

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

DEPARTMENT OF BUILDING INSPECTION

PERMIT

Permit Number: 040896

This is to certify that Monaghan Michael /Spiritual Workers in the Physical World

has permission to demolish garage and pavement

AT 160-162 Falmouth St

City of Portland 051 A001001

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 when permission is procured before this building or part thereof is altered or closed-in.
FOUR 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

7/20/04

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0896		Issue Date: JUL 27 2004		CBL: 051 A001001	
Location of Construction: 160-162 Falmouth St		Owner Name: Monaghan Michael		Owner Address: 160 Falmouth St	
Business Name:		Contractor Name: Spiritual Workers in a Physical World		Contractor Address: 72 Bradley Street Portland	
Lessee/Buyer's Name		Phone:		Permit Type: Demolitions	
Past Use: Garage		Proposed Use: Demolition of garage		Permit Fee: \$57.00	
Proposed Project Description: demolish garage and pavement		Cost of Work: \$3,500.00		CEO District: 3	
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: 5B	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: _____ Date: _____			
Legal use of The Property: 2 family dwelling unit					
Permit Taken By: jodinea		Date Applied For: 06/29/2004		Zoning Approval	
<ol style="list-style-type: none">This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.Building permits do not include plumbing, septic or electrical work.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 Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 7/15/04		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	
		Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____			

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

Permit No: 04-0896		Date Applied For: 06/29/2004	CBL: 051 A001001
Location of Construction: 160-162 Falmouth St	Owner Name: Monaghan Michael	Owner Address: 160 Falmouth St	Phone: () 831-8091
Business Name:	Contractor Name: Spiritual Workers in a Physical Worl	Contractor Address: 72 Bradley Street Portland	Phone (207) 831-8091
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	

Demolition of garage

demolish garage and pavement

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/15/2004
Note: **Ok to Issue:** ☒

- 1) 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. If it is your intention to rebuild within the same footprint, it is your responsibility to contact the code enforcement officer PRIOR to the demolition so that the code enforcement officer can document the current location of the garage.
- 2) 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.
- 3) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 07/20/2004
Note: **Ok to Issue:** ☒

Comments:

7/16/04-mjn: Hold for pre-demo walk through, scheduled for 7/20/04

7/20/04-tmm: ok to issue - building **ok** to demolish

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>160-162 Falmouth St.</u>		
Total Square Footage of Proposed Structure <u>180</u>	Square Footage of Lot <u>N/A</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>051</u> Block# <u>A001001</u> Lot#	Owner: <u>James A. Clifford</u>	Telephone: <u>831-8091</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>James A. Clifford</u> <u>160 Falmouth St.</u> <u>Portland 04103</u>	cost Of Work: <u>\$3500</u> Fee: <u>\$3500</u>
Current use: <u>Garage</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Project description: <u>Demolish gas and pavement</u>		
DEMOLITION CALL LIST MUST BE SUMITTED WITH THIS APPLICATION		
Contractor's name, address & telephone: <u>Spiritual Workers in a Physical World, Inc.</u> <u>72 Bradley St. Portland, ME 04102</u> <u>773-4660</u>		
Whom should we contact when the permit is ready: <u>James Clifford</u>		
Mailing address: <u>160 Falmouth St. Portland 04102</u>		
Phone: <u>831-8091</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>JA Clifford</u>	Date: <u>6/27/04</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 along with this permit, please inquire with support staff

City of Portland
Inspection Services Division
Demolition Call List and Reauirements

Site Address: 160-162 Falmouth St

Owner: James A. Clifford

Structure Type: Garage

Contractor: Spiritual Workers

UTILITY APPROVALS

NUMBER

CONTACT NAME/DATE CONTACTED

Central Maine Power

1-800-750-4000

Kelly Humphrey Service woods 6/28/04

Verizon

1-800-941-9900

N/A

Northern Utilities

797-8002 ext 6241

N/A

Portland Water District

761-8310

N/A

Time Warner Cable Co.

253-2222

N/A

Dig Safe ***

1-888-344-7233

N/A

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

CITY APPROVALS

NUMBER

CONTACT NAME/DATE CONTACTED

DPW/ Traffic Division

874-8891

(L. Cote) N/A

DPW/ Forestry Division

874-8389

(J. Tarling) N/A

DPW/ Sealed Drain Permit

874-8822

(C. Morrill) Todd Merkle 6/28/04

Building Inspections (Insp. Req'd.)

874-8703

Front Desk 6/28

Historic Preservation

874-8726

N/A

Fire Dispatcher

874-8576

Andy 6/28 call on 7/2

DEP - Environmental (Augusta)

287-2651

(Ed Antz) N/A contacted DEP 6/28

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: James A. Clifford

Date: 6/28/04

JAMES A. CLIFFORD

160 Falmouth Street Portland, Maine 04103
Telephone 207-831-8091 Facsimile 207-553-7101
E-mail jim@tangentgrp.com

June 28, 2004

Jan E. Veinot
170 Mussey St.
South Portland, ME 04106

Elizabeth Saldanha
88 Finn Parker Rd.
Gorham, ME 0038

Re: 160-162 Falmouth Street
Portland, ME

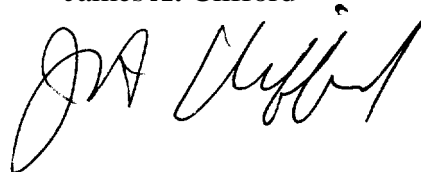
Dear Ms. Veinot and Ms. Saldanha:

I am writing to you pursuant to the requirements of the City of Portland's Inspection Services Division, which state that a homeowner must notify adjoining lot owners when building or demolition work is done by the homeowner.

I have recently purchased 160-~~162~~ Falmouth Street from Michael Monaghan of 141 Falmouth Street. In addition to the interior and exterior renovations already completed, I plan to demolish the garage and install a brick and cobblestone patio in its place. I expect the work to be completed just after the July 4th weekend. It should take no more than two business days and will pose no risk to your properties.

Please contact me immediately should you have any questions or comments about this or any other issue that may arise in the future. Thank you.

James A. Clifford

A handwritten signature in black ink, appearing to read 'JA Clifford', written in a cursive style.





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	051 A001001
Location	162 FALMOUTH ST
Land Use	TWO FAMILY
Owner Address	MONAGHAN MICHAEL 160 FALMOUTH ST PORTLAND ME 04102
Book/Page	20735/191
Legal	51-A-1 FALMOUTH ST 158-162 EXETER ST 70-72 5603 SF

Valuation Information

Land	Building	Total
\$30,560	\$121,380	\$151,940

Property Information

Year Built 1913	Style Old Style	Story Height 2	Sq. Ft. 2804	Total Acres 0.129	
Bedrooms 6	Full Baths 2	Half Baths	Total Rooms 12	attic Part Finsh	Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1920	Size 18X20	Grade C	Condition A
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Sales Information

Date 01/05/2004	Type LAND + BLDING	Price \$255,000	Book/Page 20735-191
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Picture and Sketch

Picture

Sketch

[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](#).

New Search!



CITY OF PORTLAND, MAINE
Department of Building Inspections

June 29 2009

Received from _____

Location of Work 160 - 162 Falmouth St.

Cost of Construction \$ _____

Permit Fee \$ 57

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 51 A 1

Check #: _____

Total Collected \$ 57.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

Handwritten notes:
Approved
We have
4/10