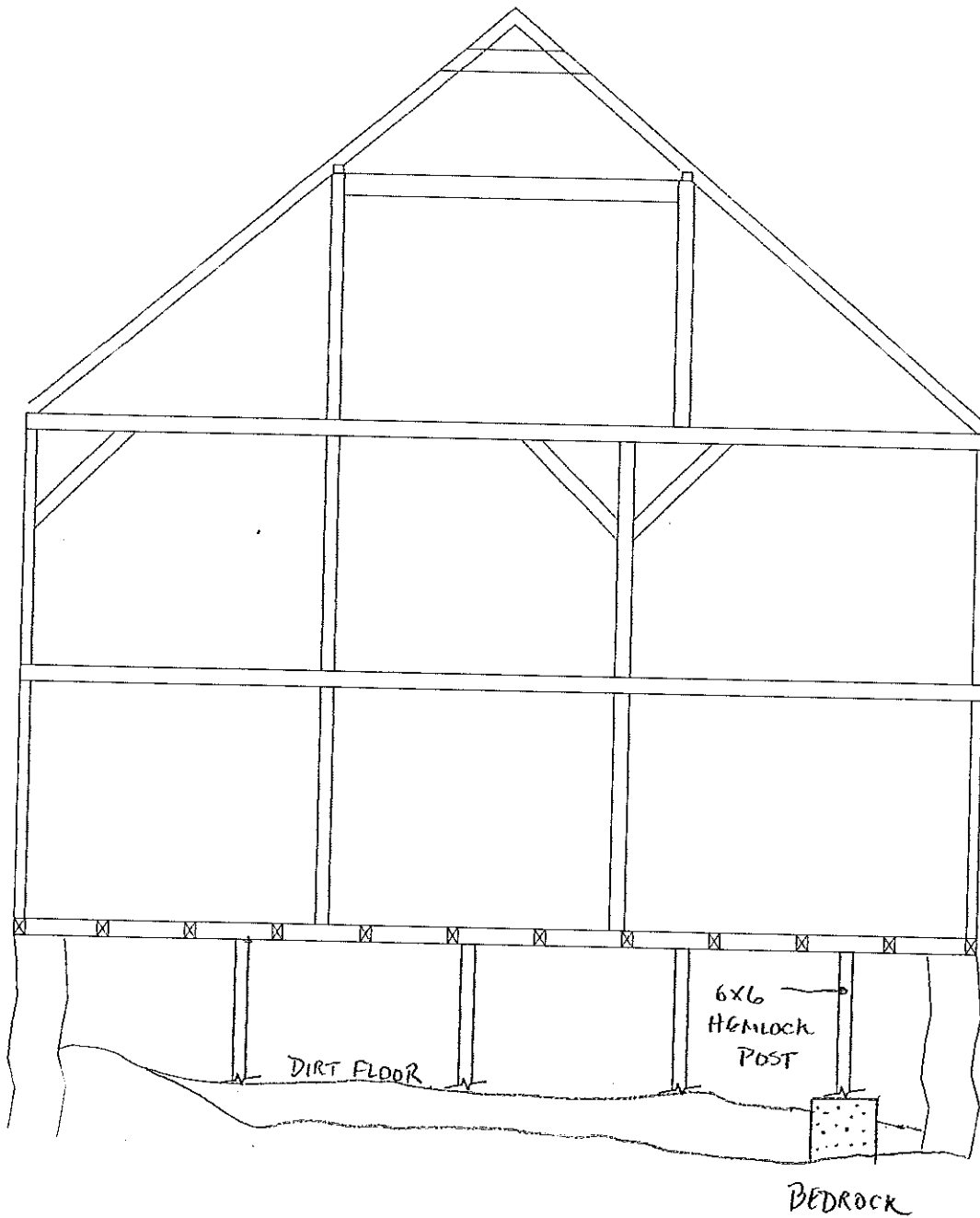


FOUNDATION PLAN

Scale: 3/16" = 1'-0"

SEI	SHELLEY ENGINEERING, INC.	EXISTING CONDITIONS	
	STRUCTURAL CONSULTANTS 90 BRIDGE STREET WESTBROOK, MAINE 04092 PHONE (207) 854-5465 FAX (207) 854-8706 WWW.SHELLEYENGINEERING.COM	FOUNDATION PLAN	
	DRAWN BY: FLM	DATE: 3/16/01	SKETCH: SK-1 EXIST
CHECKED BY: FLM	SCALE: 3/16" = 1'-0"	JOB No.: 2000-250	

RIGHT SIDE VIEW



CROSS SECTION

Scale: 3/16" = 1'-0"

SEI	SHELLEY ENGINEERING, INC. STRUCTURAL CONSULTANTS 90 BRIDGE STREET WESTBROOK, MAINE 04092 PHONE (207) 854-5465 FAX (207) 854-8706 WWW.SHELLEYENGINEERING.COM	EXISTING CONDITIONS CROSS SECTION		
		DRAWN BY: FLM	DATE: 3/19/01	STARTCH: SK-6 EXIST
		CHECKED BY: FLM	SCALE: 3/16"=1'-0"	JOB No.1 2000-250

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

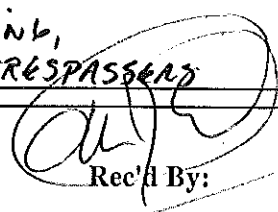
*STOP WORK ORDER
in effect*

**Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application**

6/12

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTE**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: <i>502 ALLEN AVE</i>		
Total Square Footage of Proposed Structure <i>2700 +/-</i>	Square Footage of Lot <i>5.6 AC</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>376</i> Block# <i>A</i> Lot# <i>002</i>	Owner: <i>WILFRED AUDGET, JR</i>	Telephone#: <i>797-7777 x21</i>
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: <i>\$10,000.00</i> Fee: <i>10,000.00 WORK TO \$ 20,000 \$ BK COMPLETED</i>
Current use: <i>BARN</i> . Proposed <i>19 UNIT PROD</i> use: _____		
Project description: <i>REPAIR AND REPLACE ROTTED WOOD, STRIP SIDING, SECURE STRUCTURE FROM ELEMENTS AND TRESPASSERS</i>		
Contractor's Name, Address & Telephone <i>AUDGET LAND CO.</i>		 Rec'd By:

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached) ON PAPER NO LARGER THAN 11" x 17" if you are doing anything other than interior rehab work.

