

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 040032

This is to certify that Martin Dennis B Jr & /Home Repairs LLC

has permission to Demolition of residential building.

AT 244 Brackett St City of Portland, OR 97205 055 B044001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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.
24 HOUR 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

[Signature]
Director - Building & Inspection Services
2/27/04

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 ISSUED

Permit No: 04-0032	Issue Date: FEB 18 2004	CBL: 055 B044001
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Location of Construction: 244 Brackett St	Owner Name: Martin Dennis B Jr &	Owner Address: 217 Brackett St	Phone: CITY OF PORTLAND 207-653-8076
Business Name: n/a	Contractor Name: Home Keepers LLC	Contractor Address: 217 Bracket St Portland	Phone: 2076538076
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Demolitions	Zone: R6

Past Use: Vacant / Residential	Proposed Use: Demolition of residential building.	Permit Fee: \$48.00	Cost of Work: \$3,000.00	CEO District: 2
Proposed Project Description: Demolition of residential building.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>Demolition</i> <i>2/17/04</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 01/12/2004	Zoning Approval	
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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 checked="" type="checkbox"/> <i>Other Conditions</i></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>Major <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>After one year of Demolition my rights will be extinguished</i></p> <p><i>Legal Nonconforming rights will be extinguished</i></p> <p><i>OK with conditions</i></p> <p>Date: <i>1/13/04</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input checked="" 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: _____</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input checked="" type="checkbox"/> Requires Review</p> <p><input checked="" type="checkbox"/> Approved</p> <p><i>non-curb. baty</i></p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>to D.A 1/13/04</i></p> <p>Date: _____</p>
	<p><i>D. Anderson</i></p> <p><i>2/6/04</i></p>		

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: 04-0032	Date Applied For: 01/12/2004	CBL: 055 B044001
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Location of Construction: 244 Brackett St	Owner Name: Martin Dennis B Jr &	Owner Address: 217 Brackett St	Phone: 207-653-8076
Business Name: n/a	Contractor Name: Home Keepers LLC	Contractor Address: 217 Bracket St Portland	Phone: (207) 653-8076
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Demolitions	

Proposed Use: Demolition of residential building. - single fam	Proposed Project Description: Demolition of residential building.
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Dept: Historical **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 02/06/2004

Note: **Ok to Issue:**

- 1) * Building is listed as "non-contributing" in Historic Resources Inventory.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/13/2004

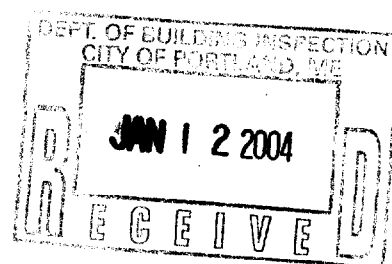
Note: **Ok to Issue:**

- 1) With the chosen demolition of this building, the owner has only one year from the date of demolition in order to rebuild on the original footprint, same use, same height etc. If the owner should fail to replace the structure as allowed under the ordinance, any and all legal nonconforming ("grandfathered") rights shall be extinguished.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 02/17/2004

Note: **Ok to Issue:**

- 1) Must arrange for a predemo inspection prior to commencement.



All Purpose Building Permit Application for Demolition

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: 244 Front Brackett St.

Total Square Footage of Proposed Structure _____ Square Footage of Lot 216

Tax Assessor's Chart, Block & Lot
Chart# 55 Block# B Lot# 44 Owner: Hornekeepers LLC Telephone: 207-653-8076
Dennis B. Martin

Lessee/Buyer's Name (if Applicable) N/A Applicant name, address & telephone: Dennis B. Martin
217 Brackett St
Portland, ME 04119 Cost Of Work: \$ 3000
Fee: \$ 48⁰⁰/80

Current use: VACANT
If the location is currently vacant, what was prior use: Residential
Approximately how long has it been vacant: 3 months
Project description: Demolition of wood frame structure removal of concrete foundation. BACK FILL TO GRADE. Future use for new structure
DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION

Contractor's name, address & telephone: Hornekeepers LLC 207-653-8076
Who should we contact when the permit is ready: Dennis B. Martin
Mailing address: 217 Brackett St
Portland Phone: 653-8076

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: D.B.M. Date: 1/10/04

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**

Site Address: 244 Front, Brackett St. Owner: Dennis B. Martin

Structure Type: single story, wood frame Contractor: Homekeepers LLC, Environmental Projects & Services Inc.

