

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 070800

**PERMIT ISSUED**

AUG 22 2007

401 A017001

This is to certify that Cianchette Tucker J/n/ a  
 has permission to Legalization of one non conforming unit in a total of two units  
 AT 419 Allen Ave

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit in progress before this building or part thereof is placed or closed-in.  
 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
Department Name

*James N. Markely*  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 419 Allen Ave

CBL 401 A017001

Issued to Cianchette Tucker J/n/ a

Date of Issue 05/29/2008

**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. 07-0800, 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.

PORTION OF BUILDING OR PREMISES

Second Floor  
Third Floor

APPROVED OCCUPANCY

One residential dwelling unit  
Storage only

IRC 2003 Use Group R-3 Type 5B

**Limiting Conditions:** This does not certify City of Portland Building Code compliance, this is a legalization of existing units, which was inspected for Housing and Fire/Life Safety Codes.

This certificate supersedes  
certificate issued

Approved:

5/30/08  
-----  
(Date)

*[Signature]*  
-----  
Inspector

*[Signature]* 6/4/08  
-----  
Inspector of Buildings

Notice: This certificate identifies lawful 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.

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716


|                       |             |                     |
|-----------------------|-------------|---------------------|
| Permit No:<br>07-0800 | Issue Date: | CBL:<br>401 A017001 |
|-----------------------|-------------|---------------------|

|  |                                    |  |                        |
|--|------------------------------------|--|------------------------|
| Location of Construction:<br>419 Allen Ave | Owner Name:<br>Cianchette Tucker J | Owner Address:<br>419 Allen Ave                      | Phone:<br>207-610-2500 |
| Business Name:                             | Contractor Name:<br>n/ a           | Contractor Address:<br>Portland                      | Phone:                 |
| Lessee/Buyer's Name                        | Phone:                             | Permit Type:<br>Legalization of Non-Conforming Units | Zone:<br><b>R-3</b>    |

|                            |  |  |  |                    |
|----------------------------|--|--|--|--------------------|
| Past Use:<br>Single Family | Proposed Use:<br>Legalization of one non conforming unit to be a total of two units. | Permit Fee:<br>\$375.00  | Cost of Work:<br>\$0.00  | CEO District:<br>4 |
|                            |  | FIRE DEPT:<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied | INSPECTION:<br>Use Group: <b>R3</b> Type: <b>SB</b><br><b>IRC 2003</b> |                    |

|  |            |                              |
|--|------------|------------------------------|
| Proposed Project Description:<br>Legalization of one non conforming unit to be a total of two units.                     | Signature: | Signature: <b>Jm 8/21/07</b> |
| 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:<br>gg | Date Applied For:<br>07/02/2007 | <b>Zoning Approval</b> |  |  |
|------------------------|---------------------------------|------------------------|--|--|

|   |  |   |   |
|---|--|---|---|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p> | <p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br><p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <b>8/13/07</b> <b>AKU</b> <b>Leadher</b></p> | <p>Zoning Appeal</p> <input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><p>Date:</p> | <p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br><p>Date: <b>AKU</b></p> |
|   |    |   |   |

**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 |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE |         | DATE | PHONE |

*City of Portland, Maine  
Inspections Division  
Inspection Schedule*

**Appointment Date Between 3/20/2007 And 6/3/2008**

| Dist. #             | Sch. Date:          | ParcelNo:   | Appl. Type                      | Schedule Type  | Appl #: | Location      |
|---------------------|---------------------|-------------|---------------------------------|--|---------|---------------|
| Fire Insp. Contact: |                     |             | Inspector                       | Comments   |         |               |
| 4                   | 03/20/2007          | 401 A017001 | Complaint<br>Jon Rioux          | Inspection   | 9077    | 419 ALLEN AVE |
|                     | LL BEAN INC         |             |                                 | Brad James Fire Dept - 419 Allen Ave Possible Building w/o benefit of Permit - Observed Demolition and now they have a large dumpster out front.....Councilor Suslovic traveled with Jon...../jmb  |         |               |
| 4                   | 04/02/2007          | 401 A017001 | Complaint<br>Jon Rioux          | Inspection   | 9077    | 419 ALLEN AVE |
|                     | LL BEAN INC         |             |                                 | Brad James Fire Dept - 419 Allen Ave Possible Building w/o benefit of Permit - Observed Demolition and now they have a large dumpster out front  |         |               |
| 4                   | 04/03/2007          | 401 A017001 | Complaint<br>Jon Rioux          | inspection   | 9077    | 419 ALLEN AVE |
|                     | LL BEAN INC         |             |                                 | Brad James Fire Dept - 419 Allen Ave Possible Building w/o benefit of Permit - Observed Demolition and now they have a large dumpster out front  |         |               |
| 4                   | 04/04/2007          | 401 A017001 | Complaint<br>Jon Rioux          | Inspection   | 9077    | 419 ALLEN AVE |
|                     | LL BEAN INC         |             |                                 | Brad James Fire Dept - 419 Allen Ave Possible Building w/o benefit of Permit - Observed Demolition and now they have a large dumpster out front  |         |               |
| 4                   | 07/12/2007          | 401 A017001 | Building Permit<br>Jon Rioux    | Legalize Nonconforming units   | 07-0800 | 419 ALLEN AVE |
|                     | CIANCHETTE TUCKER J |             |                                 | Schedule inspection for legalization permit  |         |               |
| 4                   | 10/17/2007          | 401 A017001 | Building Permit<br>Tammy Munson | Close-in/Elec./Plmb./Framing   | 07-1057 | 419 ALLEN AVE |
|                     | CIANCHETTE TUCKER J |             |                                 | 610-2500 - Tucker would like mid-morning. - ok to close in - went over requirements for rear stair hallway - need guards over windows or changed to tempered -/ tmm  |         |               |
| 4                   | 04/09/2008          | 401 A017001 | Building Permit<br>Tammy Munson | Certificate of Occupancy/Final   | 07-0979 | 419 ALLEN AVE |
|                     | CIANCHETTE TUCKER J |             |                                 | Tucker @ 610 - 2500 - walk thru of 2nd floor - went over everything that needs to be done for c of o. Mainly, unit needs to be completed, 3rd floor is only storage, under stair area in rear hall needs to be drywalled and guards need to be installed over windows. |         |               |
| 4                   | 05/29/2008          | 401 A017001 | Building Permit<br>Tammy Munson | Certificate of Occupancy/Final   | 07-0979 | 419 ALLEN AVE |
|                     | CIANCHETTE TUCKER J |             |                                 | Tucker @ 610-2500 - 2nd floor complete - rear hall safe - ok to issue c of o for second floor only.  |         |               |

**Total Listed: 8**

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

|  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> <del>_____</del> | <b>Footing/Building Location Inspection:</b> | Prior to pouring concrete  |
| <input checked="" type="checkbox"/> <del>_____</del> | <b>Re-Bar Schedule Inspection:</b>           | Prior to pouring concrete  |
| <input checked="" type="checkbox"/> <del>_____</del> | <b>Foundation Inspection:</b>                | Prior to placing ANY backfill  |
| <input checked="" type="checkbox"/> <del>_____</del> | <b>Framing/Rough Plumbing/Electrical:</b>    | Prior to any insulating or drywalling  |
| <input checked="" type="checkbox"/> <del>_____</del> | <b>Final/Certificate of Occupancy:</b>       | Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point. |

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

**\_\_\_\_\_ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**\_\_\_\_\_ CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee

Date

8.22.07

Signature of Inspections Official

Date

CBL:

401A 17

Building Permit #:

070800

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>07-0800 | <b>Date Applied For:</b><br>07/02/2007 | <b>CBL:</b><br>401 A017001 |
|------------------------------|--|----------------------------|

|   |   |   |                               |
|---|---|---|-------------------------------|
| <b>Location of Construction:</b><br>419 Allen Ave | <b>Owner Name:</b><br>Cianchette Tucker J | <b>Owner Address:</b><br>419 Allen Ave                      | <b>Phone:</b><br>207-610-2500 |
| <b>Business Name:</b>                             | <b>Contractor Name:</b><br>n/ a           | <b>Contractor Address:</b><br>Portland                      | <b>Phone:</b>                 |
| <b>Lessee/Buyer's Name</b>                        | <b>Phone:</b>                             | <b>Permit Type:</b><br>Legalization of Non-Conforming Units |                               |

|   |   |
|---|---|
| <b>Proposed Use:</b><br>Legalization of one non conforming unit to be a total of two units. | <b>Proposed Project Description:</b><br>Legalization of one non conforming unit to be a total of two units. |
|---|---|

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Ann Machado      **Approval Date:** 08/13/2007

**Note:** The fact that this was an illegal unit came to light when a member of the fire Department noticed that work was being done on the building without a permit and reported it to us on 3/20/07. Jon issued a stop work order. The new owner was doing interior work on the second unit. He had removed all the kitchen equipment when the stop work order was issued. It was at this point that it came to light that the second unit was not legal. **Ok to Issue:**

- 1) With th issuance of this permit and the certificate of occupancy, this property will be a legal two unit. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 08/21/2007

**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.

**Comments:**

7/11/2007-amachado: Application complete. Gave forms to Inspections & Fire, and notice form to Gayle.