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

A PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A "minor/minor" site plan review is required for New Single Family Homes Only. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COMPLETE PACKETS OF ALL SUBMISSIONS ARE REQUIRED FOR NEW SINGLE FAMILY HOMES SHOWING CONSTRUCTION AND SITE DETAILS ON 32" x 48". ALONG WITH ONE SET ON PAPER NO LARGER THAN 11" X 17".

ON ALL OTHER BUILDING PERMIT SUBMISSIONS ONE SET OF SUBMISSIONS IS REQUIRED ON 11' X 17" AND ONE SETS ON 32" X 48" with the below stated details. (Sample Attached) Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: <i>WALTER J.</i>	Date: <i>3/21/01</i>
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

17
CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

20000173

I. D. Number

Wifred Audet Jr.
Applicant
400 Allen Ave, Portland, ME 04103
Applicant's Mailing Address
Des Lauriers & Assoc. Jim Fish
Consultant/Agent
883-1000 883-1001
Applicant or Agent Daytime Telephone, Fax

9/8/00
Application Date
Allen Ave Northgate Plaza
Project Name/Description

484- 518 Allen Ave, Portland Maine
Address of Proposed Site
376-A-002
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) 24 units

Proposed Building square Feet or # of Units 5.6AC Acreage of Site 5.6AC Zoning R3

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$500.00 Subdivision \$600.00 Engineer Review _____ Date: 9/8/00

Fire Approval Status:

- Approved Approved w/Conditions *hand 800'*
see attached Denied
- Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issued | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

20000173

I. D. Number

Wifred Audet Jr.
Applicant
400 Allen Ave, Portland, ME 04103
Applicant's Mailing Address
Des Lauriers & Assoc. Jim Fish
Consultant/Agent
883-1000 883-1001
Applicant or Agent Daytime Telephone, Fax

9/8/00
Application Date
Allen Ave Northgate Plaza
Project Name/Description

484- 518 Allen Ave, Portland Maine
Address of Proposed Site
376-A-002
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) 24 units

Proposed Building square Feet or # of Units 5.6AC Acreage of Site 5.6AC Zoning R3

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$500.00 Subdivision \$600.00 Engineer Review _____ Date: 9/8/00

Inspections Approval Status:

Reviewer _____

- | | | |
|---|--|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved w/Conditions
see attached | <input type="checkbox"/> Denied |
| Approval Date _____ | Approval Expiration _____ | Extension to _____ |
| <input type="checkbox"/> Condition Compliance | signature _____ | date _____ |
| | | <input type="checkbox"/> Additional Sheets
Attached |

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issued | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |

Allen Ave - Northgate form 24 units



DES LAURIERS
& ASSOCIATES, INC.

153 U.S. Route 1
Scarborough, Maine 04074
(800) 882-2227 / (207) 883-1000
Fax: (207) 883-1001

September 5, 2000

Sarah Hopkins, Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

RE: Northgate Farms Proposed Project on Allen Avenue, Portland

Dear Sarah:

Our company is representing Wilfred Audet in a project that would convert an existing dwelling into condominium units as well as construct additional units on property located on Allen Avenue. This letter serves as a request to be placed on the agenda for the workshop scheduled for Tuesday, October 10. We are currently in the process of finalizing the boundary survey and topographic mapping of the project. We should have them available for viewing at the time of the planning board workshop. We would like to have the planning board review our submittal and provide recommendations before proceeding into the engineering phase of the project.

The proposed project is located at 484-518 Allen Avenue and is owned by Wilfred J. Audet. The parcel is shown on Portland's Assessing Map 376, Block A, as parcels 2 & 9. There currently exists an older dwelling that would be converted into 4 condominium units (shown as Units 3, 4, 5 and 6 on the attached Sketch Plan). An additional 20 units are proposed creating a total of 24 condominium units on site. The units would be of two different types as shown on the attached brochures.

We are including as part of our request:

1. Sketch Plan showing proposed building locations,
2. Brochures depicting the proposed units,
3. A Site Plan application,
4. The locus deed, and
5. Application fee

We look forward to meeting with the Planning Board and soliciting the Board's input.

