

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**

Permit Number: 050336  
APR - 8 2005

**CITY OF PORTLAND**

This is to certify that Buchanan Donna /M & M Builders

has permission to Demolish barn to make room for addition

AT 52 Atlantic St Permit No. 016 E008001

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 written permission procured before this building or part thereof is altered or closed-in. **HEAR 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

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 05-0336	Issue Date: <b>PERMIT ISSUED</b> APR - 8 2005	CBL: 016 E008001
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Location of Construction: 52 Atlantic St	Owner Name: Judy & Justin George	Owner Address: 233 Smith Road	Phone: 519-2445
Business Name:	Contractor Name: M & M Builders	Contractor Address: 16 Tenney Street Yarmouth	Phone: 207-874-60774
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	Zone: R6

Past Use: Barn - attached to a 2 residential dwelling unit building	Proposed Use: Demolish barn to make room for addition	Permit Fee: \$39.00	Cost of Work: \$1,900.00	CEO District: 1
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: demolition
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Proposed Project Description: Demolish barn to make room for addition	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> 4/7/05
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
---	--

Signature:	Date:
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Permit Taken By: Idobson	Date Applied For: 03/31/2005	<b>Zoning Approval</b>	
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<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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>off with concrete</i> Date: <i>3</i> 4/6/05</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>3</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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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 APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

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

<b>Permit No:</b> 05-0336	<b>Date Applied For:</b> 0313112005	<b>CBL:</b> 016 E008001
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<b>Location of Construction:</b> 52 Atlantic St	<b>Owner Name:</b> Judy & Justin George	<b>Owner Address:</b> 233 Smith Road	<b>Phone:</b> ( ) 319-2445
<b>Business Name:</b>	<b>Contractor Name:</b> M & M Builders	<b>Contractor Address:</b> 16 Tenney Street Yarmouth	<b>Phone:</b> (207) 846-0774
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Demolitions	

<b>Proposed Use:</b> Demolish barn to make room for addition	<b>Proposed Project Description:</b> Demolish barn to make room for addition
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/06/2005**Note:** **Ok to Issue:** 

- 1) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) 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.
- 4) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

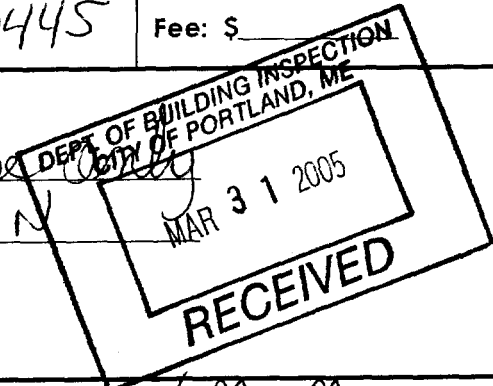
**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/07/2005**Note:** **Ok to Issue:** 

- 1) An inspection is required before demolition

# All Purpose Building Permit Application for Demolition of A Structure

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>52 Atlantic Street</u>		
Total Square Footage of Proposed Structure <u>198 sq. ft.</u>	Square Footage of Lot <u>2554</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>16</u> Block# <u>E</u> Lot# <u>8</u>	Owner: <u>Judy, Justin George</u>	Telephone: <u>3192445</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Judy &amp; Justin George 3192445</u>	Cost Of Work: \$ <u>1,900</u> Fee: \$ _____
Current use: <u>BARN is vacant</u>		
if the location is currently vacant, what was prior use: <u>Storage</u>		
Approximately how long has it been vacant: <u>unknown</u>		
Project description:		
<b>DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION</b>		
Contractor's name, address & telephone: <u>Mark Maloney (M + M Construction) 329-4875</u>		
Whom should we contact when the permit is ready: <u>Judy George</u>		
Mailing address: <u>233 Smith Road Wilton NH 04062</u>		
		Phone: <u>3192445</u>



**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*I hereby certify that I am the Owner of record of the named 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.*

Signature of applicant: <u>Judy George</u>	Date: <u>March 29, 2005</u>
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This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting in addition with this permit. please inquire with support staff



# Maine Department of Environmental Protection

Asbestos/Lead Unit  
17 State House Station  
Augusta, Me 04333-0017

Tel (207) 287-2651 FAX (207) 287-7826



faxed 6:40am  
3/30/05

## Building Demolition Form (BDF)

### A) Pre-Demolition Building Inspection and Abatement Information

#### Important Notice: This Notification is Required by Law

Maine Law requires that buildings be inspected for asbestos and that asbestos-containing materials be removed from any building prior to demolition. Demolition means the tearing down or intentional burning of a building or part of a building. This includes any institutional, commercial, public, industrial, or residential building. Inspection and/or removal of more than 3 square feet or 3 linear feet of asbestos-containing materials must be performed by an asbestos firm licensed by the ME DEP.