7/11/2007-jmb: Gave compliance form to Jon Rioux to schedule for inspection


Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



## CITY OF PORTLAND

### APPLICATION FOR LEGALIZATION OF NONCONFORMING DWELLING UNITS Section 14-391 – In effect March 24, 2004

|  |   |  |
|--|---|--|
| Location/Address of Legalization: <u>419 Allen Ave, PORTLAND MAINE 04103</u>   |   |  |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>401</u> Block# <u>A</u> Lot# <u>017</u>   | Owner: <u>TUCKER CLAUETTE</u><br>Address: <u>265 Stevens Ave</u><br><u>PORTLAND, ME 04103</u>                 | Telephone: <u>610-2500</u><br><u>call tx</u> |
| Contact name, address & telephone if different than above:   | Cost of Work: \$ <u>300.00</u><br>Fee: \$ <u>75.00</u><br><u>300 per legalized unit &amp; \$75 per C of O</u> | <u>375.00</u>                                |
| Current # of legal D.U. <u>1</u>   | Requested # of units<br>To be legalized: <u>1</u>   | Total bldg. units: <u>2</u>                  |
| Attach evidence that each requested unit to be legalized existed as of 4/1/95:<br>List evidence that you are submitting:<br><u>3 building/alteration permits from 1927, 1932</u><br><u>&amp; 1938, Affidavits from 2 neighbors.</u>  |   |  |
| Attach evidence that the current owner/applicant neither constructed nor established the non-conforming dwelling units to be legalized: List evidence that you are submitting:<br><u>Purchase and sale agreement plus addendums</u>  |   |  |
| <i>I hereby certify that I am the Owner of record of the above property, or that the owner of record authorizes the proposed work 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.</i> |   |  |
| Signature of applicant:    | Date: <u>7/1/07.</u>  |  |
| <b>This is NOT a permit, you may not commence ANY work until the permit is issued.</b>   |   |  |



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov*

Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

## LEGALIZATION OF NONCONFORMING DWELLING UNITS FOR OFFICE USE ONLY

Address & CBL: 419 Allen Ave - 401-A-017

Notices to owners of properties situated within 300 feet sent on: given to Bayle 7/11/07

City Housing Ordinance compliance given on: 7/11/07 received: 8/13/07 w/ conditions.

City NFPA compliance given on: 7/11/07 received: 8/13/07. NA - 2 unit

Received any letters within 10 days from notices sent? \_\_\_\_\_

Unit(s) existed prior to April 1, 1995? sworn affidavits from neighbors, old permits.

Unit(s) shown to be established by different owner? purchase & sales agreement.

Site plan included: yes

Floor plans included? yes

Is ZBA action required? \_\_\_\_\_



5/11/07

**IMPORTANT NOTICE FROM CITY OF PORTLAND  
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF**

**Issues:** Tucker Cianchette, owners of the property located at 419 Allen Avenue Street, <sup>has</sup> ~~have~~ submitted an application to legalize <sup>one</sup> existing non-conforming dwelling unit <sup>for</sup> a total of ~~two~~ dwelling units within this building. The legalization may be permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

**Feedback:** If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315-389 Congress Street Portland, Maine 04101

**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-1995. The office hours are 8:00am to 4:00pm weekdays.



Sivanor 7/10/07

**CITY OF PORTLAND**

**NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE  
DWELLING UNIT COMPLIANCE**

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code – Fire Prevention Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

**Location:** 419 Allen Ave

**Owner:** Tucker Cinchetti

**Address of Owner:** 265 Stevens Ave, Portland ME 04103 Telephone: 610-2500

**Applicant information if different than above:** \_\_\_\_\_

**Current number of legal units:** one (1)

**Number of units to be legalized:** one (1)

total: two (2)

**Comments of approval or disapproval (list any and all conditions):**

**Signature:** N/A

Greg Cass

**Date:** 8-13-07



given on 7/11/07

**CITY OF PORTLAND**

**CITY OF PORTLAND HOUSING CODE  
DWELLING UNIT COMPLIANCE**

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the City of Portland's Housing Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

**Location:** 419 Allen Ave

**Owner:** Tucker Cianchette

**Address of Owner:** 265 Stevens Ave, Portland ME 04103 **Telephone:** 610-2500

**Applicant information if different than above:** —

**Current number of legal units:** one (1)

**Number of units to be legalized:** one (1)

total : two (2)

**Comments of approval or disapproval (list any and all conditions):**

\* Approved w/ conditions noted on violation notice

**Signature:** [Signature]

**Date:** 08-13-07

CITY OF PORTLAND  
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street  
Portland, Maine 04101

Inspection Violations

COPY

|   |                           |                               |  |
|---|---------------------------|-------------------------------|--|
| <b>Owner/Manager</b><br>CIANCHETTE TUCKER J |                           | <b>Inspector</b><br>Jon Rioux | <b>Inspection Date</b><br>7/12/2007                        |
| <b>Location</b><br>419 ALLEN AVE            | <b>CBL</b><br>401 A017001 | <b>Status</b><br>Rescheduled  | <b>Inspection Type</b><br>Building Permit-Legalize Nonconf |

| Code   | Int/Ext  | Floor | Unit No. | Area              | Compliance Date |
|--|----------|-------|----------|-------------------|-----------------|
| 1) 6-116.5   | Interior |       |          | Various locations |                 |
| <b>Violation:</b> Fire Protection  |          |       |          |                   |                 |
| <b>Notes:</b> Install one (1) smoke detector per unit, in the vicinity of each bedroom, hardwired. Each unit's detectors must be interconnected within the unit but independent from other dwelling units within the structure.  |          |       |          |                   |                 |
| Note: An electrical permit application must be submitted/ approved by our office prior to installation.  |          |       |          |                   |                 |
| 2) 6-111.1   | Interior |       | 1 & 2    |                   |                 |
| <b>Violation:</b> Plumbing standards/Basic facilities.   |          |       |          |                   |                 |
| <b>Notes:</b> (a) Basic facilities. Every dwelling unit shall contain within its walls, in sound operating condition, a kitchen sink, a private flush toilet, lavatory basin, and bathtub or shower. Rooming houses and dwelling houses containing rooming units shall contain at least one (1) flush toilet, one (1) lavatory basin, and one (1) bathtub or shower for each five (5) persons or fraction thereof living within rooming units in the dwelling. |          |       |          |                   |                 |
| Note: A plumbing permit application must be submitted/ approved by our office prior to installation.   |          |       |          |                   |                 |
| 3) 6-108.2   | Interior |       |          | Various locations |                 |
| <b>Violation:</b> Interior floors, walls, ceilings and doors   |          |       |          |                   |                 |
| <b>Notes:</b> (b) Interior floors, walls, ceilings and doors. Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.  |          |       |          |                   |                 |
| A residential additions/ alterations permit application must be submitted/ approved prior to the start of any work. The permit shall include enclosing all ceiling and wall through penetrations/ openings, while identifying fire separations noted during the walk-through.  |          |       |          |                   |                 |
| 4) 6-108.4   | Exterior |       |          | Porch             |                 |
| <b>Violation:</b> Stairways, stairwells, stairs, porches.  |          |       |          |                   |                 |
| <b>Notes:</b> (d) Stairways, stairwells, stairs and porches. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.   |          |       |          |                   |                 |
| This shall include repairing the front porch steps, and replacing the handrail on the second floor secondary stairwell.  |          |       |          |                   |                 |

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**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
Portland, Maine 04101

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**Inspection Violations**

|   |                           |                               |  |
|---|---------------------------|-------------------------------|--|
| <b>Owner/Manager</b><br>CIANCHETTE TUCKER J |                           | <b>Inspector</b><br>Jon Rioux | <b>Inspection Date</b><br>7/12/2007                        |
| <b>Location</b><br>419 ALLEN AVE            | <b>CBL</b><br>401 A017001 | <b>Status</b><br>Rescheduled  | <b>Inspection Type</b><br>Building Permit-Legalize Nonconf |