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	SARAH 1/2/04 - power severed 1/3/04
NYNEX	878-7000	Jennifer 1/7/04 service disconnect 1/9/04
Northern Utilities	797-8002 X6241	OK N/A 2/09/04 7 Mark [unclear] registration #
Portland Water District	761-8310	Donna 1/8/04 1/15/04 front [unclear] V271679B
Time Warner Cable Co.	253-2222	Jodi 1/6/04 - service disconnect 1/9/04
Dig Safe***	1-888-344-7233	20040204698

***(After call, there is a wait of 72 bus hrs before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Traffic Division(L. Cote)	874-8891	in 1/8/04 on vacation call on 1/12/04
DPW/Forestry Division(J. Tarling)	874-8389	NOT in service # 1/8/04 NO TREES @ Property Anyway.
DPW/Sealed Drain Permit(C. Merritt)	874-8822	in 1/8/04 OK send letter & get permit (see attached)
Building Inspections(inspection required)	874-8703	GAIL 1/9/04
Historic Preservation	874-8726	ucb Andrews 1/8/04 non contributive structure
Fire Dispatcher Administration	874-8578 8400	1/9/04 - Diaz SAM MOORE 1/9/04

- 1) Written Notice to Adjoining Owners - see attached
- 2) Please Include a Photo of the Structure - see attached
- 3) Certification From an Asbestos Abatement Professional N/A

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	N/A NO ASBESTOS on property

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

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: [Signature] DATE: 1/10/04

January 9, 2004

To: Property owners abutting or within 50 yards of 244 Front Brackett Street

From: Dennis Martin- Homekeepers LLC

RE: Demolition of 244 Front Brackett Street

I have applied for a permit to demolish the small, historically non- contributing structure located at 244Front Brackett Street. Per City of Portland permit requirements, this letter will serve as your notification of the pending work. If you have any questions, you can reach me at 207-653-8076.

CC: tenants of 244 Rear, 240-242 and 246 Brackett Street (Properties currently owned by Dennis Martin)