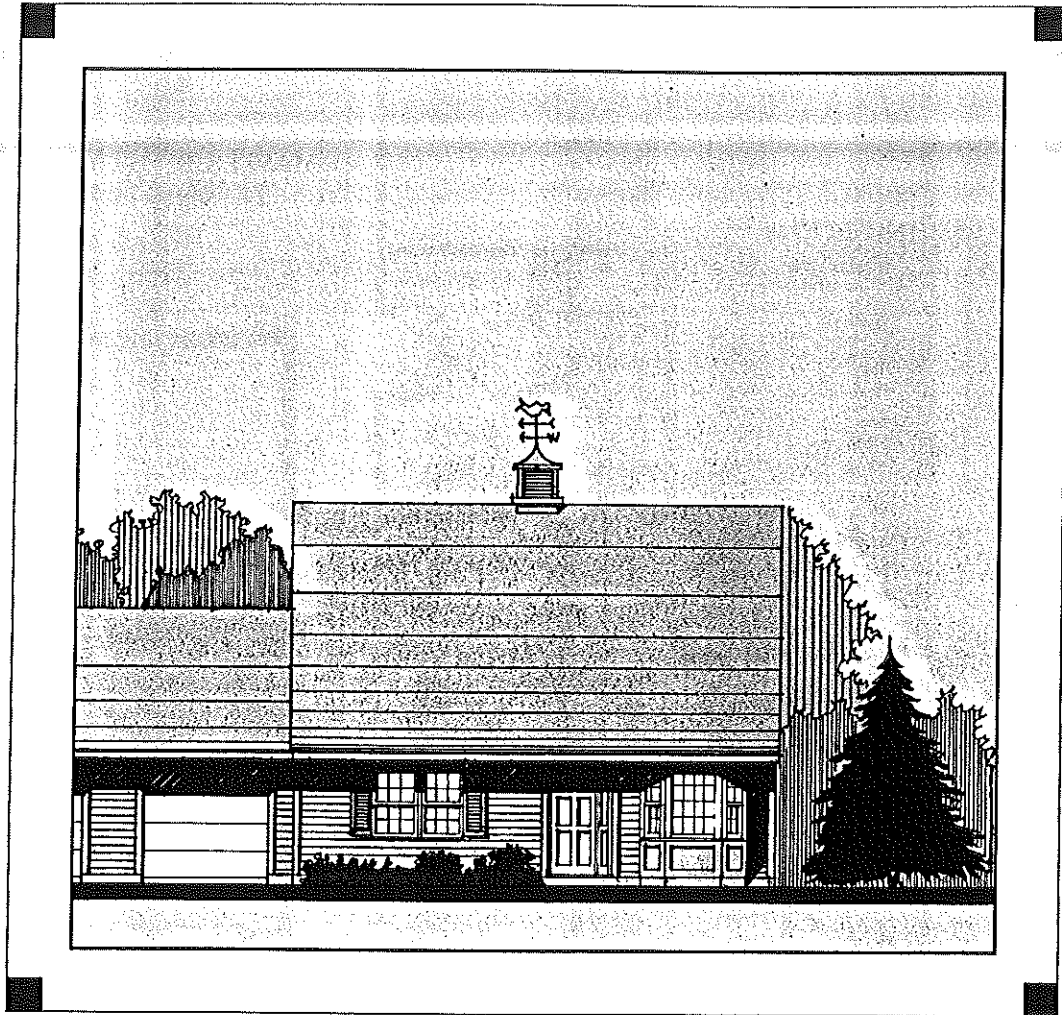
Sincerely,

Camille Alden
Project Manager

c: Willie Audet, Greater Portland Realty Center

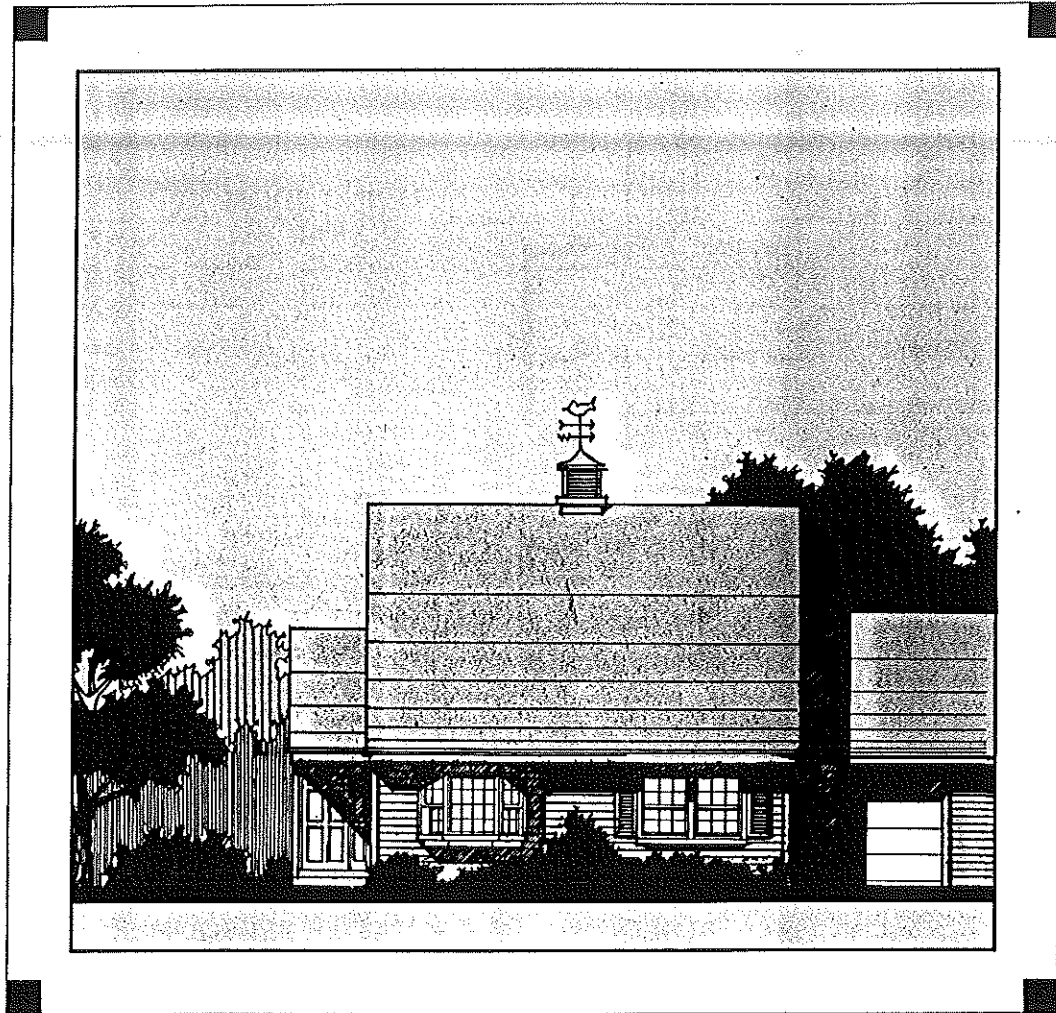
W A T E R C R E S S

CENTER ENTRANCE SINGLE STORY WITH DEN



S U N D E W

SIDE ENTRANCE SINGLE STORY



STATUTORY WARRANTY DEED

WE, CHARLES B. WEIR and JEAN D. WEIR, being husband and wife, with a mailing address of 401 Fickett Road, Pownal, Maine 04069