5) 6-113.5 Interior Various locations

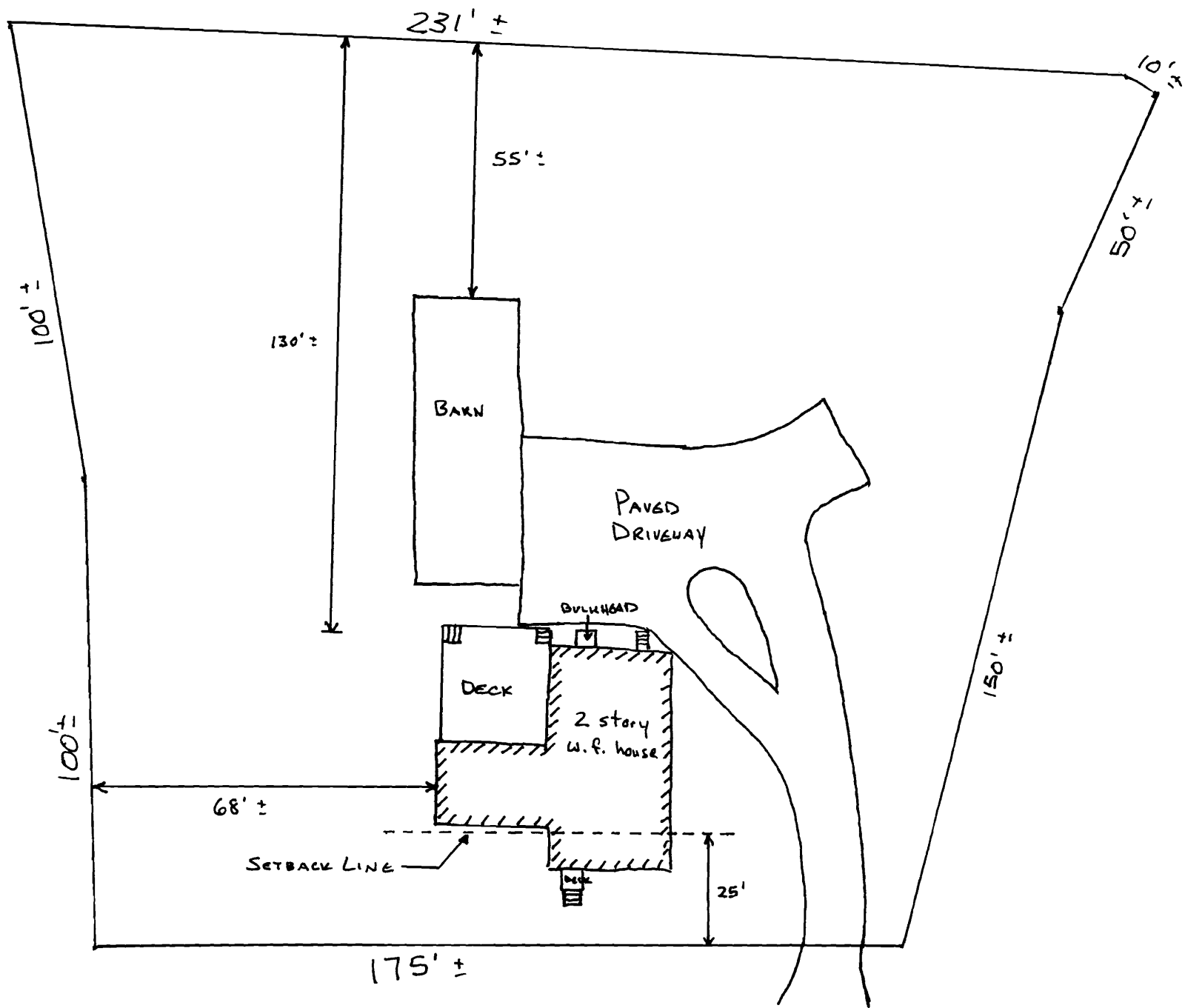
**Violation:** Maintenance of lighting fixtures

**Notes:** (e) Maintenance of lighting fixtures. All fixtures required by this article and all fixtures installed in addition thereto shall be maintained in good and safe working conditions and shall be installed in accordance with the electrical code of the city.

Note: An electrical permit application must be submitted/ approved by our office prior to installation or removal of wires. All electrical wires in exposed area (unprotected by wall coverings) must be upgraded to our current electrical code.

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**Comments:**





CITY OF PORTLAND, MAINE

Permit No. 0147

## APPLICATION FOR PERMIT

Class of Building or Type of Structure 3rd

Portland, Maine, April 21 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~the~~ the following building ~~structure~~ ~~equipment~~ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 419 Allen Ave Ward 9 Within Fire Limits? no Dist. No. 76457  
 Owner's or ~~tenant's~~ name and address J. W. Meyers 419 Allen Ave. Telephone 76457  
 Contractor's name and address Same Telephone \_\_\_\_\_  
 Architect's name and address \_\_\_\_\_  
 Proposed use of building Dwelling House No. families 2  
 Other buildings on same lot Stable & Poultry house

## Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat hot air Style of roof flat ct Roofing asphalt shingle  
 Last use Dwelling house No. families 1

## General Description of New Work

Build addition 16'-0 x 16'-0 same to be used as chamber and shed increasing from  
 1 to 2 families

## Details of New Work

Size, front 16 depth 16 No. stories 2 Height average grade to highest point of roof 26  
 To be erected on solid or filled land? solid earth or rock? earth  
 Material of foundation concrete Thickness, top 10" bottom 12"  
 Material of underpinning Concrete brick Height 30" Thickness 8"  
 Kind of roof pitch Roof covering asphalt shingles  
 No. of chimneys none Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat none Type of fuel \_\_\_\_\_ Distance, heater to chimney \_\_\_\_\_  
 If oil burner, name and model \_\_\_\_\_  
 Capacity and location of oil tanks \_\_\_\_\_  
 Is gas fitting involved? no Size of service \_\_\_\_\_  
 Corner posts 4x8 Sills 4x8 Girt or ledger board? put Size 2-2x4  
 Material columns under girders Brick Size 14" Max. on centers not over 8'-0  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
 Joists and rafters: 1st floor 2x8 2nd 2x8 3rd open roof 2x8  
 On centers: 1st floor 16 2nd 16 3rd \_\_\_\_\_ roof 24"  
 Maximum span: 1st floor 10'-0 2nd 10'-0 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 \_\_\_\_\_  
 Total number commercial cars to be accommodated \_\_\_\_\_  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

## Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no  
 Plans filed as part of this application? yes No. sheets 1



(R) GENERAL RESIDENCE ZONE

APPLICATION FOR PERMIT

Permit No. 0669

Class of Building or Type of Structure Third Class

21 1932

Portland, Maine, May 21, 1932

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~install~~ the following building structure ~~equipment~~ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 419 Allen Avenue Ward 9 Within Fire Limits? no Dist. No.
Owner's or lessee's name and address J. F. Meyers, 419 Allen Ave. Telephone no
Contractor's name and address Owner Telephone
Architect's name and address
Proposed use of building dwelling house No. families 2
Other buildings on same lot
Plans filed as part of this application? no No. of sheets
Estimated cost \$ 15. Fee \$ 0.5

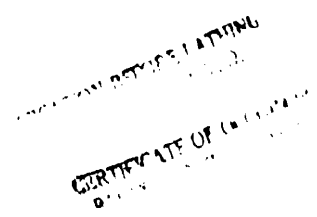
Description of Present Building to be Altered

Material wood No. stories 2 Heat Style of roof Roofing
Last use dwelling house No. families 2

General Description of New Work

To glass in both floors of two story rear piazza, 15' x 6'

Please existing with roof over same prior to Dec. 6, 1926



It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Height average grade to top of plate
Size, front depth No. stories Height average grade to highest point of roof
To be erected on solid or filled land? earth or rock?
Material of foundation Thickness, top bottom
Material of underpinning Height Thickness
Kind of Roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Kind of heat Type of fuel Is gas fitting involved?
Corner posts Sills Girt or ledger board? Size
Material columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
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
Total number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto





# APPLICATION FOR PERMIT PERMIT ISSUED

Class of Building or Type of Structure Third Class

Portland, Maine, August 17, 1938 AUG 17 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter Install the following building structure equi men: in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 419 Allen Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's or Lessee's name and address J. W. Nevers, 419 Allen Avenue Telephone \_\_\_\_\_  
 Contractor's name and address Clifford Carsoe, Summit Street Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Plans filed no No. of sheets \_\_\_\_\_  
 Proposed use of building Dwelling No. families 2  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 75. Fee \$ .50

### Description of Present Building to be Altered

Material frame No. stories 2 Heat hot air Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Last use Dwelling No. families 2

### General Description of New Work

To rebuild chimney from cellar floor up.