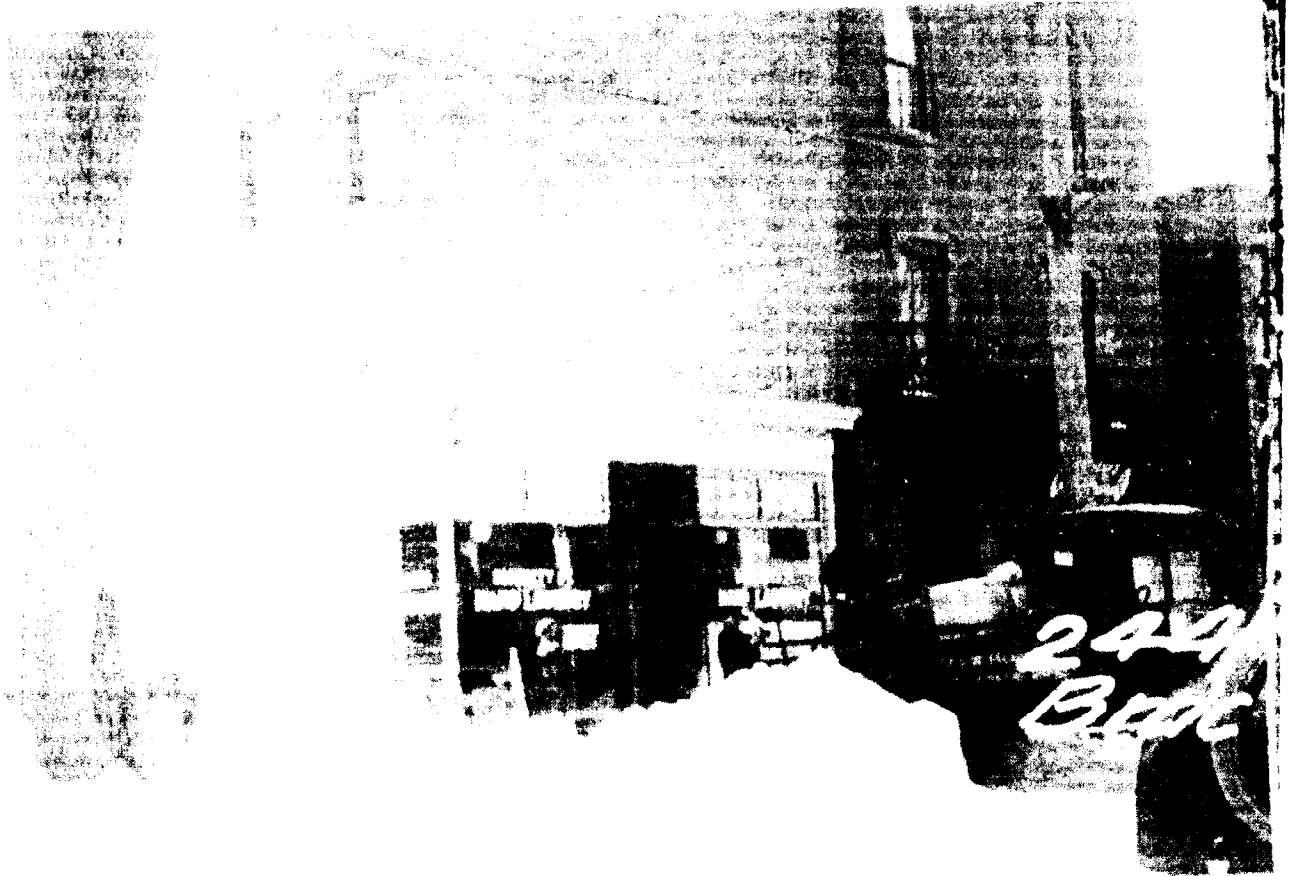
Year

Unit

Location

Notes

19



Surveyed by A. W. BROWN

(Remarks on other Side)

THIS PERMIT EXPIRES THIRTY DAYS FROM DATE OF ISSUE

DATE: 01/12/2004

PERMISSION IS HEREBY GIVEN TO Home Keepers 217 Brackett Street
NAME ADDRESS

TO OPEN 244 - 244 Front St Street/Avenue

FOR THE PURPOSE OF Temporary sealed drain.

SAID WORK SHALL BE PROPERLY DONE ACCORDING TO The Excavation Ordinance, Chapter 25 of the Municipal Code, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES." and abide by all provisions of Chapter 6, Plumbing Code and Chapter 24, Sewer Use Ordinance, of the Municipal Codes of the City of Portland, Maine. I HAVE READ AND UNDERSTOOD MY RESPONSIBILITIES AS A LICENSED EXCAVATOR AS DESCRIBED IN THE STREET EXCAVATOR ORDINANCE, SECTION 25, ARTICLE VII OF THE MUNICIPAL CODE.

THE WORK IS BEING DONE BY:

CONTRACTOR: Home Keepers, 217 Brackett Street, Portland
NAME ADDRESS

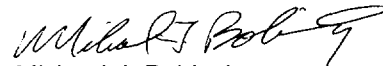
PLUMBER: _____
NAME ADDRESS

OWNER: _____
NAME ADDRESS

NOTES: _____

DIG SAFE:

STREET EXCAVATION PERMIT \$142.00
SEWER CONNECTION PERMIT \$50.00 *
COMBINATION PERMIT \$192.00


Michael J. Bobinsky
Director of Public Works

This permit does not create in the applicant any permission for him to enter or use the land of another property owner, either temporarily or permanently, for the purpose of connection with the City sewer line. Questions concerning such permission should be referred to Applicant's attorney.

Qty	Description	Rate per Unit	Unit	Charge	Paid	Due
1.000	Sewer permit	\$50.00	Each	\$50.00	\$50.00	\$0.00
Totals:				\$50.00	\$50.00	\$0.00

pd ch# 1316

*CHARGE INCLUDES INSPECTION AND CONNECTION FEE

White copy - Permittee's • Yellow copy - Billing • Pink copy - File

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 055 B044001
Location 244 BRACKETT ST
Land Use SINGLE FAMILY

Owner Address MARTIN DENNIS B JR & HEATHER L TANGUAY JTS
 217 BRACKETT ST
 PORTLAND ME 04102

Book/Page 15567/063
Legal 55-B-44
 BRACKETT ST 244
 846 SF

Valuation Information

Land	Building	Total
\$25,620	\$28,250	\$53,870

Property Information

Year Built 1915	Style old style	Story Height 1	Sq. Ft. 700	Total Acres 0.019		
Bedrooms 1	Full Baths 1	Half Baths	Total Rooms 3	Attic None	Basement Crawl	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
06/29/2000	LAND + BLDING	\$160,000	15567-063
10/01/1996	LAND + BLDING	\$92,000	12769-114
08/01/1996	LAND + BLDING	\$82,000	12672-179

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](#).