Municipalities are requested to have applicants for demolition permits complete this form prior to the issuance of a demolition permit. The Department also requests that a demolition permit **Not** be issued to an applicant for a "no" answer to any of the questions below. Please call (207) 287-2651 with any questions.

Please answer all questions:

- yes  no Has the building been inspected by a ~~DEP licensed asbestos~~ consultant?
- yes  no If asbestos was found, has a 10 day notification sent to DEP?
- yes  no  n/a Has the asbestos (if any) been removed by a DEP licensed asbestos contractor?

Ciferum  
Mooney Engineers

Note: This form constitutes notification to the Department when asbestos is not present in the building being demolished.

### B) General Information

property address: 52 Atlantic Street Portland ME 04101	asbestos survey performed by: (name & address)
telephone: 319 2445 (207)	telephone:
property owner: (name & address) Judy George 52 Atlantic St. Portland	asbestos abatement contractor: (name & address)
telephone: (207) 319 2445 04101	telephone:
demolition contractor: (name & address) Mark Maloney MAM Construction	demolition start date: April 7, 2005 +/-
telephone: (207) 329-4875	demolition end date: April 9, 2005 +/-
	building type: (commercial, residential, etc.) residential

Once filled out, please fax or mail immediately to DEP

Original to DEP

Copy to Municipality

Copy to Owner or Operator

**City of Portland  
Inspection Services Division  
Demolition Call List and Requirements**

Site Address: 52 Atlantic St.  
Structure Type: Barn

Owner: Judy/Quentin George  
Contractor: TBO (M&M Contractors)

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
Central Maine Power	1-800-750-4000	Karen/Gary Hawks 3/29/05
Verizon	1-800-941-9900	Mrs. Greer 3/29/05
Northern Utilities	797-8002 ext 6241	Mark 3/29/05
Portland Water District	7745961 x 3073 761-8310	Donna/Kevin 3/29/05
Time Warner Cable Co.	253-2222	Amhead conf. # 3/29/05
Dig Safe ***	1-888-344-7233	Ken 2005/40 3/29/05

\*\*\*(After Call, There is a wait of 72 Business Hours before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
DPW/ Traffic Division	874-8891	(L. Cote) O.K. 3/29/05
DPW/ Forestry Division	874-8389	(J. Tarling) 3/29/05
DPW/ Sealed Drain Permit	874-8822	(C. Merritt) Carol Merritt 3/29/05
Building Inspections (Insp. Req'd.)	874-8703	LANNIE 3/29/05
Historic Preservation	874-8726	Bob Andronico 3/29/05
Fire Dispatcher	874-8576	Ben Diam 3/29/05
DEP - Environmental (Augusta)	287-2651	Sandy/John 3/29/05

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:  
 Demo / Reno Clerk  
 US EPA Region I (SEA)  
 JFK Federal Building  
 Boston, MA 02203

**ADDITIONAL REQUIREMENTS:**

- 1) Written Notice to Adjoining Owners: Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. Provide a list of those notified and a copy of the notification sent with your completed application.
- 2) A Photo of the Structure(s) to be demolished must be submitted with your application.
- 3) Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.

I have contacted all of the necessary companies / departments as indicated above and attached all required documentation.

Signed: Judy George Date: 3/29/05



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

ANGUS S KING, JR.  
GOVERNOR

MARTHA KIRKPATRICK  
COMMISSIONER

## Demolitions and Asbestos

To: Code Enforcement Officers and Municipal Officials  
From: Ed Antz, Asbestos/Lead Hazard Prevention Program  
Subject: Asbestos Issues During Building Demolitions  
Date: September 2000

### 1) Overview

In Maine, building demolitions happen on a regular basis. Many of the demolitions occur in older buildings that are likely to contain some asbestos products, particularly in or on heating (HVAC), wall floor, and ceiling systems. These demolition projects may be happening without the proper protection of employees, the general public, and the environment. It is important to remember that state and federal laws require that owners have buildings inspected and have any asbestos products properly removed prior to demolition. The Maine DEP is forwarding this information to municipal officials in an effort to increase awareness of and compliance with applicable rules, resulting in less asbestos exposure to the general public, demolition site personnel, and the environment.