(To use the old bricks)

CERTIFICATE OF COMPLETION  
 AUG 17 1938

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

### Details of New Work

Height average grade to top of plate \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of Roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys 1 Material of chimneys brick of lining tile  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
 Framing Lumber—Kind \_\_\_\_\_ Dressed or Full Size? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
 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 \_\_\_\_\_  
 Total number commercial cars to be accommodated \_\_\_\_\_  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

Miscellaneous

## CONTRACT FOR THE SALE OF COMMERCIAL REAL ESTATE

RECEIVED from Tucker Cianchette and/or assigns, whose mailing address is 657 Stevens Avenue, Portland, Maine (hereinafter called "Purchaser"), this 12th day of December, 2006, the sum of Five Thousand Dollars (\$5,000.00) as earnest money deposit toward purchase of real estate located at 419 Allen Avenue in the city/town of Portland, County of Cumberland State of Maine, described as follows: a 2 unit property on approximately .679 Acres of land and being more fully described as said County's Registry of Deeds in Book \_\_\_\_\_, Page \_\_\_\_\_, upon the terms and conditions indicated below.

1. **PERSONAL PROPERTY:** The following items of personal property are included in this sale (if applicable) N/A
2. **PURCHASE PRICE:** The total Purchase Price is Two Hundred and sixty-five thousand Dollars (\$265,000.00), with payment to be made as follows:
 

|  |                 |
|--|-----------------|
| Earnest money deposit, in the form of a check, received on this date: <u>14 Dec 06</u> | <u>5,000.00</u> |
| Other: _____   | _____           |
| Other: _____   | _____           |
| Balance due at closing, in cash or certified funds:                                    | <u>260,000</u>  |
3. **EARNEST MONEY/ACCEPTANCE:** The Dunham Group ("Escrow Agent") shall hold the earnest money in a non-interest bearing account (no interest) and act as escrow agent until closing; this offer shall be valid until December 20, 2006 at 5:00 ( AM  PM). Upon acceptance of this offer, the earnest money (and all additional earnest deposits) will be deposited within three (3) business days of receipt. In the event of Seller's non-acceptance of this offer, the earnest money shall be returned promptly to Purchaser.
4. **TITLE:** That a deed, conveying the premises in fee simple with good and marketable title in accordance with Standards of Title adopted by the Maine Bar Association shall be delivered to Purchaser and this transaction shall be closed and Purchaser shall pay the Purchase Price as provided herein and execute all necessary papers for the completion of the purchase on or before February 20, 2007. If Seller is unable to convey title to the premises in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days from the time Seller receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is marketable title, Purchaser may within 30 days thereafter, at Purchaser's option, withdraw said earnest money and neither party shall have any further obligation hereunder. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.
5. **DEED:** That the property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record and usual public utilities servicing the premises and shall be subject to applicable land use and building laws and regulations.
6. **POSSESSION/OCCUPANCY:** Possession/occupancy of premises shall be given to Purchaser immediately at closing unless otherwise agreed by both parties in writing.
7. **RISK OF LOSS.** Until transfer of title, the risk of loss or damage to said premises by fire or otherwise is assumed by Seller unless otherwise agreed in writing. Said premises shall at closing be in substantially the same condition as at present, excepting reasonable use and wear.
8. **PRORATIONS:** The following items shall be prorated as of the date of closing:
  - a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
  - b. Metered utilities, such as water and sewer, shall be paid by the Seller through the date of closing.
  - c. Purchaser and Seller shall each pay one-half of the transfer tax as required by the laws of the State of Maine.
9. **INSPECTIONS:** Purchaser is advised to seek information from professionals regarding any specific issue of concern. Purchaser acknowledges receipt of disclosure form attached hereto. The Selling Agent and Listing Agent make no warranties regarding the condition, permitted use or value of Seller's real or personal property. This Contract is subject to the following inspections, with the results being satisfactory to Purchaser:

| TYPE OF INSPECTION      | YES                      | NO | RESULTS REPORTED | TYPE OF INSPECTION  | YES                                 | NO                       | RESULTS REPORTED |
|-------------------------|--------------------------|----|------------------|---|-------------------------------------|--------------------------|------------------|
| a. General Building     | <input type="checkbox"/> | X  | Within 0 days    | g. Lead Paint   | <input type="checkbox"/>            | X                        | Within 0 days    |
| b. Sewage Disposal      | <input type="checkbox"/> | X  | Within 0 days    | h. Pests  | <input type="checkbox"/>            | X                        | Within 0 days    |
| c. Water Quality        | <input type="checkbox"/> | X  | Within 0 days    | i. ADA  | <input type="checkbox"/>            | X                        | Within 0 days    |
| d. Radon Air Quality    | <input type="checkbox"/> | X  | Within 0 days    | j. Wetlands   | <input type="checkbox"/>            | X                        | Within 0 days    |
| e. Radon Water Quality  | <input type="checkbox"/> | X  | Within 0 days    | k. Environmental Scan   | <input type="checkbox"/>            | X                        | Within 0 days    |
| f. Asbestos Air Quality | <input type="checkbox"/> | X  | Within 0 days    | l. Other Satisfactory Legal and Zoning Review for Buyers intended use | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Within 7 days    |

The use of days is intended to mean from the Effective Date of the Contract. All inspections will be done by inspectors chosen and paid for by

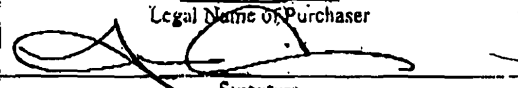
Page 1 of 3 Buyer's Initials TC Seller's Initials \_\_\_\_\_

void by notifying Seller in writing within the specified number of days set forth above, and said earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by Purchaser. In the absence of inspection(s) mentioned above, Purchaser is relying completely upon Purchaser's own opinion as to the condition of the premises.

10. **AGENCY DISCLOSURE:** Purchaser and Seller acknowledge that they have been informed that David Caron of Malone Commercial Brokers ("Selling Agent") is acting as a Purchaser's agent in this transaction and is representing the Purchaser and that Tom Moulton of the Dunham Group ("Listing Agent") is acting as a Seller's agent in this transaction and is representing the Seller (both Selling Agent and Listing Agent are hereinafter called "Brokers")
11. **DEFAULT:** If Purchaser fails to perform any of the terms of this Contract, Seller shall retain the earnest money as full and complete liquidated damages, and this Contract shall terminate and neither party shall be under any further obligation hereunder. In the event of default by either party, the Escrow Agent shall not return the earnest money to Purchaser or Seller without written releases from both parties. If a dispute arises between Purchaser and Seller as to the existence of a default hereunder and said dispute is not resolved by the parties within thirty (30) days, Escrow Agent shall file an action in interpleader and deposit the earnest money in the court to resolve said dispute. Purchaser and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by Escrow Agent in connection with said dispute.
12. **MEDIATION:** Any dispute or claim arising out of or relating to this Contract or the premises addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of this transaction.
13. **PRIOR STATEMENTS:** This Contract sets forth the entire agreement between the parties, and there are no other representations, agreements or understandings with respect to the subject matter of this Contract. This Contract shall be construed according to the laws of the State of Maine.
14. **HEIRS/ASSIGNS:** This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.
15. **COUNTERPARTS:** This Contract may be signed on any number of identical counterparts including telefax copies, with the same binding effect as if all of the signatures were on one instrument.
16. **EFFECTIVE DATE:** This Contract is a binding contract when signed by both Seller and Purchaser and when that fact has been communicated to all parties or to their agents. Time is of the essence of this Contract.
17. Seller and Purchaser acknowledge receipt of the Maine Real Estate Commission Disclosure of Agency Relationship Form (Form 2).
18. **ADDENDA:** This contract has addenda containing additional terms and conditions: Yes  No
19. **EXTENSION:** Seller and Purchaser agree to extend the following date(s) set forth in this Contract to the new dates shown:
- |                |                    |                |
|----------------|--------------------|----------------|
| Date for _____ | changed from _____ | To _____, 20__ |
| Date for _____ | changed from _____ | To _____, 20__ |
| Date for _____ | changed from _____ | To _____, 20__ |
23. The parties agree that none of the above are collateral agreements. It is the intent of the parties that except as expressly set forth in this Contract, all covenants, representations, statements and obligations of both parties herein shall not survive closing.

**A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY.**

Seller acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2 1/2% of the consideration unless Seller furnishes to Purchaser a certificate by the Seller stating, under penalty of perjury, that Seller is a resident of Maine or the transfer is otherwise exempt from withholding.

Tucker Ciunchette  
Legal Name of Purchaser  
  
Signature

007-74-1604  
Social Security # or Tax I.D. #  
\_\_\_\_\_  
Name/Title, there unto duly authorized

Seller accepts Purchaser's offer and agrees to deliver the premises at the price and upon the terms and conditions set forth above and agrees to pay the Brokers the commission for services according to the terms of the listing agreement or if there is no listing agreement, the sum of \_\_\_\_\_. In the event the earnest money is forfeited by Purchaser, it shall be evenly distributed between (1) Brokers and (2) Seller; provided, however, that the Brokers' portion shall not exceed the full amount of the commission specified.

Signed this 14 day of December, 2006.