Location of Construction: 244 Brackett St Ptd		Owner: Bedece LLC Trust		Phone: 772-4293		Permit No: 991077	
Owner Address: 1375 Congress St		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Apartment Locator		Address: 757 Congress St Ptd 04102		Phone:		Permit Issued: SEP 28 1999	
Past Use: Commercial		Proposed Use: 1-fam		COST OF WORK: \$ 0		PERMIT FEE: \$ 30.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>A3</i> Type <i>513</i> <i>NOCA-06</i> Signature: <i>Hoffman</i>	
Proposed Project Description: Change of Use from Commercial to i-family				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: <i>R-1</i> CBL: 055-B-044	
Permit Taken By: <i>SP</i>		Date Applied For: <i>September 10, 1999</i>				Zoning Approval: <i>OK 9/10/99</i> 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"/>	

does not preclude the Applicant(s) from meeting applicable State and Federal rules.
 ot include plumbing, septic or electrical work.
 oid if work is not started within six (6) months of the date of issuance. False informa-
 building permit and stop all work..

PERMIT ISSUED
WITH REQUIREMENTS

CERTIFICATION

he owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been
 o make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition,
 bed in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all
 mit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

September 13, 1999

SIGNATURE OF APPLICANT

ADDRESS:

DATE:

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

CEO DISTRICT

3

CHES JURINSUN
BROKER

Apartment
Locator



757 CONGRESS STREET, PORTLAND, MAINE 04102
207-774-9303 • FAX 207-774-1189



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 244 Brackett Street CBL: 055-R-044

Issued to Bedecs LLC Trust

Date of Issue 12/1/99

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. 991077, 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

Entire

APPROVED OCCUPANCY

Single Family
BOCA 96
Use group R-3
Type 5B

Limiting Conditions:

Change allows one family unit use only.

This certificate supersedes
certificate issued 8/18/69

Approved:

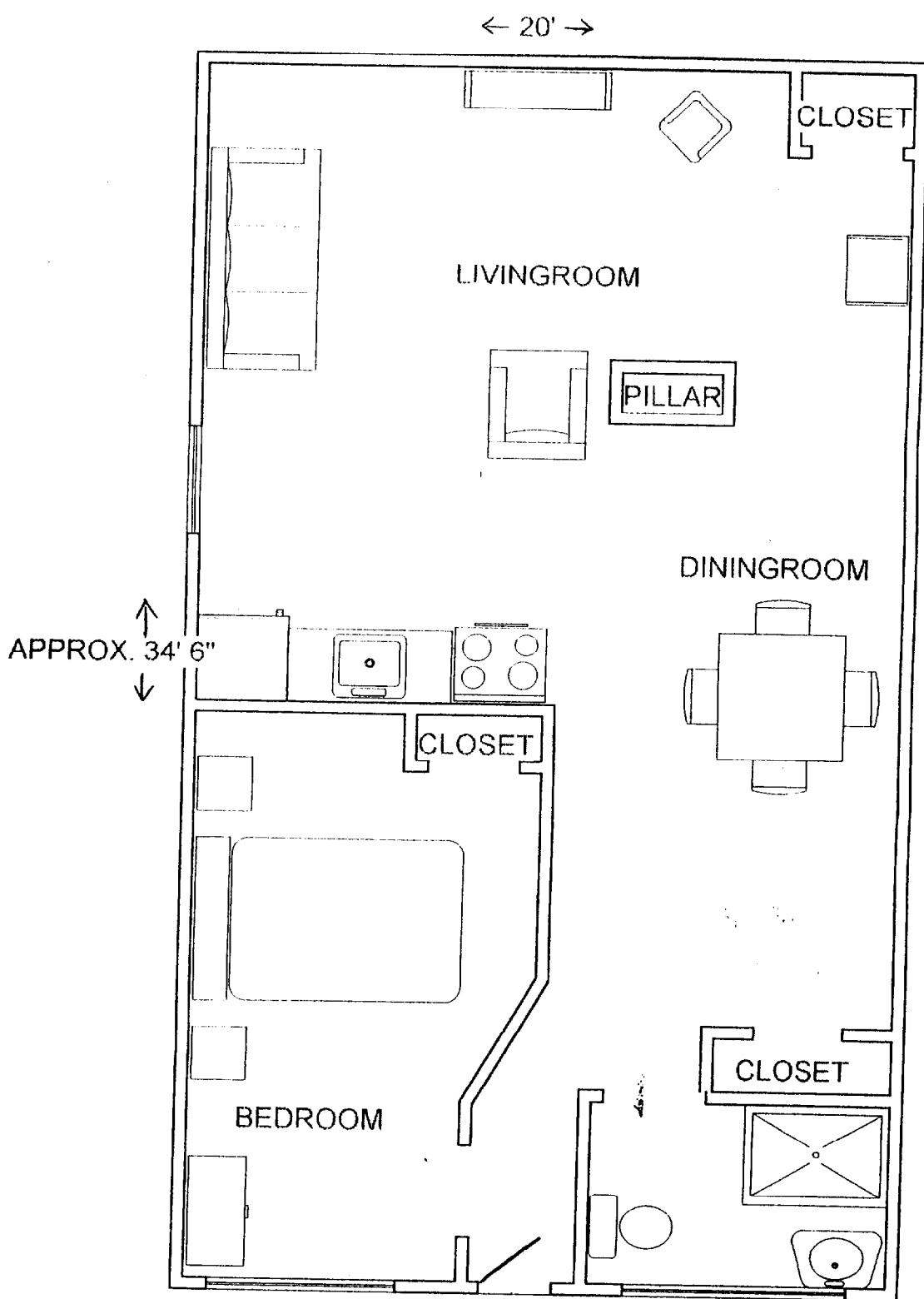
12/1/99 *Don Mackinnon*

(Date) Inspector

Christopher J. Haffey

Inspector of Buildings

Notice: This certificate identifies lawful use 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.

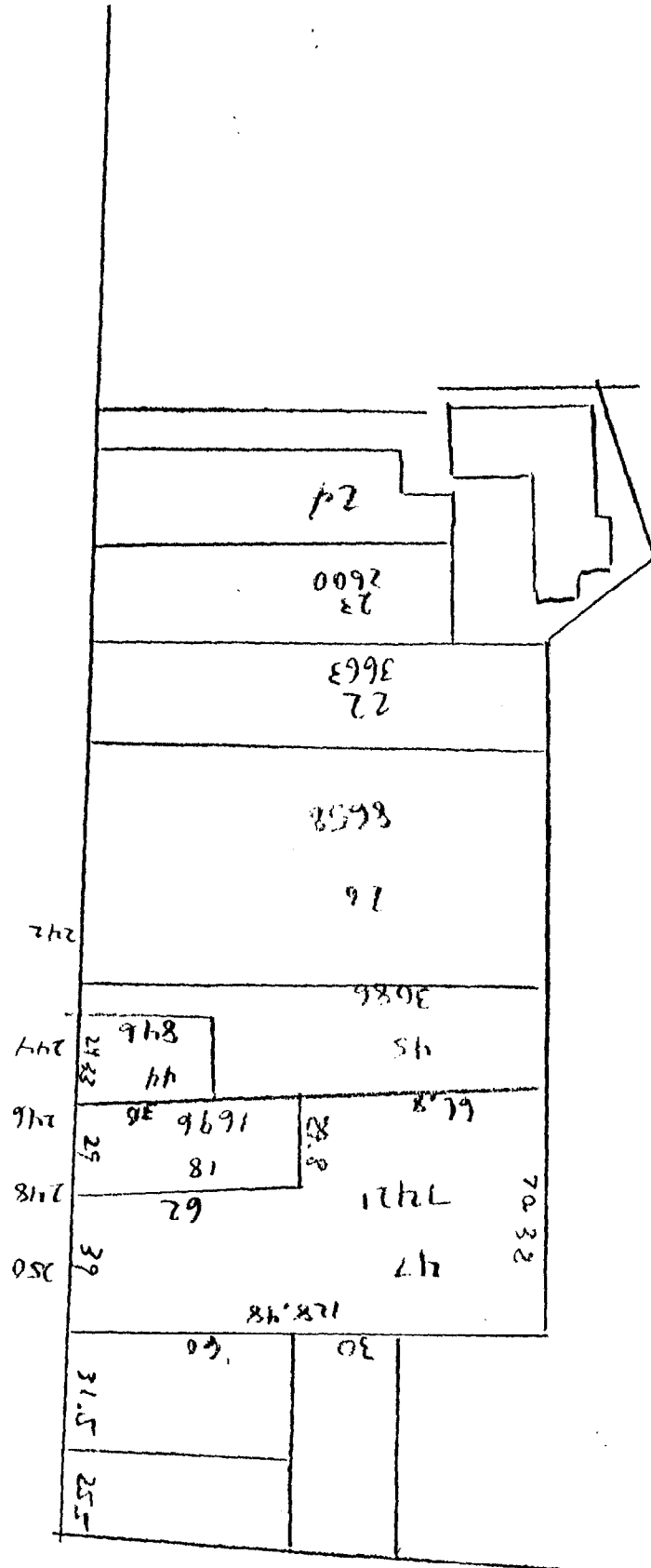


Change of Nonconforming use
 (Sec. 14-384)

