

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the “f” key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

APL – all documents behind this target sheet pertain to the original application submitted by the Applicant.

REVIEW – all documents behind this target sheet pertain to those documents submitted to and from staff as part of the project review.

PBM1 – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

PBR1 - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

CC1 - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

DRC1 - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

MISC1 - all documents behind this target sheet are those that may not be included in any of the categories above.

436-A-19
1997-0077
135 Allen
Ave.
Change of
Use

REVIEW



CITY OF PORTLAND

January 23, 1998

Donna Lapp
125 Allen Avenue
Portland, ME 04103

Re: 135 Allen Avenue

Dear Ms. Lapp:

On January 15, 1998 the Portland Planning Authority granted minor site plan approval for a change of use from a two-family to a three-family at 135 Allen Avenue.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

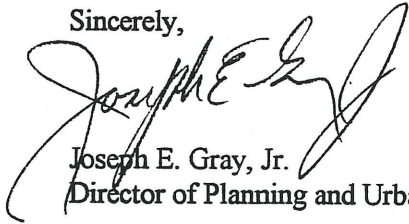
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

O:\PLAN\CORRESP\KANDIN\LETTERS\135ALLEN.WPD

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

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

19970077

I. D. Number

Lapp, Donna R.

Applicant

125 Allen Ave, Portland, ME 04103

Applicant's Mailing Address

Donna Lapp

Consultant/Agent

874-8210

Applicant or Agent Daytime Telephone, Fax

10/2/97

Application Date

Allen Ave 135

Project Name/Description

135 Allen Ave

Address of Proposed Site

436-A-019

Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units 35,019 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 \$300.00 Subdivision _____ Engineer Review _____ Date 10/2/97

Planning Approval Status:

Reviewer Kandice Talbot

Approved Approved w/Conditions See Attached Denied

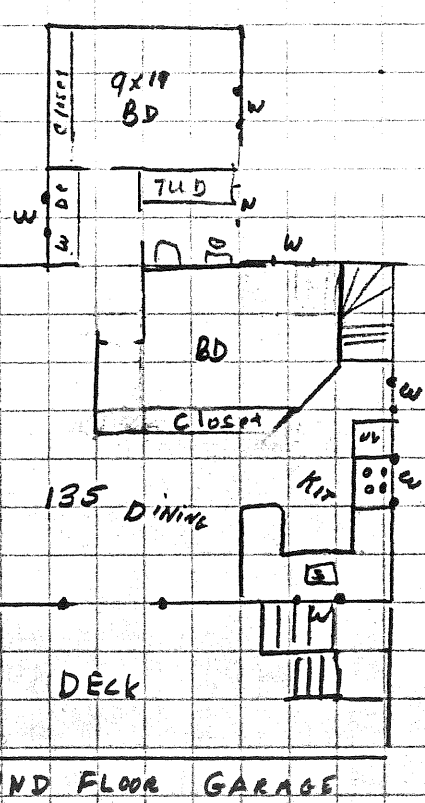
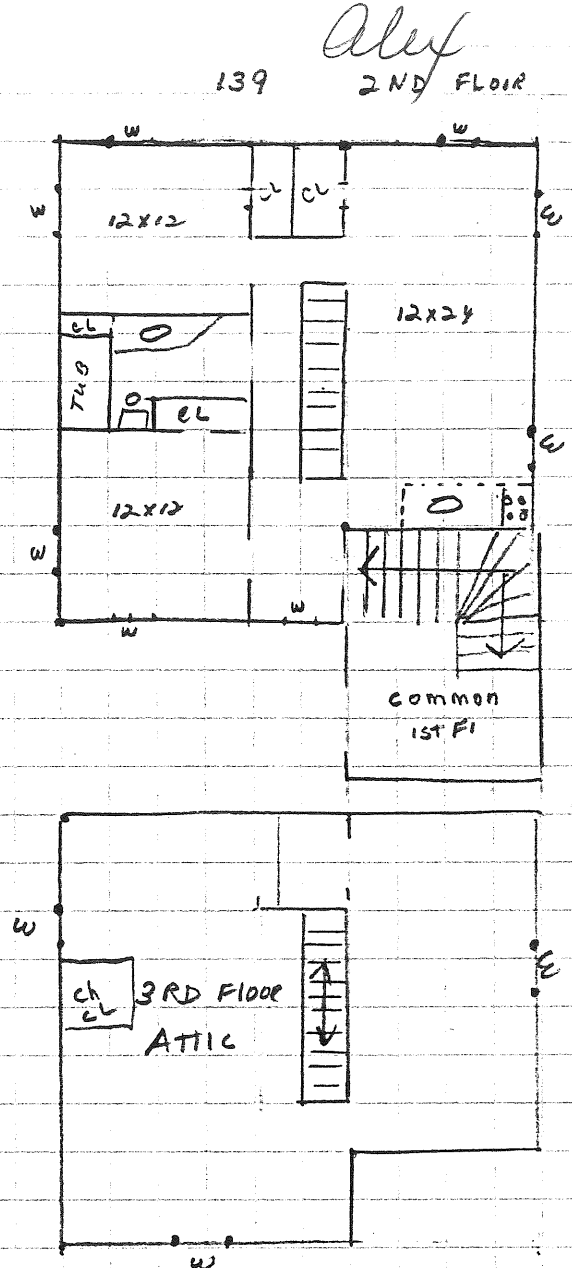
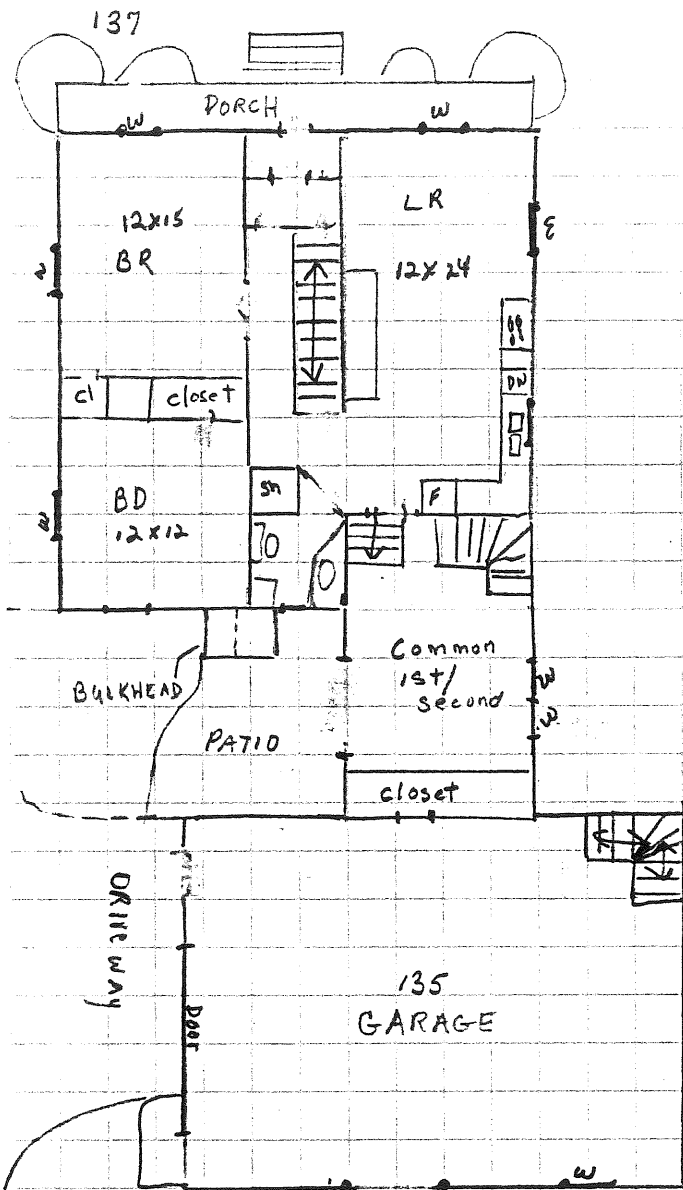
Approval Date 1/15/98 Approval Expiration 1/15/99 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit Kandice Talbot 1/15/98
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
<input type="checkbox"/> Defect Guarantee Released			