### 2) What Can Municipalities Do To Help?

Municipalities can greatly assist the people of Maine and the Department by joining with the DEP and the US EPA to ensure that asbestos is properly managed during demolitions. *Specifically, municipalities can hand out appropriate information, issue demolition permits only to persons who can demonstrate that they will properly handle the asbestos, and mail or fax the building demolition (BDF) report form to the Department.* The following check-off list can be used:

- A) \_\_\_\_\_ *Provided "Asbestos Fact Sheet" to Applicant*
- B) \_\_\_\_\_ *Had applicant fill out "Building Demolition Form" (BDF)*
- C) \_\_\_\_\_ *Did not issue Demolition Permit to Applicant not answering "Yes" to three questions on BDF Form (OPTIONAL BUT SUGGESTED)*
- D) \_\_\_\_\_ *Municipality faxed (or mailed) BDF Form to DEP at 287-7826.*

### 3) What Are The Rules?

Simply stated, state and federal asbestos rules and regulations require that buildings be inspected for asbestos products and have them removed prior to demolition. The inspection and removal operations must be performed by DEP-licensed companies under regulated and controlled conditions.

### 4) Using The Building Demolition Report Form

The purpose of this form is to ensure that an applicant has the correct information to properly remove asbestos from a building prior to demolition. The form asks three questions and records some basic information that the DEP may need during follow-up inquiries. The Form has two parts which need to be filled out by the applicant. The first section on the Form, Pre-Demolition Building Inspection and

AUGUSTA  
17 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0017  
(207) 287-7688  
RAY BLDG.. HOSPITAL ST.

BANGOR  
106 HOGAN ROAD  
BANGOR, MAINE 04401  
(207) 941-4570 FAX: (207) 941-4584

PORTLAND  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE  
1335 CENTRAL DRIVE, SKYWAY  
PRESQUE ISLE, MAINE 04769  
(207) 764-0477 FAX: (207) 764-1537



# Maine Department of Environmental Protection

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## Demolition Fact Sheet

Contact: phone (207)-287-2651

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This Fact Sheet provides a brief overview of the regulatory requirements pertaining to asbestos demolition activities in Maine. This document addresses the basic requirements. Should you require detailed information or have a specific question, please call (207) 287-2651.

### What is Asbestos?

Asbestos is naturally occurring mineral, very strong and heat resistant, which has been made into nearly three thousand products. It is found on heating and domestic water systems (pipes, boilers, gaskets, tanks, elbows and tees), spray-on insulation (fireproofing and acoustical purposes), flooring components (vinyl tiles and linoleum) and drop-in ceiling systems (ceiling tiles). Asbestos-containing materials (ACM) are also found in building materials, such as siding (shingles or sheets) and roofing, used on the outside of buildings.

### When do Maine's Asbestos Regulations apply?

Any (single) demolition activity that involves the removal of ACM in quantities greater than 3 square or 3 linear feet is subject to the requirements of 38 M.R.S.A. Title 38 Sections 1271 to 1284 (Maine statute) and Chapter 425, Asbestos Management Regulations (DEP regulation). Demolition means the tearing down or intentional burning of a building or part of a building. This includes any institutional, commercial, public, industrial or residential building. **Be advised that Maine and federal regulations require that all ACM be removed from a building (or affected portions thereof) before it is completely or partially torn down.**

### What are Maine's requirements?

*A* Maine regulations require that notification of the demolition activity be sent to the Department 10 days prior to the activity; that companies performing the removal be licensed with the Department; that individuals working for the licensed companies be certified with the Department; that the work be performed under controlled conditions (specific work practices consisting of reduced pressure enclosures and wet methods) by properly protected employees; and that inspection, project design and clearance standards (air testing) be met. Finally Maine regulations require that asbestos be properly stored in fiber-tight containers, be transported by DEP-permitted vehicles, and be disposed in a landfill licensed to accept the type of waste generated (friable or non-friable).

### What are the Federal Asbestos requirements?

The federal government under the National Emissions Standards for Hazardous Air Pollutants (NESHAPs) also regulates asbestos demolitions. Specifically, the NESHAPs requires that facilities be inspected thoroughly for asbestos products, that the owner/operator notify the federal government 10 days prior to the project, and that friable asbestos (any loose, crumbly material) be removed prior to demolition. The federal government and the Department have worked out an agreement that allows notification to the Department to constitute notification to the federal government as well. All demolitions, asbestos-containing or not, must be reported, excluding residential units (<5).

### Simply, What Can I Do To Be In Compliance?

As soon as possible before demolition, building owners need to hire an asbestos consultant or asbestos contractor (with consulting experience) to inspect and make recommendations about demolition options. An up to date list of asbestos companies is available from the Department as is technical assistance following inspection.