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

WILFRED J. AUDET, JR., with a mailing address of 41 Merrill Road, Falmouth, Maine 04105

A certain lot or parcel of land with the buildings thereon, in that part of Portland, formerly Deering, in the County of Cumberland and State of Maine, situated near Allen's Corner, so-called, on the north side of the road leading to Presumpscot Falls, now known as Allen Avenue, bounded and described as follows:

BEGINNING at the stone wall at the southeast corner of land now or formerly of John A. Smith and others; thence north $2\frac{3}{4}^{\circ}$ east by said Smith's land one hundred thirteen (113) rods to a stone wall; thence south $87\frac{1}{4}^{\circ}$ east seven (7) rods and five (5) links more or less, to land formerly of Mrs. Gideon Hamlin; thence south $18\frac{1}{4}^{\circ}$ east by Hamlin land and others ninety-two (92) rods and ten (10) links to Allen Avenue; thence southwesterly by said Allen Avenue to the stone wall and place of beginning forty-nine (49) rods, ten (10) links; containing sixteen (16) acres.

Excepting therefrom a lot of land measuring sixty (60) feet on said Allen Avenue and one hundred (100) feet in depth conveyed by Ella F. Maxfield to Charles A. Maxfield by warranty deed dated July 1, 1922 and recorded in Cumberland County Registry of Deeds in Book 1108, Page 320.

Excepting from these premises conveyed the following outconveyances:

A parcel conveyed to the City of Portland recorded in Book 2041, Page 57.

A parcel conveyed to the Universalist Church recorded in Book 3076, Page 174.

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for Site Plan Review

NOTE**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.

Applicant Wilfred J. Audet, Jr.

Applicant's Mailing Address 400 Allen Ave, Northgate Plaza

Applicant's Mailing Address Portland, ME 04103

Consultant/Agent Des Lauriers & Assoc./Jim Fisher

Applicant/Agent Daytime telephone and FAX 207-883-1000 Fax: 883-1001

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail Manufacturing Warehouse/Distribution Other(Specify) _____

Assessor's Reference, Chart#, Block, Lot# _____

Address Of Proposed Site Map 376, Block A, Parcels 2 & 9

Project Name/Description 484-518 Allen Avenue

Application Date Northgate Farms

9/5/00

Proposed Building Square Footage and/or # of Units 24 units proposed

Acage of Site 5.6 acres

Zoning Residential 3

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: [Signature]
Date: 9/5/2000

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

Audet Land Company L.L.C.

June 18, 2001

Mr. Alex Jaegerman
Director of Planning and Urban Development

Re: 484 -518 Allen Ave. Northgate Farms

Dear Mr. Jaegerman

Please be advised, as of today, that I'm abandoning my plans for the 19 unit Planned Residential Unit Development that is currently under review by your department.

I'm currently under contract to sell to an interested party, the existing farmhouse along with the barn structure. Also, as of today I've entered into a Purchase and Sales Agreement with the Unitarian Universalist Church to purchase 2.55 acres of the site that abuts their property.

I will be submitting new plans requesting approval of a 5 lot single family home subdivision to be located on the remainder of the site sometime this month.

Northeast Civil solutions who are acting as my site engineers will be forwarding the supporting technical data to your staff reflecting the new modifications. I look forward to returning to the Planning Board in July for further review. In closing, if you'd like to speak prior, please feel free to contact me at my office. Thank you for your consideration.

Best Regards,



Wilfred J. Audet, Jr.
Developer

c/c: Jim Fisher - Northeast Civil Solution
Candi Talbot - City Planner

400 Allen Ave. Portland, Maine 04103 797-7777 x21

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

September 12, 2002

Wilfred Audet, Jr.
400 Allen Avenue
Portland, ME 04103

RE: Northgate Farms, 484-518 Allen Avenue
(ID#20000173, CBL#376-A-002)

Dear Mr. Audet: *Willie*

This letter is to confirm the revisions to the approved subdivision plan of the project located at 484 Allen Avenue. The approved revision includes the reduction of the Farmhouse Lane roadway entry to 26 ft. 4 inches in width.

It has also been agreed upon, that the applicant would remove approximately 20 ft. of the underdrain located on Lot 1 from where it outlets westerly, and the pipe at the end, along with the pipe trench, should be covered with crushed stone/gravel and loamed and seeded. The applicant will also remove the portion of the underdrain on the westerly side of the cul de sac, from the curb line to the right-of-way line. The underdrain will be capped at the right-of-way end. This agreement is based on the drawing done by Sebago Technics and the work shall be completed this fall.

At this time, we cannot approve your request to install a farm rake and related amenities in the center of the cul de sac because of concerns raised by Public Works regarding liability and possible damage from snow plowing. If you wish to pursue this matter, we would be willing to set up a meeting with Public Works. A sketch drawing of the proposal would be very helpful if you wish to go further, along with a photo of the rake and its overall dimensions. Maybe there is a way to resolve their concerns with more information, but at this point they have not approved the installation.

The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact Kandice Talbot, Planner, at 874-8901.