DONNA R. LAPP
 135-139 ALLEN AVE
 125 ALLEN AVE
 797-2408

SCALE
 $\frac{1}{4}'' = 3'$

N 27° 52' E 50'

52.87'

65.00'

148.00'

50.00'

105.00'

98° 17'

81° 43'

86° 45' 20"

98° 13'

C.L. & M. KERRIGAN

GRACE G. SIMONTON

FLORA E. IRELAND

152

153

154

NEW I.P.

113.00' ±
N 27° 54' E

NEW I.P.

86° 45' 20"

98° 13'

286.00' ±

200.00'
272.72'

R.W. & J.B. ROY

1.00' OFF
103.09'
SPK. IN PINE TREE

133.04'
N 58° 51' 20" W

NEW I.P.

NEW I.P.

47.97'
S 31° 01' 40" W

78° 28' 20"

106.50' ±
S 19° 37' W

NEW I.P.

90°

11° 31' 40"

TERRACE

STEVENS CAMPUS REALTY

400.00'
N 53° 53' W

LAND OF MINAT CORPORATION

102,700 SQ. FT. ±
2.36 ACRES

PARCEL NO. 1
67,120 SQ. FT.

PARCEL NO. 2
35,580 SQ. FT.

277.28'
N 70° 23' W

DIVISION OF

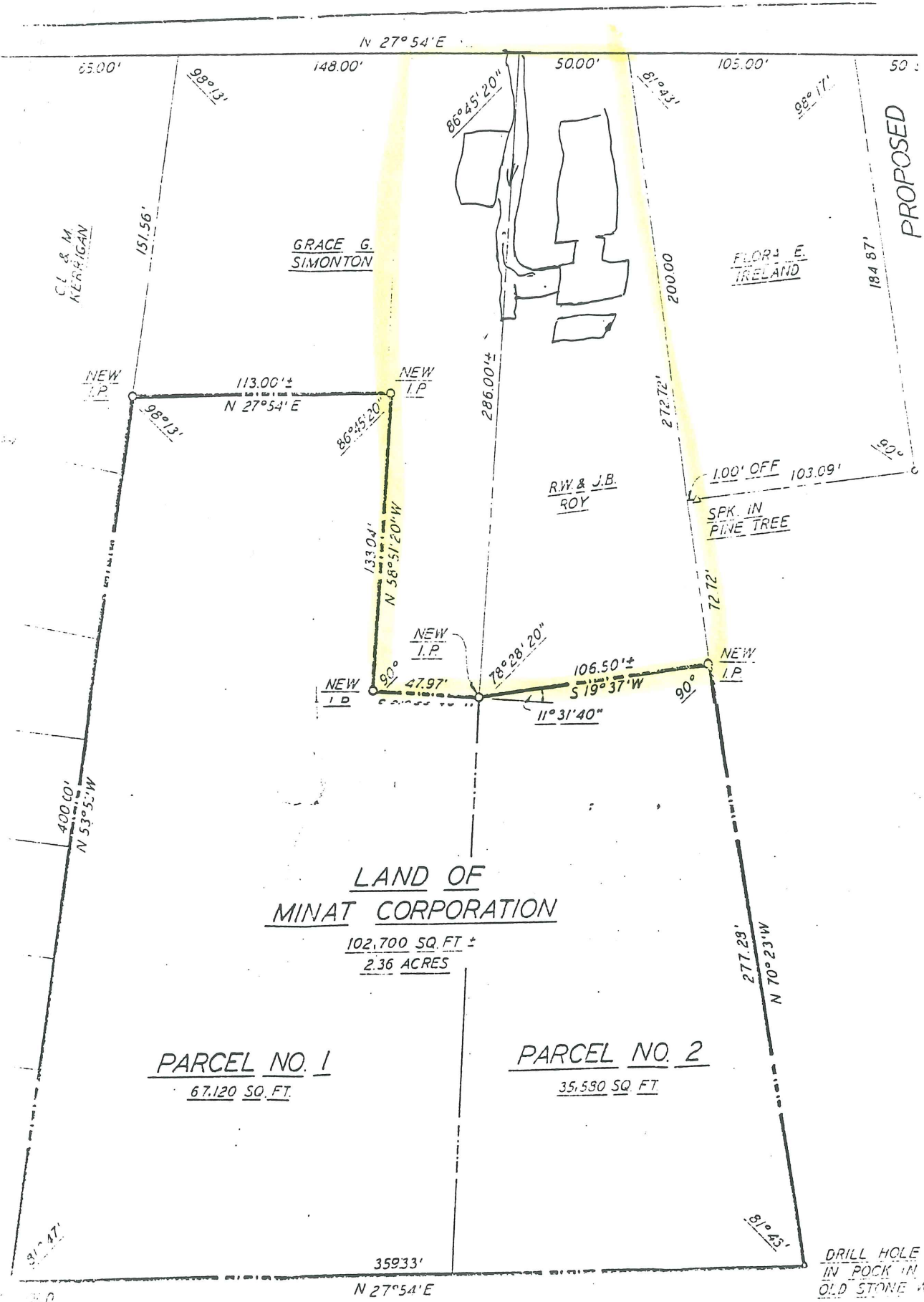
81° 47'