This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	016 E008001
Location	52 ATLANTIC ST
Land Use	TWO FAMILY
Owner Address	BUCHANAN DONNA 201 HARVARD ST PORTLAND ME 04103
Book/Page	/
Legal	16-E-8 ATLANTIC ST 50-52  2554 SF

Current Valuation Information

Land	Building	Total
\$31,290	\$105,950	\$137,240

New Estimated Valuation information

Land	Building	Total	Phase-In Value
\$106,800	\$154,800	\$261,600	\$199,420

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
1910	old style	2	2849	0.059		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	
7	2		12	Full Finsh	Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
07/29/2004	LAND + BLDING	\$137,240	21606-139

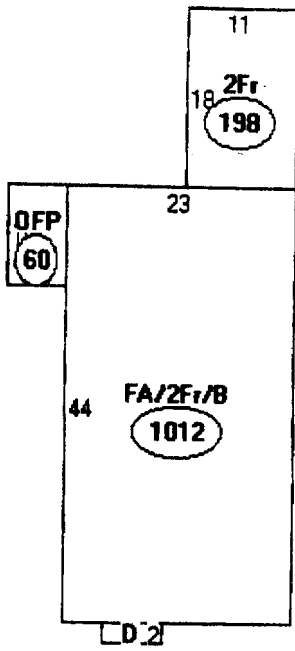
Picture and Sketch

[Picture](#)      [Sketch](#)      [Tax Map](#)

**[Click here to view Tax Roll Information.](#)**

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**[Click here to view comparable sales or below to view by: Map](#)**



Descriptor/Area  
A: FA/2Fr/B  
1012 sqft  
E: OFF  
60 sqft  
C: 2Fr  
198 sqft  
D: 2FBAY/B  
12 sqft

# COPY

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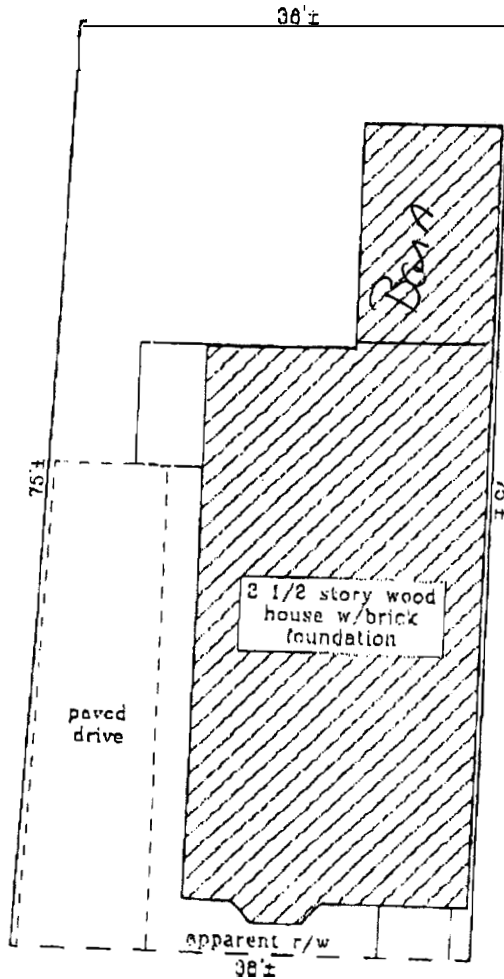
MORTGAGE INSPECTION OF: DEED BOOK 21606 PAGE 139 COUNTY Cumberland  
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 52 Atlantic Street, Portland, Maine

Job Number. 486-71  
 Inspection Date: 3-08-05  
 Scale: 1" = 15'  
 Client File #: -----

Buyer: Judy George

Sellers: Nicholas Oppedisano & Donna Buchanan



*[Handwritten signature]*

Atlantic Street

I HEREBY CERTIFY TO: Bay Area Title Services, Inc.  
 Residential Mortgage, and its title insurer

- Monuments found did not conflict with the deed description
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel:
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.
- A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

**Livingston - Hughes**  
 Professional Land Surveyors  
 88 Guinea Road  
 Kennebunkport - Maine 04046  
 207-967-9761 phone 207-967-4831 fax  
 www.livingston-hughessurveyors.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

March 29, 2005

Ms. Judith CORONIOS 7 Gilbert Lane  
To: Mr. and Mrs. John Carter 54 Atlantic St.  
Mr. and Mrs. David Hawkiser 50 Atlantic St.

From: Judy and Justin George  
New owners, 52 Atlantic Street

You are the abutters of our new property recently purchased on Atlantic Street and the city requires that we send this notice. We are writing to inform you all that we are applying to the city of Portland for demolition and rebuilding the attached barn at the rear of our property. This work can be completed in its entirety from our driveway and will not impact your properties at all. Our contractor is Mark Maloney with M and M Construction. Please feel free to contact us if you have questions or concerns at **892-6148** or **553-7376**. Thanks and we look forward to the removal of the current "eye sore" and improvements planned. We also look forward to enjoying our new home and neighborhood with you.

Sincerely,  


Judy George

  
Justin George