Sincerely,

Alexander Jaegerman
Alexander Jaegerman
Chief Planner

O:\PLAN\DEV\REVW\ALLEN484\REVISIONLETTER9-12-02.DOC

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
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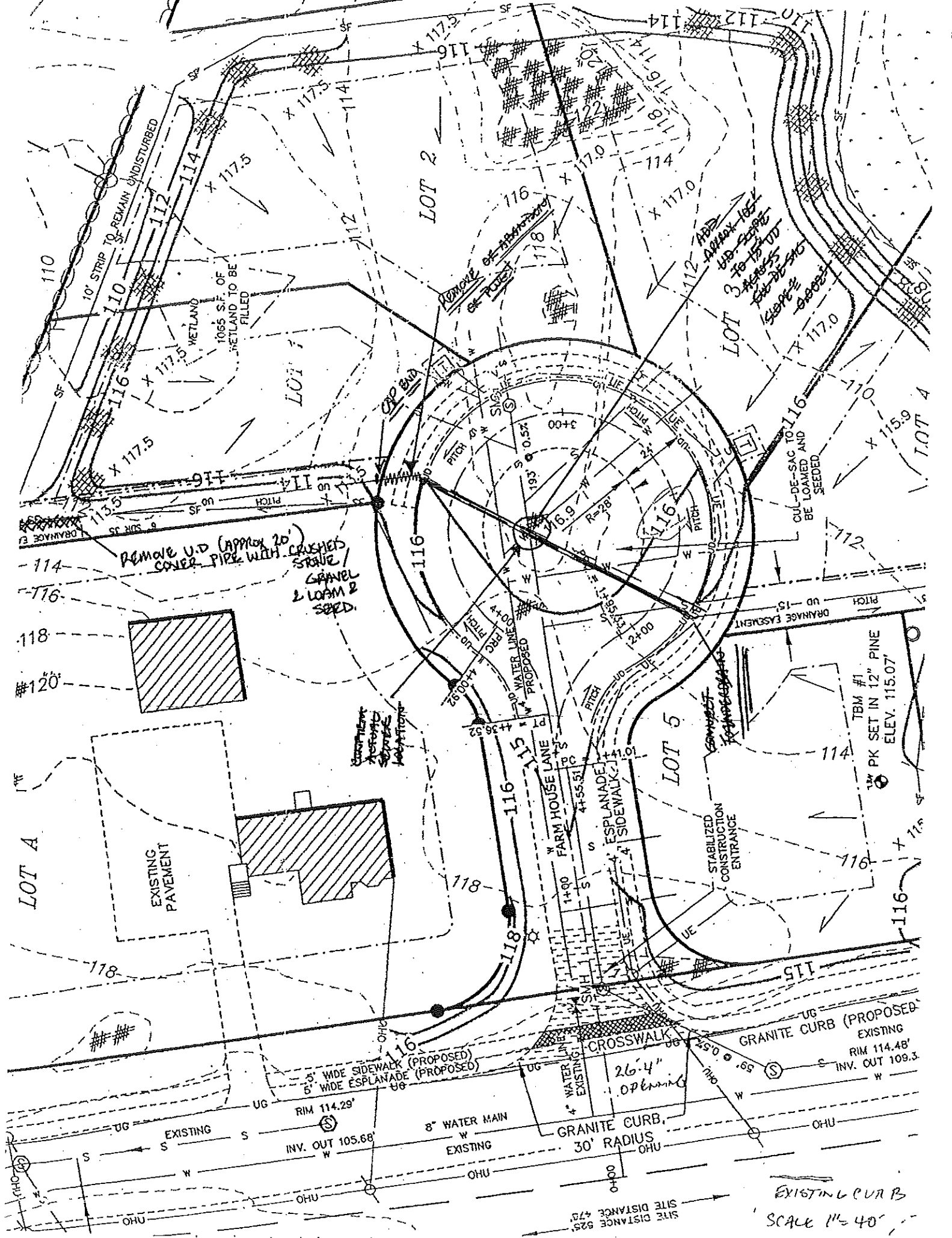
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Sincerely,

Alexander Jaegerman
Alexander Jaegerman
Chief Planner

O:\PLANDEVREVVW\ALLEN484\REVISIONLETTER9-12-02.DOC



EXISTING CURBS
 SCALE 1" = 40'

Applicant: Willy Audet

Date: 2/22/01

Address: Northgate Farms Condominiums C-B-L

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3 PRUD

376-A-2

Interior or corner lot -

Proposed Use/Work - 19 Condo units

Sewage Disposal - setbacks from external subdivision property lines:

Lot Street Frontage - 25 ft for 3 or fewer D.U. in a bldg

Front Yard - 35 ft for 4 or more D.U. in a bldg

Rear Yard -

Side Yard - min dist. between detached PRUD D.U. - 16 ft

Projections - Recreation open space: 300 # @ D.U. (19) = 5,700 # req

Width of Lot - 6000 # min req. 6030 sh

Height - shall be 25' from D.U. well over

Lot Area - what is net land area? - gross = 5.67 acre

Lot Coverage/ Impervious Surface - PRUD = 3 gross acres (5.67 shown)

Area per Family - min lot area per dwelling unit: → 6,500 # of Net Land Area

Off-street Parking - 2 Required

Loading Bays - N/A

Site Plan -

major #

Shoreland Zoning/ Stream Protection -

14-90(e)	MAXIMUM number of units in a bldg (5 acres or more)
over 5 gross acres	4 is the most shown (Six units)
	MAXIMUM number of units in a bldg of less than 5 acres
	2 units

Flood Plains - Panel Z - Zone X

MAXIMUM length of Bldgs: 100 ft for bldgs without GARAGE

parking 2/unit + 1 additional space for every units or fraction 140 ft for bldg with integral GARAGES

From: Marge Schmuckal
To: Kandi Talbot
Subject: Northgate Farms Condominiums

I have reviewed the newest version of this 19 unit subdivision. This PRUD project is located in an R-3 residential zone.

SETBACKS: the 4 units in a bldg require a 35 foot setback from external subdivision property lines. 35+' is shown all around. 16' is the minimum dist. between detached PRUD D.U. 22' is the min. distance measured. 25' is required from the open recreation space. Well over 25' is shown.

MIN. AREA PER D.U.: 300 sq. ft.@ unit (19 shown) = 123,500 sq. ft or 2.8352 acres. The minimum acreage required for a PRUD is 3 acres. The are stating that they have 5.67 gross acres. **We are missing the calcs for net land area to finalized this requirement.** - 246,920 #

MAX. LENGTH OF BLDG. 140 ft for bldgs with integral garages - I have scaled the 4 unit bldgs. with integral garages to be 125' in length.

PARKING REQ: 2 spaces per unit plus 1 additional space for every 6 units or fraction there of = $(19 \times 2) + 4 = 42$ spaces required *AS SHOWN IS 5/3/61*
44 spaces shown.