359.33'

N 27° 54' E

81° 43'

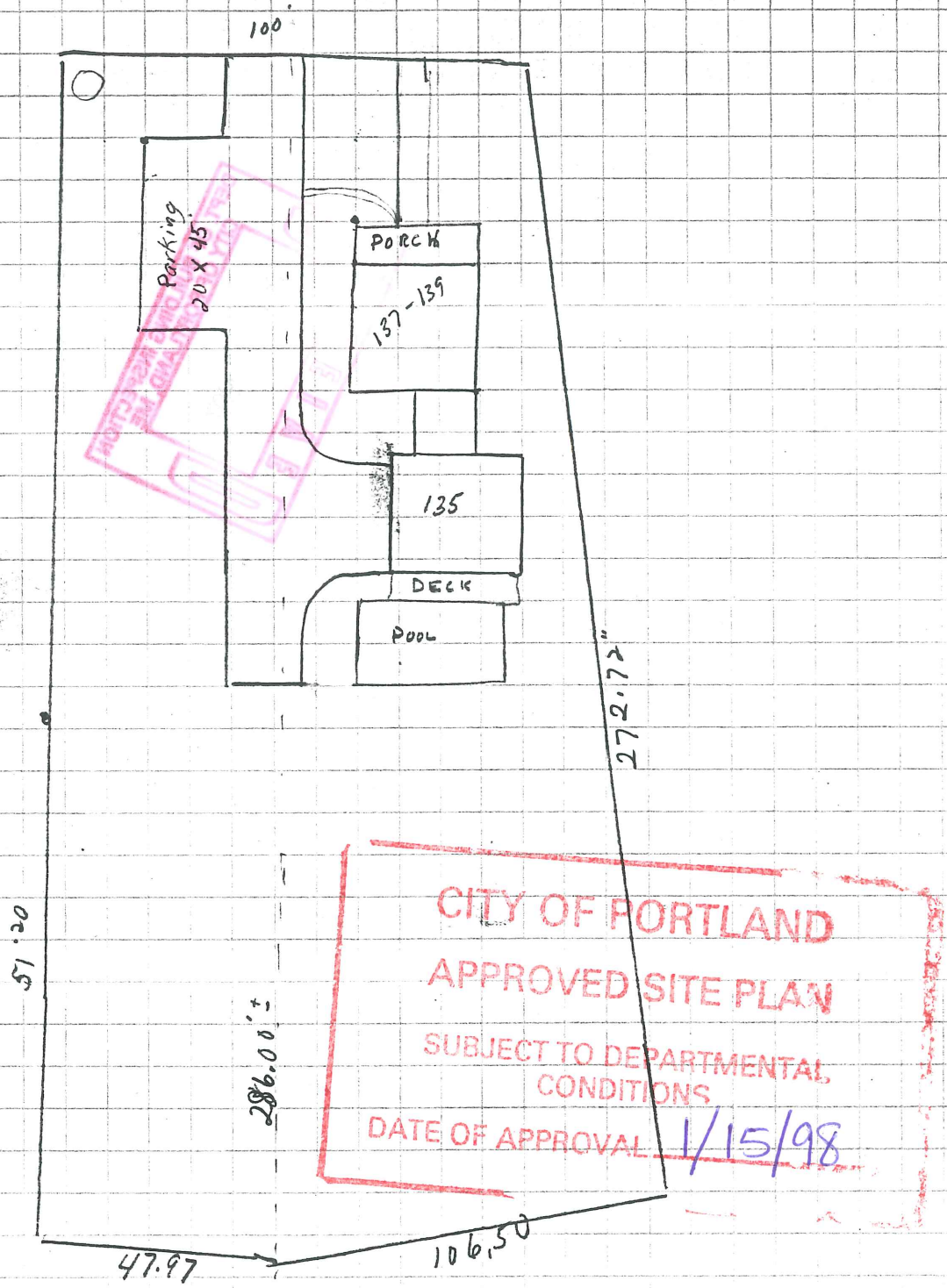
DRILL IN P...