Page 2 of 3 Buyer's Initials TC Seller's Initials \_\_\_\_\_

L. L. Bean  
Seller

*[Handwritten Signature]*

Signature

The Dunham Group  
Escrow Agent

*[Handwritten Signature]*

Signature

The Listing Agent is Tom Moulton of The Dunham Group (Agency)

The Selling Agent is David Caron of Malone Commercial Brokers (Agency)

EFFECTIVE DATE OF CONTRACT: December 20, 2006.

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01-0026500  
Social Security # or Tax I.D. #

\_\_\_\_\_  
Name/Title, there unto duly authorized

\_\_\_\_\_  
Name/Title

AMENDMENT TO CONTRACT FOR  
SALE OF COMMERCIAL REAL ESTATE


On December 12, 2006, L.L. Bean, Inc. (Seller) and Tucker Cianchette (Purchaser) entered into a Contract For the Sale of Commercial Real Estate (Contract) for property located at 419 Allen Avenue, Portland, Maine. This amendment is made an integral part of the Contract and all other terms of the Contract shall remain in full force and effect. The following terms of the Contract are hereby amended:

- 1.) The Purchase Price of the property shall be Two Hundred and Forty Thousand Dollars (\$240,000.00).
- 2.) Buyer agrees that all of Buyer's conditions contained in Paragraph 9 have been satisfied, and that Buyer's earnest money deposit is nonrefundable.

Seen and agreed to by:

1/12/07  
Date

1/12/07  
Date

  
L.L. Bean, Inc., Seller **Bob Peixotto**

  
Tucker Cianchette, Purchaser

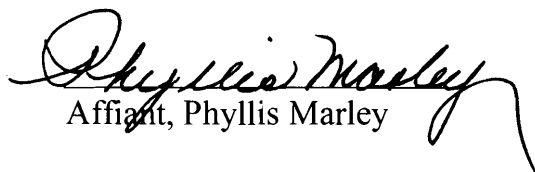
STATE OF MAINE                    }  
  }  
COUNTY OF CUMBERLAND, ss    }

AFFIDAVIT

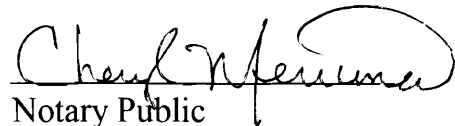
I, Phyllis Marley, of 423 Allen Avenue, Portland, Maine make this affidavit on behalf of Tucker Cianchette of Portland, Maine.

1. I was contacted by Tucker Cianchette who is conducting research at the City of Portland's request to make inquiry of, and obtain information from persons with real knowledge of the residential property located at 419 Allen Avenue, Portland, Maine; the subject matter of this sworn statement, said land and building thereon that physically abut my real property located at 423 Allen Avenue.
2. I own and reside in the property located at 423 Allen Avenue, with my husband, David Marley and have done so, since we purchased our property in 1960. I had a neighborly relationship with the prior owners of the 419 Allen Avenue property and that relationship caused my physical presence inside the physical house located on 419 Allen Avenue, on many and various occasions. Therefore, I have real knowledge regarding the residence and the existence of two independent living quarters.
3. For all intents and purposes it is my knowledge that the residential property located on 419 Allen Avenue, Portland, Maine has operated as a two-family home and was rented as such to tenants since the early 1990's. The property is, in fact, constructed as such, that is, a 2-family home having two independent living quarters for each family, two separate ingress and egress passages for each living quarter with full bathrooms, bedrooms, kitchens, living spaces and separate basements for each family.
4. I have no vested interest, personal, business, or otherwise in the information that is the subject matter of this affidavit, and my sworn statement.

Executed at Portland, Maine this 12<sup>th</sup> day of June, 2007

  
Affiant, Phyllis Marley

Subscribed and sworn to before me,

  
Notary Public

**CHERYL MERRIMAN**  
Notary Public, Maine  
My Commission Expires November 3, 2013

STATE OF MAINE                    }  
  }  
COUNTY OF CUMBERLAND, ss    }

AFFIDAVIT

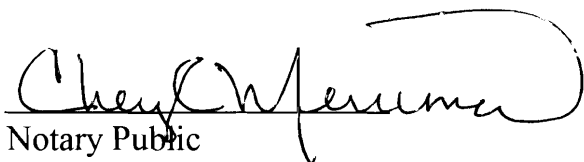
I, David Marley, of 423 Allen Avenue, Portland, Maine make this affidavit on behalf of Tucker Cianchette of Portland, Maine.

1. I was contacted by Tucker Cianchette who is conducting research at the City of Portland's request to make inquiry of, and obtain information from persons with real knowledge of the residential property located at 419 Allen Avenue, Portland, Maine; the subject matter of this sworn statement, said land and building thereon that physically abut my real property located at 423 Allen Avenue.
2. I own and reside in the property located at 423 Allen Avenue, with my wife, Phyllis Marley and have done so, since we purchased our property in 1960. I had a neighborly relationship with the prior owners of the 419 Allen Avenue property and that relationship caused my physical presence inside the physical house located on 419 Allen Avenue, on many and various occasions. Therefore, I have real knowledge regarding the residence and the existence of two independent living quarters.
3. For all intents and purposes it is my knowledge that the residential property located on 419 Allen Avenue, Portland, Maine has operated as a two-family home and was rented as such to tenants since the early 1990's. The property is, in fact, constructed as such, that is, a 2-family home having two independent living quarters for each family, two separate ingress and egress passages for each living quarter with full bathrooms, bedrooms, kitchens, living spaces and separate basements for each family.
4. I have no vested interest, personal, business, or otherwise in the information that is the subject matter of this affidavit, and my sworn statement.

Executed at Portland, Maine this 12<sup>th</sup> day of June, 2007

  
Affiant, David Marley

Subscribed and sworn to before me,

  
Notary Public

**CHERYL MERRIMAN**  
Notary Public, Maine  
My Commission Expires November 3, 2013

shall be controlling within the limits of the city.  
(Ord. No. 188-00, §6, 4-24-00; Ord. No. 214-01/02, § 1, 4-17-02)

**Sec. 10-2. Definitions.**

(a) Wherever the words "authority having jurisdiction" are used in the Life Safety Code, they shall be held to mean the chief of the fire department of the City of Portland, or his or her duly authorized representative.

(b) Wherever the word "municipality" or "city" is used in the Life Safety Code, it shall be held to mean the City of Portland.

(Ord. No. 188-00, §6, 4-24-00)

**Sec. 10-3. Amendments.**

The NFPA 101: Life Safety Code adopted by section 10-1 is amended and changed in the following respects:

- (a) Sections 14.5.2.2, 15.5.2.2, 16.5.2.2, 17.5.2.2, 26.5.2.2, 28.5.2.2, 29.5.2.2, 30.5.2.2, and 31.5.2.2 (Unvented Gas Heaters); *delete*.
- (b) Sections 12.3.5 and Section 13.3.5 (Automatic Sprinkler Systems); *delete*.
- (c) Section 7.2.2.4.6 (Guards Protecting Means of Egress) - Guards shall be a minimum of 36" for one family and two family dwelling units.
- (d) The provisions of the Code shall not apply to one family and two family dwelling units, unless such structures are being used for a purpose which requires a state license, including, but not limited to, day care facilities, or are rented in their entirety and are the subject of a complaint to the City's Office of Building Inspections and Code Enforcement.
- (e) Inspections. The Chief of the Fire Department, whenever any governmental agency having jurisdiction over a particular premises should request him to do



**From:** Gayle Guertin  
**To:** Jeanie Bourke  
**Date:** 7/12/2007 10:55:47 AM  
**Subject:** 419 Allen Ave. Legalization of non conforming dwelling unit

419 Allen Ave.  
CBL: 401 A017  
Owner: Tucker Chinchette

Sent out abutters as of 7/12/07.

Thanks, Gayle

**CC:** Ann Machado; Gayle Guertin; Marge Schmuckal

signed 7/11/07

**IMPORTANT NOTICE FROM CITY OF PORTLAND  
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF**

**Issues:** Tucker Cianchette, owners of the property located at 419 Allen Avenue Street, <sup>has</sup> ~~have~~ submitted an application to legalize <sup>one</sup> existing non-conforming dwelling unit <sup>two</sup> for a total of ~~two~~ dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

**Feedback:** If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315-389 Congress Street Portland, Maine 04101

**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-3695. The office hours are 8:00am to 4:00pm weekdays.

**IMPORTANT NOTICE FROM CITY OF PORTLAND  
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 419 ALLEN AVENUE**

**Issues:** Tucker J. Cianchette, owner of the property located at 419 Allen Avenue, has submitted an application to legalize one existing non-conforming dwelling unit for a total of two dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

**Feedback:** If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315, 389 Congress Street Portland, Maine 04101

**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-8695. The office hours are 8:00am to 4:00pm weekdays.

**IMPORTANT NOTICE FROM CITY OF PORTLAND  
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 419 ALLEN AVENUE**

**Issues:** Tucker J. Cianchette, owner of the property located at 419 Allen Avenue, has submitted an application to legalize one existing non-conforming dwelling unit for a total of two dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

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**IMPORTANT NOTICE FROM CITY OF PORTLAND  
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 419 ALLEN AVENUE**

**Issues:** Tucker J. Cianchette, owner of the property located at 419 Allen Avenue, has submitted an application to legalize one existing non-conforming dwelling unit for a total of two dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

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**IMPORTANT NOTICE FROM CITY OF PORTLAND  
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 419 ALLEN AVENUE**

**Issues:** Tucker J. Cianchette, owner of the property located at 419 Allen Avenue, has submitted an application to legalize one existing non-conforming dwelling unit for a total of two dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

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**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-8695. The office hours are 8:00am to 4:00pm weekdays.