MAX. NUMBER OF UNITS IN A BLDG (5 ACRES OR MORE) IS SIX D.U.: 5.67 gross acres are shown - 4 D.U. is the max. number of units in a single bldg. shown.

RECREATION OPEN SPACE REQUIRED: 300 sq. ft @ D.U. (19) = 5,700 sq. ft. required - 6,000 sq. ft. is min. required & 6,000 sq. ft is what they are showing.

Therefore, everything looks like it meets zoning. However, we still need to get the net land calcs. Please update me if there are any more significant changes to this PRUD.

CC: Sarah Hopkins

↓
246,920 #
shown }
123,500 # min }

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND

December 4, 2000

Willie Audet, Jr.
Greater Portland Realty
400 Allen Avenue
Portland, Maine 04103

BY FAX

RE: 502 Allen Ave
CBL: 376 - A - 002

Dear Mr. Audet:

The following is a reply to the letter dated 12/1/00:

You are allowed to proceed with the following items, in the order that your letter outlines:

Items # 1,2

Items # 12, 13, 14,15 (main house only) .

All other items are not permitted. If the fireplace insert contemplated in main single family home, after obtaining a proper permit, a legally licensed gas installer could proceed.

This constitutes an appealable decision pursuant to Section 121.5 of the Building Code and Section 14- 472 of the Zoning Ordinance.

Please feel free to contact me at 874-8700, if you wish to discuss the matter or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Nugent', is written over a large, stylized, light-colored scribble or watermark.

Mike Nugent
Inspection Services Manager
Cc: Central File

Northgate Farms

A Planned Residential Unit Development

December 1, 2000

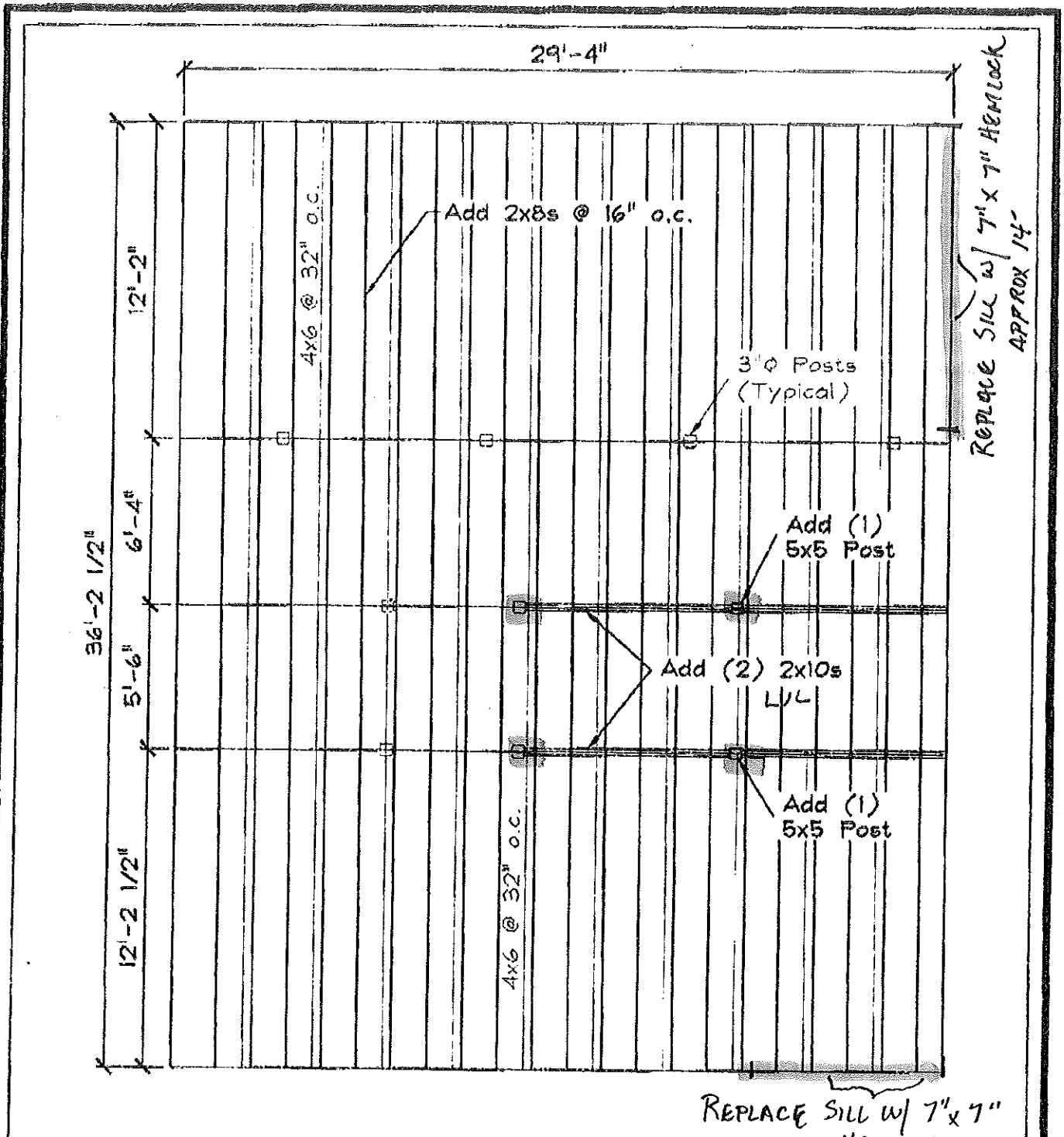
Micheal Nugent
Code Enforcement Office
389 Congress St.
Portland, Maine 04103

Re: STOP WORK ORDER

Dear Micheal:

I'm in receipt of a hand delivered Stop Work Order, dated November 29, 2000 and signed by Inspector Tammy Nugent. As I understand the severity of this notice, I hope you will respect my rights as a land owner. Prior to any additional work, I've prepared this list for your review. I hope you find it reasonable so I can continue with my rehab work.