DRILL HOLE
IN POCK IN
OLD STONE WALL

135-139 ALLEN AVE

DONNA R. LAPP
125 ALLEN AVE
797-2408



SCALE 1" = 40"

Owner:

Donna R. Lapp

125 Allen Avenue - 797-2408

Portland, ME 04103

1. Property at 135 Allen Ave is an existing 3 family residence. Apparently, it was only approved on record for a 2 family. Need approval for the third apartment. These apartments have existed since 1985. The main house had four bedrooms. The house was divided into two apartments. The second apartment which was approved in 1985 was located at the rear of the building over the garage. The building was bought in March of 1986.

2. No new building on site.

Land area: 38,050' ^{approx}

Floor area: 4,758 sq ft

3. None

4. Same as existing

5. Same as existing

6. Same as existing

7. Same as existing, no changes

8. None

9. N/A

10. See attached

11. None

Know all Men by these Presents,

That I, DONNA R LAPP,

of the City of Portland, County of Cumberland and State of Maine
in consideration of One Dollar (\$1.00) and other valuable consideration

paid by ROBERT W. ROY AND JUNE B. ROY

whose mailing address is 135 Allen Avenue, Portland, Maine 04103

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said ROBERT W. ROY AND JUNE B. ROY

their heirs and assigns forever, certain lots or parcels of land with the
buildings thereon, bounded and described as follows:

Commencing at a point on said southerly side of Allen Avenue marking the
present boundary between this Grantor and these Grantees; thence southerly
and along said Allen Avenue fifty (50) feet to a point; thence south
fifty-eight (58) degrees, fifty-one (51) minutes east one hundred fifty
(150) feet, more or less, to an iron post marking a corner of land of the
Minat Corporation; thence continuing south fifty-eight (58) degrees,
fifty-one minutes east and along land of said Minat Corporation one
hundred thirty-three (133) feet, more or less, to an iron post; thence by
a ninety (90) degree angle to the left and along land of said Minat Cor-
poration forty-eight (48) feet, more or less, to an iron post marking the
southerly corner of land presently owned by these Grantees; thence north-
westerly and along land presently owned by these Grantees two hundred
eighty-six (286) feet, more or less, to the point of beginning.

Also hereby conveying a certain lot or parcel of land, with the buildings
thereon, situated on the southeasterly side of Allen Avenue in the City
of Portland, County of Cumberland and State of Maine, and bounded and
described as follows: Commencing on Allen Avenue at the center of the
stone wall on the northeasterly boundary line of land formerly owned by
Charles B. Hawes and conveyed by him to Robert F. Green, and at the north-
westerly corner of land formerly of Adam Wilson, mroe recently of Ireland;
thence southwest by said line of Allen Avenue, fifty (50) feet, more or
less, to a stake; thence south $61^{\circ} 30'$ east by other land formerly of
said Hawes, now of Simonton, two hundred eighty-six (286) feet, more or
less, to a stake; thence north $16^{\circ} 59'$ east one hundred six and five
tenths (106.5) feet, more or less, to a stone wall; thence northwesterly,
on the center line of said stone wall, about two hundred seventy-three
(273) feet to Allen Avenue at the point of beginning.