401 A 017

11

11

419 Allen Ave

PLANCH  
KNOTE

City of Portland, Maine  
Department of Planning & Urban Development  
INVALID CURSOR POSITION

04 FEB 91  
09:24

CBL Listing for Post Cards:  
Fill with '\*' for all

Format - (CCC-1-BB-LLL)

C - Chart 1 - Chart letter B - Block L - Lot

|           |           |           |           |     |     |
|-----------|-----------|-----------|-----------|-----|-----|
| 401-A-005 | 401-A-033 | 376-B-008 | 375-D-005 | --- | --- |
| 401-A-013 | 401-A-045 | 376-C-005 | 375-D-006 | --- | --- |
| 401-A-014 | 401-A-018 | 375-C-034 | 375-D-009 | --- | --- |
| 401-A-015 | 376-B-003 | 375-C-035 | ---       | --- | --- |
| 401-A-017 | 376-B-004 | 375-D-001 | ---       | --- | --- |
| 401-A-030 | 376-B-005 | 375-D-002 | ---       | --- | --- |
| 401-A-032 | 376-B-006 | 375-D-003 | ---       | --- | --- |
| 401-A-031 | 376-B-007 | 375-D-004 | ---       | --- | --- |

Continue

Cancel

Done

## Gayle Guertin - 419 Allen Ave. Legalization of non conforming dwelling unit

**From:** Gayle Guertin  
**To:** Jeanie Bourke  
**Date:** 7/12/2007 10:55 AM  
**Subject:** 419 Allen Ave. Legalization of non conforming dwelling unit  
**CC:** Ann Machado; Gayle Guertin; Marge Schmuckal

419 Allen Ave.  
CBL: 401 A017  
Owner: Tucker Chinchette

Sent out abutters as of 7/12/07.

