

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

Permit No: 09-1125	Issue Date:	CBL: 014 N002001
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Location of Construction: 224 Eastern Promenade	Owner Name: Morning Eastern Promenade Llc	Owner Address: Po Box 4271	Phone:
Business Name:	Contractor Name: Jeromey House	Contractor Address: 9 Howard St. Portland	Phone 2076719831
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone:

Past Use: Vacant / Two Family	Proposed Use: Demolition of entire building to foundation and saving materials for reuse.	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 1
Proposed Project Description: Demolition of entire building to foundation and saving materials for reuse		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied				
Signature: Date:				

Permit Taken By: gg	Date Applied For: 10/09/2009	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied Date:
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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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/22/2009
Note: **Ok to Issue:**

- 1) The legal use of the property at this time is two dwelling units.
- 2) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.

Dept: Building **Status:** Pending **Reviewer:** Residential Plan Revie **Approval Date:**
Note: **Ok to Issue:**

Comments:

10/9/2009-amachado: Legal use of building is unclear. Evidence points to either two or three dwelling units. Need to explore further.

10/13/2009-amachado: Left voicemail for Jeromey House. Need to know number of units in the building. Planning to rebuild? What are the existing setbacks?

10/13/2009-amachado: Spoke to Jeromey. He said that the setback is about 6' from the sidewalk. Buidling is legally nonconforming as to land area and setbacks. Has a year to rebuild. Needs to talk to planning because of replacement housing issues. He is going to have Crandall Toothaker call me.

10/20/2009-amachado: Met with Danielle and Barbara. Still looking at information to determine the legal use of the buildidng. Spoke to Crandall Toothaker and asked him to submit the street directories from the property from 1971- 1975.

10/22/2009-amachado: Crandall submitted street directories from 1968 - 1978 on 10/20/09. Reviewed them with Barbara and Danielle. The building was either vacant or at most had two tenants. From all the information compiled, building permits, inspection reports, pre-1957 assessor's card and the street directories, the legal use of the building is two dwelling units.

10/22/2009-amachado: Gave permit to front staff to schedule pre-demolition inspection.

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