1. Replace existing rotted shingles on Farmhouse and Barn with new red cedar type.
2. Repaint raw trim boards with 1 coat primer and 1 coat latex finish.
3. Install rain gutters and down spouts on farmhouse and barn.
4. Apply 4 yards of bark mulch to front and left side flower beds.
5. Prune and trim the "Border forsythia" and "Red Chokeberry" on Allen Ave. frontage
6. Repair (4) rooted support post in basement of barn, per Shelley Engineering (see sketch SK-1)
7. Replace 24 linear foot of 7"x 7" hemlock, 2 areas of sill in barn. (see SK-1 Shelley Engineering sketch)
8. Enclose lower level Barn entrance with (1) - 3'-0"x 6' x 8" metal 2 hr. fire door.
9. Repoint barn foundation.



FIRST FLOOR FRAMING PLAN

Scale: 3/16" = 1'-0"

SEI
SHELLEY ENGINEERING, INC.
 STRUCTURAL CONSULTANTS
 90 BRIDGE STREET
 WESTBROOK, MAINE 04092
 PHONE (207) 854-5465
 FAX (207) 854-8706
 WWW.SHELLEYENGINEERING.COM

EXISTING CONDITIONS ROOF FRAMING PLAN		
DESIGN BY: JAP	DATE: 10/24/00	STATUS: SK-1
CHECKED BY: TGS	SCALE: 3/16"=1'-0"	JOB NO.: 2000-250

10. Install 4 - 8' sections of decorative fence with gate door / left side of barn.
11. Replace barn windows with new theropane tilt-out 8/8 type
12. Replace kitchen cabinets
13. Patch and repair drywall
14. Paint and wallpaper
15. Tile kitchen and baths, install carpet 2nd floor, refinish hardwood floors
16. Install gas fireplace insert.
17. Misc. finish work

Permitted work being performed:

1. Anthony Mancini Electric - upgraded Farmhouse electrical service along with rewiring to meet 2000 NEC and local standards.
2. Norman Martin Plumbing and Heating - upgrade 1.5 baths to code, add 1 heating zone to existing gas boiler.
3. AA Exavation - Connect Farmhouse from private septic to public sewer.

I really need to continue on my exterior siding work to avoid any water damage to the structure and I trust you'll find the above listed items are also reasonable. I'm requesting that the Stop Work Order be removed from my property. Thank you for your consideration.

Best Regards,



Willie Audet, Jr.

c/c: Tammy Munson - CEO
Candy Talbot - Planning Dept.
Andy Robidoux - Construction Manager

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND

December 4, 2000

Willie Audet, Jr.
Greater Portland Realty
400 Allen Avenue
Portland, Maine 04103

BY FAX

RE: 502 Allen Ave
CBL: 376 - A - 002

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Please feel free to contact me at 874-8700, if you wish to discuss the matter or have any questions.

Sincerely,

Mike Nugent
Inspection Services Manager
Cc: Central File

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND
STOP WORK NOTICE

November 29, 2000

Willie Audet, Jr.
Greater Portland Realty
400 Allen Avenue
Portland, Maine 04103

RE: 502 Allen Ave
CBL: 376 - A - 002

HAND DELIVERY

Dear Mr. Audet:

An evaluation of the property on November 27, 2000 at 502 Allen Avenue revealed that porches have been replaced, demolition work has occurred, site work for uses not approved has begun; all without benefit of proper approvals.

This constitutes a violation of Section 107.1 of the Building Code and Section 14-523 of the Zoning Ordinance of the Code of Ordinances of the City of Portland.

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code (1999 BOCA) and Section 14-523 of the Zoning Ordinance. All construction activity must **STOP** immediately.

Work cannot commence until all approvals and proper permits are obtained.

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 121.5 of the Building Code and Section 14- 472 of the Zoning Ordinance.

Please feel free to contact me at 874-8706, if you wish to discuss the matter or have any questions.

Sincerely,

Tammy Munson
Code Enforcement Officer
Cc: Central File

376-A-002 Bldg File

City Of Portland
Inspection Services
RETURN OF SERVICE

On the 30th day of Nov., 2000, I made service of the Stop Work Order - 502 Allen and Portland ME
upon Kathy Apon for Willie Aundely, at 400 Allen Ave.

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 Kathy Apon.

By (describe other manner of service) _____.

DATED: 11/30/00

Kathy Apon
Signature of Person Making Service
Title

I have received the above referenced documents

Person Receiving Service

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND
STOP WORK NOTICE

November 29, 2000

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Portland, Maine 04103

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Sincerely,

Tammy Munson
Code Enforcement Officer
Cc: Central File

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND
STOP WORK NOTICE

November 29, 2000

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Sincerely,

Tammy Munson
Code Enforcement Officer
Cc: Central File

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND

December 4, 2000

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Sincerely,

Mike Nugent
Inspection Services Manager
Cc: Central File

Inspection Services
Michael J. Nugent
E. Gray, Jr.
Manager
Director



Department of Urban Development
Joseph

*Central
File*

CITY OF PORTLAND
STOP WORK NOTICE

March 7, 2001

Willie Audet Jr.
Greater Portland Realty
400 Allen Ave.
Portland, Maine 04103

RE: 502 Allen Ave.
CBL: 376-A-002

HAND DELIVER

Dear Mr. Audet,

An evaluation of the property at 502 Allen Ave. revealed that the structure fails to comply with Section 107.1 of the Building Code of the City of Portland.

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code (1999 BOCA). All construction activity must Stop immediately.

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 121.5 of the Code. Please feel free to contact me at 874- 8709, if you wish to discuss the matter or have any questions.

Sincerely,

S. K. Wentworth
Code Enforcement Officer

Cc: Central File
Joseph Gray

City Of Portland
Inspection Services
RETURN OF SERVICE

On the 7th day of MARCH, 2008, I made service of the STOP WORK ORDER
upon, WILLIE ANDER, at 600 ALLEN AVE.