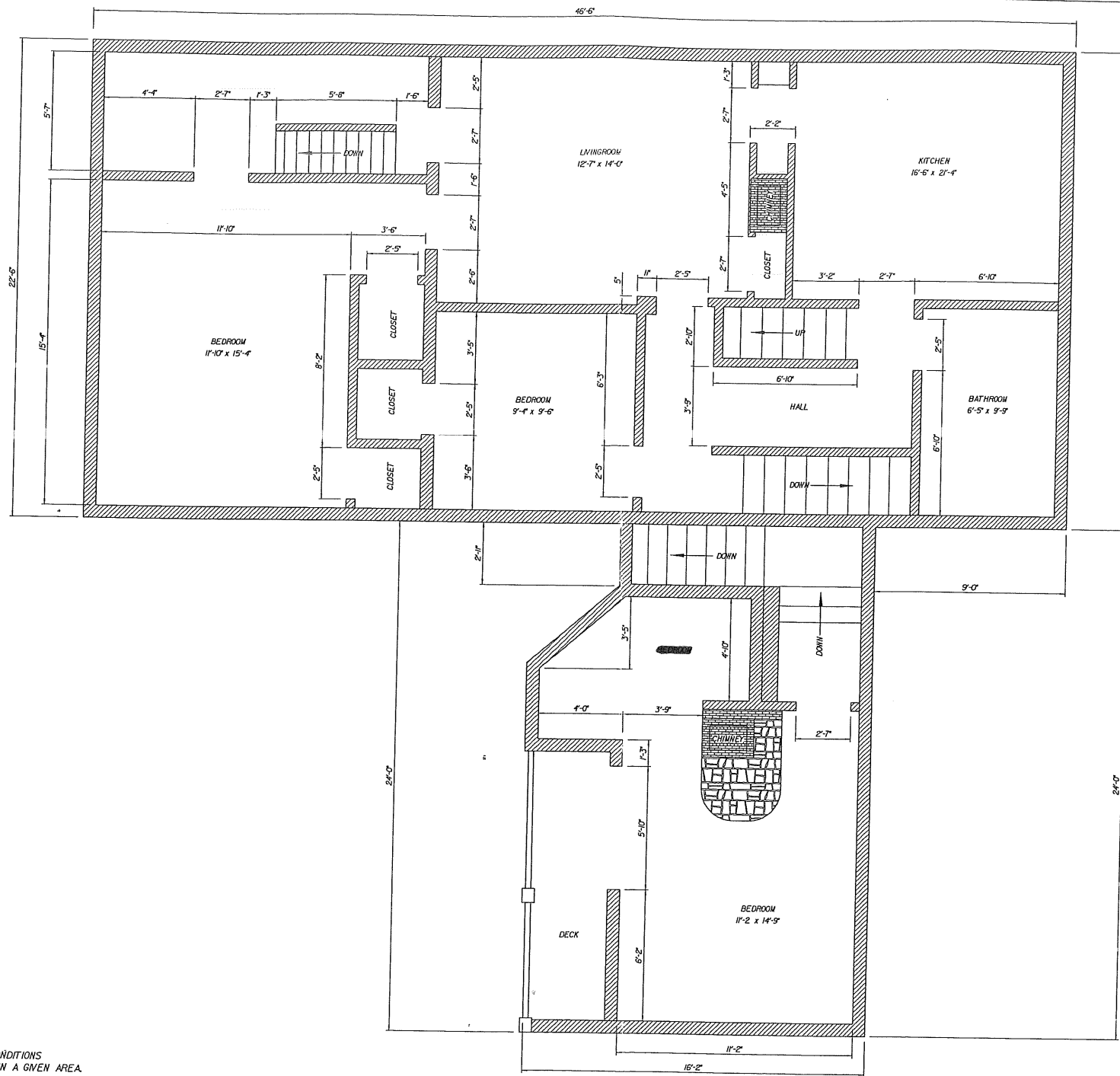
Thanks, Gayle

| CBL         | OWNER   | OWNER MAILING ADDRESS                  | PROPERTY LOCATION   | UNITS |
|-------------|---|--|---------------------|-------|
| 375 C005001 | NEWELL MICHAEL                                  | 10 BROOK RD<br>PORTLAND , ME 04103     | 10 BROOK RD         | 1     |
| 375 C034001 | KOMBAKIS PANAGIOTIS &<br>RALLOU KOMBAKIS JTS    | 410 ALLEN AVE<br>PORTLAND, ME 04103    | 410 ALLEN AVE       | 1     |
| 375 C035001 | NORTHGATE PLAZA                                 | 400 ALLEN AVE<br>PORTLAND, ME 04103    | 402 ALLEN AVE       | 1     |
| 375 D001001 | VICTOR DAVID J &<br>BARBARA R DOUGHTY JTS       | 35 BROOK RD<br>PORTLAND , ME 04103     | 35 BROOK RD         | 1     |
| 375 D002001 | GODIN CHRISTOPHER S                             | 29 BROOK RD<br>PORTLAND, ME 04103      | 29 BROOK RD         | 1     |
| 375 D003001 | BESSA RENATA                                    | 25 BROOK RD<br>PORTLAND, ME 04103      | 25 BROOK RD         | 1     |
| 375 D004001 | WILLETTE PAMELA H &<br>SEAN NELSON WILLETTE JTS | 17 BROOK RD<br>PORTLAND, ME 04103      | 17 BROOK RD         | 1     |
| 375 D005001 | RICKETT JESSICA D &<br>MARK E EMBURY JTS        | 5 BROOK RD<br>PORTLAND , ME 04103      | 5 BROOK RD          | 1     |
| 375 D006001 | SMITH KAREN E &<br>JUDITH A GRAVES JTS          | 400 SACO RD<br>STANDISH , ME 04084     | 428 ALLEN AVE       | 1     |
| 375 D007001 | SOTIROPOULOS FOTINE A                           | 432 ALLEN AVE<br>PORTLAND, ME 04103    | 432 ALLEN AVE       | 1     |
| 376 B003001 | SHEEHY LINDA S                                  | 13 BRAEBURN RD<br>PORTLAND, ME 04103   | 13 BRAEBURN RD      | 1     |
| 376 B004001 | MORRISON CATHERINE E                            | 9 BRAEBURN RD<br>PORTLAND, ME 04103    | 9 BRAEBURN RD       | 1     |
| 376 B005001 | COLLOM VINCENT E &<br>DEENA MALONE-COLLOM JTS   | 5 BRAEBURN RD<br>PORTLAND, ME 04103    | 5 BRAEBURN RD       | 1     |
| 376 B006001 | CAYER CHERIE M                                  | 436 ALLEN AVE<br>PORTLAND, ME 04103    | 436 ALLEN AVE       | 1     |
| 376 B007001 | JACKSON SCOTT &<br>STEPHANIE J JTS              | 440 ALLEN AVE<br>PORTLAND, ME 04103    | 440 ALLEN AVE       | 1     |
| 376 B008001 | MEANS JESSICA J &<br>DANIEL B SOULE II JTS      | 444 ALLEN AVE<br>PORTLAND, ME 04103    | 444 ALLEN AVE       | 1     |
| 401 A005001 | LL BEAN INC                                     | 15 CASCO ST<br>FREEPORT , ME 04033     | 1361 WASHINGTON AVE | 1     |
| 401 A005015 | LL BEAN INC                                     | 15 CASCO ST<br>FREEPORT , ME 04033     | 15 NORTHPORT DR     | 1     |
| 401 A005027 | LL BEAN INC                                     | 15 CASCO ST<br>FREEPORT , ME 04033     | 27 NORTHPORT DR     | 1     |
| 401 A005043 | LL BEAN INC                                     | 15 CASCO ST<br>FREEPORT , ME 04033     | 43 NORTHPORT DR     | 1     |
| 401 A005049 | LL BEAN INC                                     | 15 CASCO ST<br>FREEPORT , ME 04033     | 49 NORTHPORT DR     | 1     |
| 401 A005056 | LL BEAN INC                                     | 15 CASCO ST<br>FREEPORT , ME 04033     | 56 NORTHPORT DR     | 1     |
| 401 A005075 | LL BEAN INC                                     | 15 CASCO ST<br>FREEPORT , ME 04033     | 75 NORTHPORT DR     | 1     |
| 401 A005081 | WGME INC  | 81 NORTHPORT DR<br>PORTLAND , ME 04103 | 81 NORTHPORT DR     | 1     |
| 401 A013001 | LL BEAN INC                                     | 15 CASCO ST<br>FREEPORT , ME 04033     | 395 ALLEN AVE       | 1     |
| 401 A014001 | LL BEAN INC                                     | 15 CASCO ST<br>FREEPORT , ME 04033     | 401 ALLEN AVE       | 1     |
| 401 A015001 | LL BEAN INC                                     | 15 CASCO ST<br>FREEPORT , ME 04033     | 405 ALLEN AVE       | 1     |
| 401 A017001 | CIANCHETTE TUCKER J                             | 419 ALLEN AVE<br>PORTLAND , ME 04103   | 419 ALLEN AVE       | 1     |
| 401 A018001 | ANDERSON ROBERTA R                              | 455 ALLEN AVE<br>PORTLAND, ME 04103    | 455 ALLEN AVE       | 1     |

| <b>CBL</b>  | <b>OWNER</b>                                   | <b>OWNER MAILING ADDRESS</b>        | <b>PROPERTY LOCATION</b> | <b>UNITS</b> |
|-------------|--|-------------------------------------|--------------------------|--------------|
| 401 A030001 | MARLEY DAVID R WWII VET &<br>PHYLLIS R OR SURV | 423 ALLEN AVE<br>PORTLAND, ME 04103 | 423 ALLEN AVE            | 1            |
| 401 A031001 | WINTERS ROSE & CHARLES JTS                     | 445 ALLEN AVE<br>PORTLAND, ME 04103 | 445 ALLEN AVE            | 1            |
| 401 A032001 | CRANDON JEAN F                                 | 441 ALLEN AVE<br>PORTLAND, ME 04103 | 441 ALLEN AVE            | 1            |
| 401 A033001 | BROWN CLIFTON L KW VET &<br>MADALYN I OR SURV  | 427 ALLEN AVE<br>PORTLAND, ME 04103 | 427 ALLEN AVE            | 1            |

| <b>CBL</b>          | <b>OWNER</b> | <b>OWNER MAILING ADDRESS</b> | <b>PROPERTY LOCATION</b> | <b>UNITS</b> |
|---------------------|--------------|------------------------------|--------------------------|--------------|
| <b>Total Listed</b> | <b>33</b>    | <b>UNITS</b>                 |                          | <b>33</b>    |



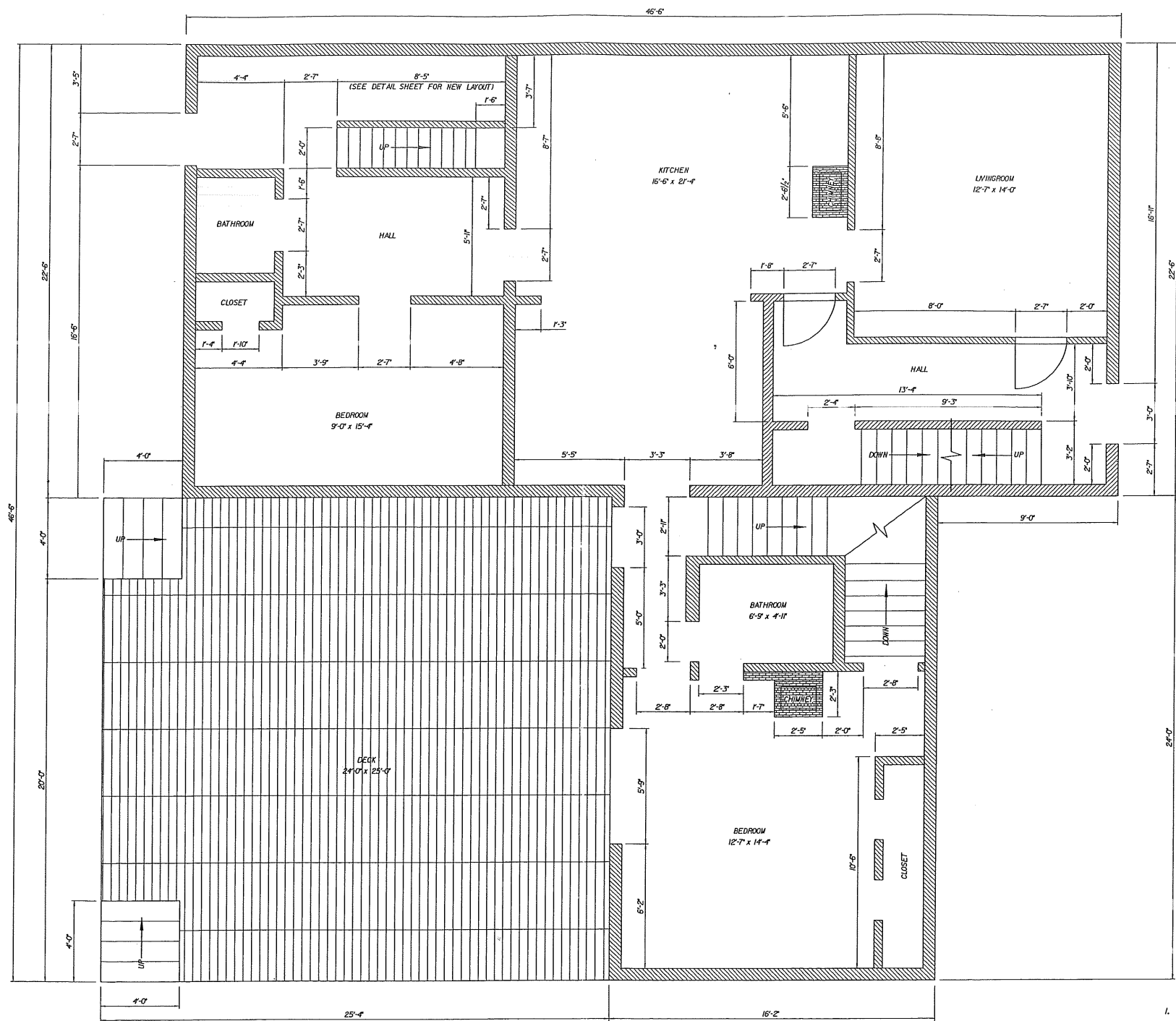


↓  
Alter

**NOTES:**

1. ALL EXISTING DIMENSIONS ARE APPROXIMATE.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK IN A GIVEN AREA.
3. ALL WORK SHALL CONFORM TO LOCAL AND STATE LAWS, ORDINANCES, AND PREVAILING ADDITIONS OF ADOPTED BUILDING CODES.