This conveyance is subject to a certain lease of a portion of the premises
from the Grantee herein to the Grantors herein dated 3/6/86 and recorded
in the Cumberland County Registry of Deeds in Book 7226, Page 204.

Being the same premises conveyed to the Grantor herein by the Grantees
herein by Warranty Deed dated 3/6/86 and recorded in Book 7226, Page 205
and by corrective Warranty Deed of even date to be recorded herewithin
the Cumberland County Registry of Deeds.

The purpose of this deed is to correct a deed from the Grantor herein to
the Grantees herein dated 3/6/86 and recorded in said Registry of Deeds
in Book 7226, Page 207.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ROBERT W. ROY AND JUNE B. ROY

their heirs and assigns, to them and their use and behoof forever.

And I do **warrant** with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances except as aforesaid,

that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will **warrant and defend** the same to the said Robert W. Roy and June B. Roy

their heirs and assigns forever, against the lawful claims and demands of all persons.

Provided Nevertheless, that if the said Donna R. Lapp

her heirs, executors or administrators pay to the said Robert W. Roy and June B. Roy

their heirs, executors, administrators, or assigns, the sum of \$50,000.00 in accordance

of some or all of the above described premises, and until such payment shall pay all taxes and assessments on the granted premises, to whomsoever laid or assessed, and shall keep the buildings thereon insured against fire in a sum not less than all amounts due on said promissory note ~~dated~~, for the benefit of the said Grantee, and their executors, administrators and assigns, in such form and at such insurance offices as they shall approve, and shall not commit nor suffer any strip or waste of the granted premises, nor commit any breach of any covenant herein contained, then this Deed, as also said certain promissory note ~~dated 3/6/86~~ with ~~these presents given by the said~~

dated 3/6/86
note ~~bearing xxxxxxxx~~ with ~~these presents given by the said~~

~~to the said~~

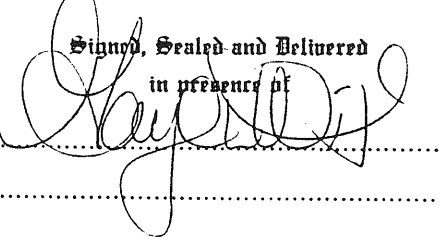
to pay the sum and interest at the time aforesaid, shall both be void, otherwise shall remain in full force.

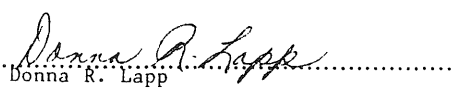
In Witness Whereof, I, the said Donna R. Lapp

~~xxx~~

~~husband/wife~~ of the said

~~joining in this deed xxxxxxxx~~ inquiring and conveying all rights by description and other rights in the above described premises, have hereunto set my hand and seal this June 26 day of the month of June, A.D. 19 87

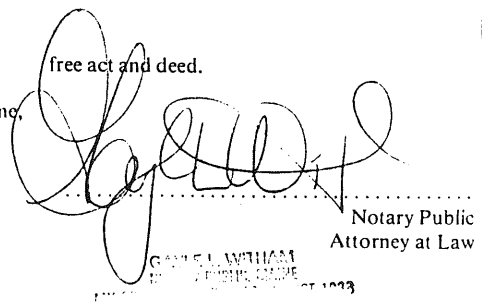
Signed, Sealed and Delivered
in presence of



Donna R. Lapp

State of Maine, County of Cumberland ss. June 26, 1987.

Then personally appeared the above named Donna R. Lapp

and acknowledged the foregoing instrument to be her
Before me,


Notary Public
Attorney at Law
GABRIEL W. THOMAS
NOTARY PUBLIC
MAINE
COMMISSION EXPIRES OCTOBER 1993

Printed name _____