

Inspection Services  
Michael J. Nugent  
Manager

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



**CITY OF PORTLAND  
LETTER OF INTENT**

May 1, 2001

John Mathews  
3 Candlwyk Terrace  
Portland, ME 04103

RE: 308 Allen Ave. (344 E007)

Dear Mr. Mathews,

Attached is a copy of a notice of violation dated August 16, 2000. An evaluation of the above property revealed that a towing business, storage yard and office trailer continues to operate on the property without benefit of approvals.

The above, described, condition continues to be in violation of Section 14-52 of the Municipal Zoning Ordinance and Section 6—107.1 of the Building Code.

Because of the continued noncompliance, this office is 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. Please feel free to contact me at 874-8700, if you wish to discuss the matter or have any questions.

Sincerely,

Mike Nugent  
Manager of Inspection Services

Renovations after fire complete  
CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 308 ALLEN AVI

Issued to LOCKHARTS BODY SHOP

Date of Issue 8/22/86

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. 86/00774, 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

APPROVED OCCUPANCY

ENTIRE

2 PARTS

Limiting Conditions:

NONE

This certificate supersedes certificate issued

Approved:

8/22/86

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies the nature 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.

*Frank Weisberg*  
8/22/86

Inspection Services  
Michael J. Nugent  
Manager



Department of Urban Development  
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Director

May 1, 2001

**CITY OF PORTLAND**  
**LETTER OF INTENT**

John Matthews  
3 Candlwyk Terrace  
Portland, ME 04103

RE: 308 Allen Ave. (344 E007)

Dear Mr. Matthews,

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Sincerely,

Mike Nugent  
Manager of Inspection Services

Inspection Services  
Michael J. Nugent  
Manager

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



## CITY OF PORTLAND

August 16, 2000

John Matthews  
3 Candlwyk Terrace  
Portland, ME 04103

RE: 308 Allen Ave. (344 E007)

Dear Mr. Matthews,

An evaluation of the above property revealed that a towing business, storage yard and office trailer have been placed on the property without benefit of approvals. The property is located in the R5 Zone where this use is not permitted.

The above, described, condition is in violation of Section 14-52 of the Municipal Zoning Ordinance and Section 6—107.1 of the Building Code. This is a notice of violation pursuant to Section 14-56 of the Municipal Zoning Ordinance and Section 6 – 116.2 of the Building Code. The property must be returned to the original permitted residential use within 30 days. A reinspection of the premises will occur on 9/15/00 at which time compliance is required.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Cesh 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 14-473 of the Municipal Zoning Ordinance and Section 121.5 of the Building Code. Please feel free to contact me at 874-8700, if you wish to discuss the matter or have any questions.

Sincerely,

Mike Nugent  
Manager of Inspection Services

344-E-7

City Of Portland  
Inspection Services  
RETURN OF SERVICE

On the 2nd day of May 2001, I made service of Letter of Trust  
upon, Robert Whitehead at Alber Ave Office

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 Phil Madison

By (describe other manner of service) \_\_\_\_\_

DATED: 5/2/01

[Signature]  
Signature of Person Making Service  
Title \_\_\_\_\_

I have received the above referenced documents

[Signature]  
Person Receiving Service  
Refused to sign  
Unable to sign

344-6-7

City Of Portland  
Inspection Services  
RETURN OF SERVICE

On the 2<sup>nd</sup> day of May, 2001, I made service of Letter of Protest  
upon John Myerthaus, at 330 Alder Ave  
(Cooblands')

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: 5/2/01

[Signature]  
Signature of Person Making Service  
CSO  
Title

I have received the above referenced documents  
[Signature]  
Person Receiving Service

Refused to sign  
 Unable to sign

344-E-001

CITY OF PORTLAND  
CITY CLERK

In re: Joseph Nightingale )  
d/b/a T&J Towing )  
Licensee )  
Petition to Revoke Towing/Wrecker  
Service License )

1. This petition is filed, pursuant to Portland Municipal Code §15-8(a)(5).
2. From and after August 16, 2000, the Licensee has conducted his towing business from premises situated at 308 Allen Avenue which is located in the R-5 Zone.
3. A towing business is not an allowable use in the R-5 Zone.
4. The Licensee has failed to post his current rates for services at his release facility as required by Portland Municipal Code §28-123(n)

WHEREFORE, your petitioner prays that, after notice and hearing, the City Clerk will revoke the Towing/Wrecker Service License (hereinafter "License") of Joseph Nightingale, d/b/a T&J Towing, and grant such other and further relief as to the Clerk seems just.

Dated: May 22, 2001.  
  