**2nd FLOOR PLAN**  
SCALE:  $\frac{3}{16}'' = 1'-0''$



Allen Ave.

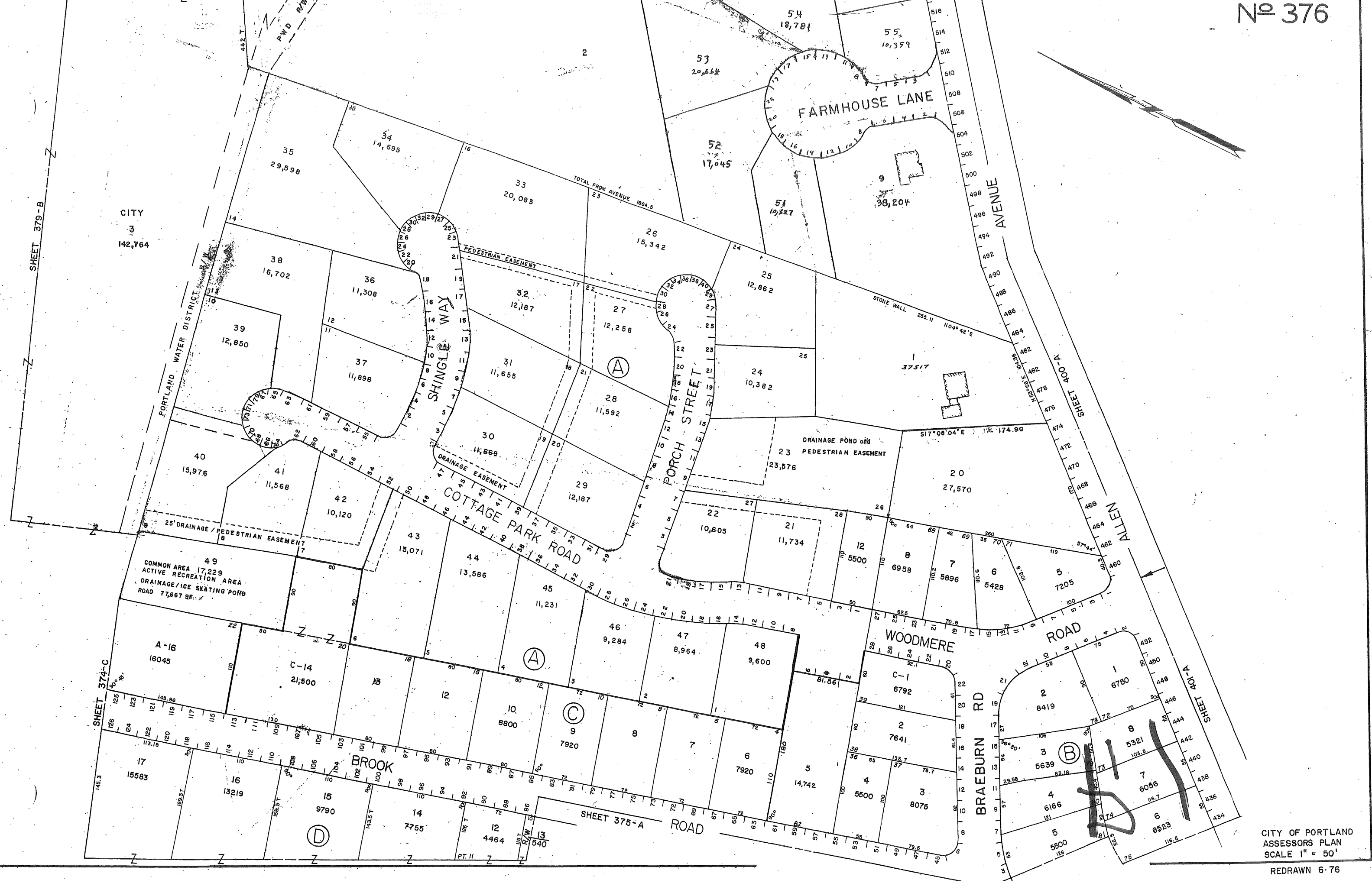
1st FLOOR PLAN  
SCALE: 3/16" = 1'-0"

- NOTES:
1. ALL EXISTING DIMENSIONS ARE APPROXIMATE.
  2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK IN A GIVEN AREA.
  3. ALL WORK SHALL CONFORM TO LOCAL AND STATE LAWS, ORDINANCES, AND PREVAILING ADDITIONS OF ADOPTED BUILDING CODES.



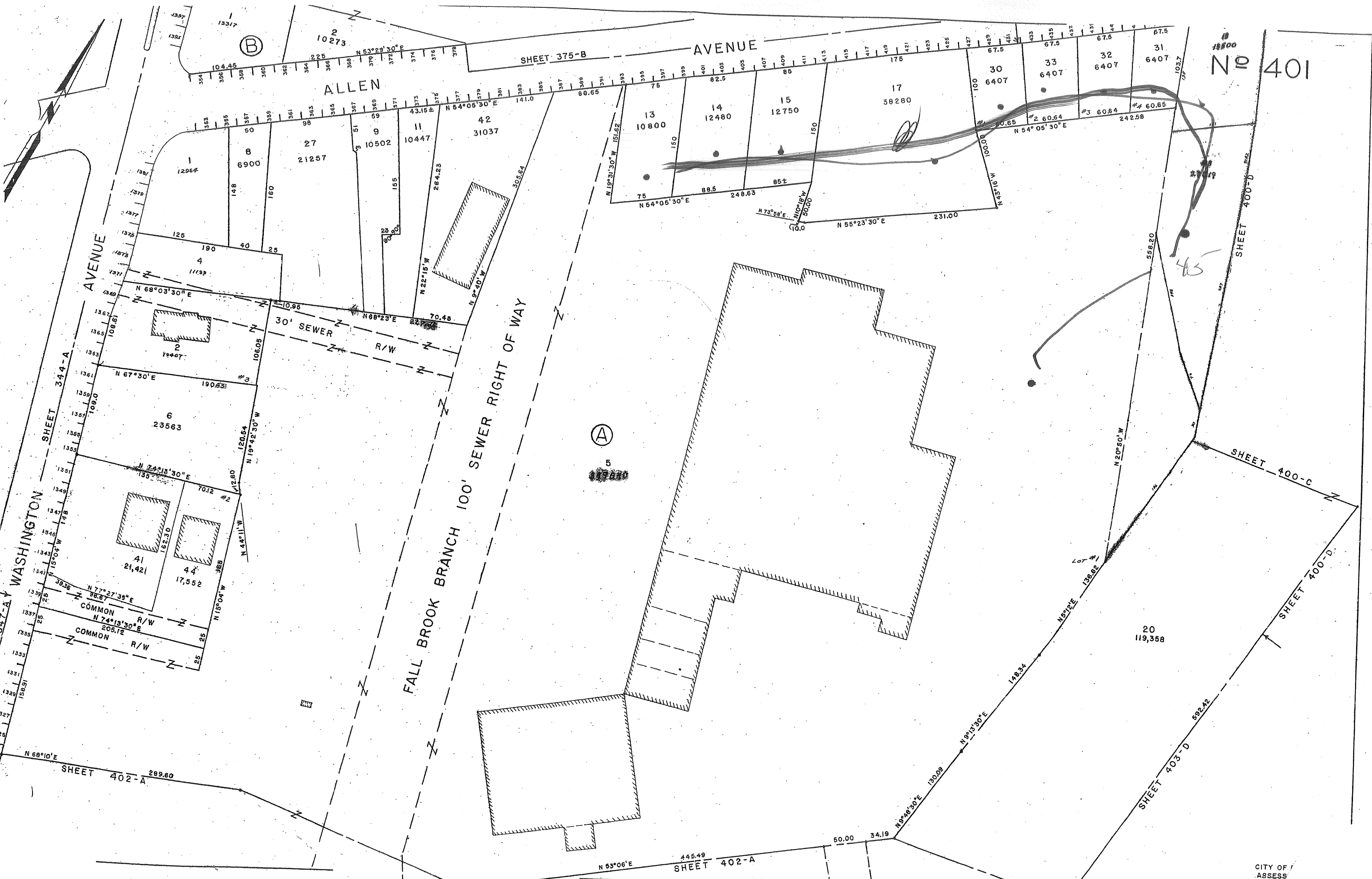
SHEET 379-B

CITY  
3  
142,764



CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1" = 50'

REDRAWN 6-76



(B)

(A)

No 401

WASHINGTON AVENUE

AVENUE

ALLEN AVENUE

FALL BROOK BRANCH 100' SEWER RIGHT OF WAY

30' SEWER R/W

SHEET 402-A

SHEET 402-A

SHEET 400-B

SHEET 400-C

SHEET 400-D

CITY OF ASSESS SCAL