X

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: 03-07-01

S. K. Wentworth
Signature of Person Making Service
Title

I have received the above referenced documents

Willie Anderson
Person Receiving Service

Inspection Services
Michael J. Nugent
Gray, Jr.
Manager



Department of Urban Development
Joseph E.
Director

CITY OF PORTLAND

December 4, 2000

Willie Audet, Jr.
Greater Portland Realty
400 Allen Avenue
Portland, Maine 04103

BY FAX

RE: 502 Allen Ave
CBL: 376 - A - 002

Dear Mr. Audet:

The following is a reply to the letter dated 12/1/00:

You are allowed to proceed with the following items, in the order that your letter outlines:

Items # 1,2

Items # 12, 13, 14,15 (main house only) .

All other items are not permitted. If the fireplace insert contemplated in main single family home, after obtaining a proper permit, a legally licensed gas installer could proceed.

This constitutes an appealable decision pursuant to Section 121.5 of the Building Code and Section 14- 472 of the Zoning Ordinance.

Please feel free to contact me at 874-8700, if you wish to discuss the matter or have any questions.

Sincerely,

Mike Nugent
Inspection Services Manager
Cc: Central File

CITY OF PORTLAND, MAINE

PLANNING BOARD

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Erin Rodriguez
Mark Malone
Orlando E. Delogu

September 26, 2001

Mr. Wilfred J. Audet, Jr.
Audet Land Company
400 Allen Avenue
Portland, ME 04103

RE: Northgate Farms Subdivision, 484 Allen Avenue
Job #2001-0172, CBL #376-A-002

Dear Mr. Audet:

On September 25, 2001 the Portland Planning Board voted unanimously on the following motions regarding the Northgate Farms Subdivision:

1. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code.
2. The Planning Board also voted 6-1 (Caron opposed) to waive the sidewalk requirements on the westerly side of "Farm House Lane" from Allen Avenue to northerly edge of Lot A

The approval is based on the submitted plan and the findings contained in Planning Report #43-01 and Planning Memo dated September 25, 2001 relevant to the standards of Subdivision Review, which is attached.

Please note the following provisions and requirements for all subdivision approvals:

1. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

Planning & Urban Development



CITY OF PORTLAND

December 12, 2001

Wilfred Audet, Jr.
400 Allen Avenue
Portland, ME 04103

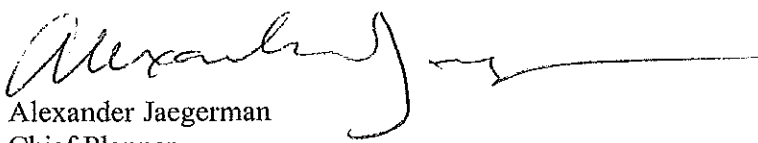
RE: Northgate Farms, 484-518 Allen Avenue
(ID#20000173, CBL#376-A-002)

Dear Mr. Audet:

This letter is to confirm the revision to the approved subdivision plan of the project located at 484 Allen Avenue. The approved revision includes the change of location of a light pole and a change of the type of fixture used on Farmhouse Lane. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact Kandice Talbot, Planner, at 874-8901.

Sincerely,


Alexander Jaegerman
Chief Planner

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Planning & Urban Development



CITY OF PORTLAND

December 12, 2001

Wilfred Audet, Jr.
400 Allen Avenue
Portland, ME 04103

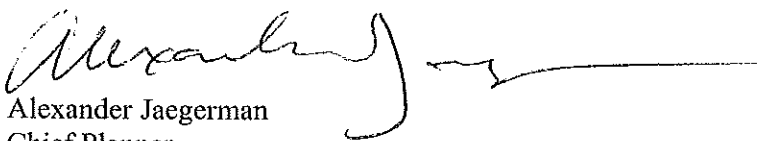
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Sincerely,


Alexander Jaegerman
Chief Planner

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September 26, 2001

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Audet Land Company
400 Allen Avenue
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3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2001-0172
Application I. D. Number
07/05/2001
Application Date
Northgate Farms-5 Lot SF Subd.
Project Name/Description

Audet Willfred J Jr
Applicant
400 Allen Ave, Portland, ME 04103
Applicant's Mailing Address
Northeast Civil Solutions, Inc.
Consultant/Agent
Applicant Ph: (207) 797-7777 Agent Fax: (207) 883-1001
Applicant or Agent Daytime Telephone, Fax

502 - 502 Allen Ave, Portland, Maine
Address of Proposed Site
376 A002001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) 5 Single family Units

5 Lots
Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status:

Reviewer Steve Bushey

- Approved Approved w/Conditions See Attached Denied

Approval Date 09/25/2001 Approval Expiration 09/25/2002 Extension to _____ Additional Sheets Attached
 Condition Compliance Kandi Talbot 11/01/2001
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>10/25/2001</u> date	<u>\$150,000.00</u> amount	<u>10/20/2002</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2001-0172
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07/05/2001
Application Date
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Applicant Ph: (207) 797-7777 Agent Fax: (207) 883-1001
Applicant or Agent Daytime Telephone, Fax

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5 Lots
Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

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- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

Planning Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions See Attached Denied

Approval Date 09/25/2001 Approval Expiration 09/25/2002 Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit Kandi Talbot 11/01/2001
signature date

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<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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cc: Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Kandice Talbot, Planner
Todd Merkle, Public Works
Code Enforcement

Approved: *Alexander Jaegerman*
Alexander Jaegerman
Chief Planner
12/17/01

This is the second reduction for the project.

Original Sum	\$ 150,000.00
First Reduction	\$ 101,000.00
This Reduction Amount	\$ 25,320.00
Remaining Sum	\$ 23,680.00

A request by Audet Land Co. has been made for a reduction of Letter of Credit #67280 for Northgate Farms Subdivision.

TO: Duane Kline, Finance Department

FROM: Alexander Jaegerman, Chief Planner

DATE: December 17, 2001

SUBJECT: Request for Reduction of Performance Guarantee
Northgate Farms Subdivision / 502 Allen Avenue
ID# (2001-0172)
Lead CBL# (376A002)

CITY OF PORTLAND



Planning & Urban Development

376-A-2