Michael J. Nugent  
Director of Inspection Services

NOTICE OF HEARING

To: Joseph Nightingale  
d/b/a T&J Towing

Pursuant to Portland Municipal Code §15-10(b), the foregoing Petition to Revoke the said License is scheduled for hearing before the City Clerk on Tuesday, June 5, 2001, at 9:00 a.m. in Room 211 at Portland City Hall.

Dated: May 22, 2001.  
  
Jonathan Pratt  
Deputy City Clerk

**SERVICE OF PETITION**

On \_\_\_\_\_, 2001, I served a copy of the foregoing Petition to Revoke License upon Joseph Nightingale, owner, of Joseph Nightingale d/b/a T&J Towing.

\_\_\_\_\_  
Code Enforcement Officer



Inspection Services  
Michael J. Nugent  
Manager

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



## CITY OF PORTLAND

August 16, 2000

John Matthews  
3 Candlwyk Terrace  
Portland, ME 04103

RE: 308 Allen Ave. (344 E007)

Dear Mr. Matthews,

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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 14-473 of the Municipal Zoning Ordinance and Section 121.5 of the Building Code. Please feel free to contact me at 874-8700, if you wish to discuss the matter or have any questions.

Sincerely,

Mike Nugent  
Manager of Inspection Services

City Of Portland  
Inspection Services  
RETURN OF SERVICE

On the 17<sup>th</sup> day of August, 2000, I made service of the Notice of  
upon, Violation at ALLEN AVE. PORTLAND.

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 JAMES DUNSON.

By (describe other manner of service) \_\_\_\_\_.

DATED: 8/17/00

James D. Ray  
Signature of Person Making Service

CEO

Title

I have received the above referenced documents

James Dunson  
Person Receiving Service

\_\_\_\_ Refused to sign

# City of Portland Housing - Inspection

Old Style

344-E-007

Compliance ? Code	Int/Ext	Floor	Unit No	Area	Repair Code
<input type="checkbox"/> 6-116.6	INT			Notes: BASEMENT LAUNDRY ROOM PIPES APPEAR TO HAVE FRIABLE ASBESTOS	
<input type="checkbox"/> 6-113.3	INT			Notes: BASEMENT REAR STAIRWAY NEEDS TO BE LIGHTED	
<input type="checkbox"/> 6-113.3	INT			Notes: BASEMENT FURNACE SPOTLIGHT SHOULD BE AN INCANDESCENT BULB	
<input type="checkbox"/> 6-114.3	INT			Notes: BASEMENT FUEL DRUM APPEARS TO HAVE LEAKAGE AT FILTER	
<input type="checkbox"/> 6-114.3	INT			Notes: BASEMENT OIL FURNACE THERE IS A LEAK AT THE FIREMATIC VALVE	

Owner / Manager:	
Parcel Id:	# of Units:
344-E-00700101	
Inspector:	
Status:	
Red 10+ Violations	
Date & Time Requested:	
Oct 13, 1995 at 10:29 AM	
Date of Inspection:	
Friday, October 13, 1995	
Reinspect By:	
Tuesday, December 12, 1995	
Reason For Inspection:	
Notes:	
Letter Info: 10/13/95: N O H C, 10/13/95: SMK DTR, 6/6/96: RLS FRM PSTG	

6.  6-113.5 INT

Notes: BASEMENT HOT WATER HEATER NEEDS A JUNCTION BOX AT WIRECONNECTION

7.  6-108.4 INT

Notes: 2ND FL; APT #2 REAR STAIRS NEED A HANDRAIL

8.  6-108.1 INT

Notes: 2ND FL; APT #2 REAR STAIRWAY LARGE OPEN AREAS AROUND THE DOOR & EXTERIOR WALL

9.  6-108.3 EXT

Notes: 2ND FL; APAT #2 REAR ROOM WINDOW IS BROKEN

10.  6-108.3 EXT

Notes: 2ND FL; APT #2 KITCHEN WINDOW IS BROKEN

11.  6-108.3 EXT

Notes: 1ST & 2ND FLRS ALL STORM WINDOWS NEED TO BE REPLACED

12.  6-108.2 INT

Notes: 2ND FL; APT #2 BATHROOM WALL PLASTER NEEDS TO BE REPAIRED

13.

<input type="checkbox"/>	6-108.3	EXT
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Notes: 2ND FL; APT #2 STAIR LANDING HAS A BROKEN WINDOW

14.

<input type="checkbox"/>	6-108.2	INT
--------------------------	---------	-----

Notes: 1ST FL; APT #1 BATHROOM CEILING HAS PEELING PAINT

15.

<input type="checkbox"/>	6-108.4	EXT
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Notes: 1ST FL; APT #1 REAR GRANITE STAIRS ARE NOT LEVEL

16.

<input type="checkbox"/>	6-108.1	EXT
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Notes: 1ST FL; APT #1 FRONT PORCH WINDOWS HAVE NO GLASS