

City of Portland, Maine

REQUEST FOR SERVICE

INSPECTION SERVICES DIVISION

DATE RECEIVED	3/3/97	BY	P	DISTRICT	7 - K. Carroll
NAME OF REQUESTOR	Charles Mull		ADDRESS	170 Curtis Rd	
NAME OF OWNER	Rod Berube		ADDRESS		
ADDRESS SERVICE REQUESTED AT	168 Curtis Rd				
CONDITIONS:	Complaint Reports "RABID RACCOON" HIDING IN #168				
COMMENTS:	Visit Site - spoke w/ Mrs Mull - No Evidence of Raccoon - Rabid or otherwise - Referred to P.D. Animal Control - They called Ms. Mull & promised to go out next day - 3/3/97 Talked w/ Debbie @ Animal Control - they responded & found no evidence of animal living in basement - a couple of days later they responded to call on Summit St & removed a "sick" raccoon from a garage then transported to Westbrook Animal - Rabies not confirmed (R)				
ENVIRONMENTAL	HOUSING		BUILDING		
ROUTINE	URGENT	SPECIAL	REPORT TO	BY DATE	
		<input checked="" type="checkbox"/>	PSH	3/3/97	

WHITE COPY FOR INSPECTOR

YELLOW COPY FOR FILE



**CITY OF PORTLAND**  
Planning and Urban Development Department

MEMORANDUM

**TO:** Sam Hoffses, Chief, Inspection Services Division

**FROM:** Kevin Carroll, Code Enforcement Officer, District 7

**SUBJECT:** 162-168 Curtis Road  
Field Inspections, Chronology of Events

**DATE:** January 23, 1997

**12/02/96** - Permit filed for single family dwelling to be moved onto a new foundation

**12/09/96** - Single family dwelling located at 357 Allen Avenue was inspected in preparation for move to new location. Building was found to be structurally sound and was approved for move.

**12/12/96** - Permit #96-1214, to "construct foundation and move building" was issued with memo outlining DPW conditions to be met prior to installing foundation. Permit was accompanied by a warning from M. Schmuckal, Asst. Chief, Inspection Services, that all conditions were to followed to the letter.

**12/17/96** - Checked lot - no activity

**12/23/96** - Bulldozer and backhoe on lot - no work being done

**12/24/96** - Excavating at back of lot. Mike Wiesman, excavator stated "they are excavating to verify actual location of utilities as required by DPW. I notified M. Schmuckal who in turn informed J. Gray.

**12/26/96** - Arrived at the site to find M. Wiesman excavating foundation hole. Informed Sam Hoffses and Kathy Staples, "pre-construction requirements had not been met". Todd Merkle, DPW Assoc. Engr arrived on site, verified that DPW conditions had not been met. I issued a "Stop Work Order" and posted it on site, notified Sam Hoffses of my action. M. Wiesman stopped work as order. Later in the afternoon, Mr. Berube, owner, came into the office and was served with a copy of the "Stop Work Order".

**12/27/96** - Met with Todd Merkle on site where we spoke to Kathy Staples by phone. She felt that the intent of her pre-construction requirements were met. I lifted "Stop Work Order", workers proceeded to dig foundation. A memo from Kathy Staples followed.

**12/30/96** - Mr. Berube submitted an amendment to original plans moving building to the right. At that time, Sam Hoffses and Marge Schmuckal informed Mr. Berube that appeal papers were requested and that an appeal, possibly for January 23, 1997 meeting date, was eminent and that he was to proceed at his own risk.

**01/03/97** - Amendment to Building Permit # 96-1214 was approved and issued.

**01/07/97** - Foundation forms placed. Location verified and print signed-off by Edward M. Lawrence, PLS #2189.

**01/09/97** - Specifications received from Mr. Berube and stamped by James A. Thibodeau, RPE, Maine #5795, showing structural support design for the left rear corner of the house and porch which is not supported by foundation. Plans were reviewed and approved.

**01/10/97** - DPW was notified that all building inspection requirements had been met to date and that the building was cleared to be moved. Bill Bray, DPW stated that he wanted the house moved during daylight hours on a Saturday or Sunday. No evening or weekday moves would be allowed. Weather permitting, Mr. Berube hoped to move the building this weekend.

**01/13/97** - Due to poor road conditions, building could not be moved. Will aim for the following weekend.


**01/21/97** - Building was moved over the weekend. It will take 2-3 days to get the structure set up and safe for inspection.

Attended neighborhood meeting with Ms. Schmuckal, Messrs. Ganley, Gray, Hoffses, Wood and others to respond to neighbors concerns. Two structural issues were brought up by a gentleman at this meeting. They were: 1) sono tubes were dug to support the porch in the easement area and 2) the building had no lally column support.

Due to safety reasons and the late hour, I told the group that I would check out their concerns on January 22, 1997.

**01/22/97** - Arrived on site at 6:45 a.m. to investigate the above mentioned concerns. Building was still be supported by the steel carrying beams from the move. Five of the six lally columns were in place and at the sixth support point, there was bracing. Obviously workers were still in the process of installing supports and leveling the structure.

In regards to the lally column support concern, the porch overhangs the easement and is being held up by bracing until the steel bridging, designed by Mr. Thibodeau is put in place. There are no sono tubes in the ground in the easement area.

**COMMENT:** After carefully reviewing this project, I explained to Mr. Berube the possible neighborhood concerns in regards to having an older building moved to that lot. I asked him if he would consider selling the lot to the neighborhood. Mr. Berube stated that he was open to selling the lot, had even approached the neighbors about a possible sale, but had no takers. As far as the Zoning Board of Appeal process, the house was moved before the next scheduled Board of Appeals meeting. ( P. Samuel Hoffses) 

cc: R. Ganley, City Manager  
J. Gray, Dir, PUD  
G. Wood, Corp Counsel  
K. Staples, Engr, DPW  
M. Schmuckal, Asst. C, Insp Svcs Div  
Mr. Neagle, Attorney (sent via facsimile)