to use allowed in
 The Zone it is in - which is Residential unit -

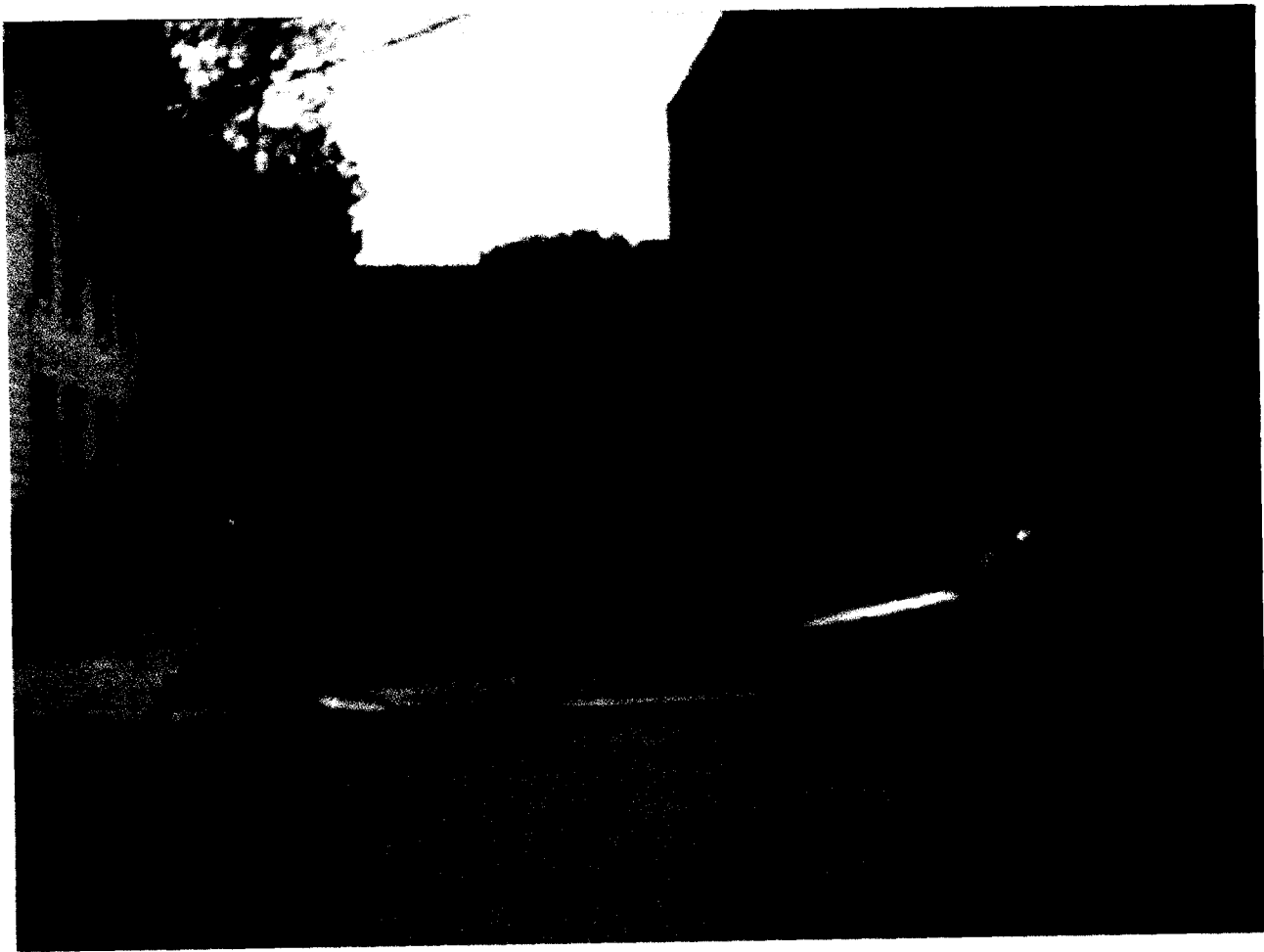
244 BRACKETT STREET,
 SINGLE STORY WOOD FRAME
 BUILDING PRESENTLY BEING
 USED AS A RESIDENTIAL UNIT.

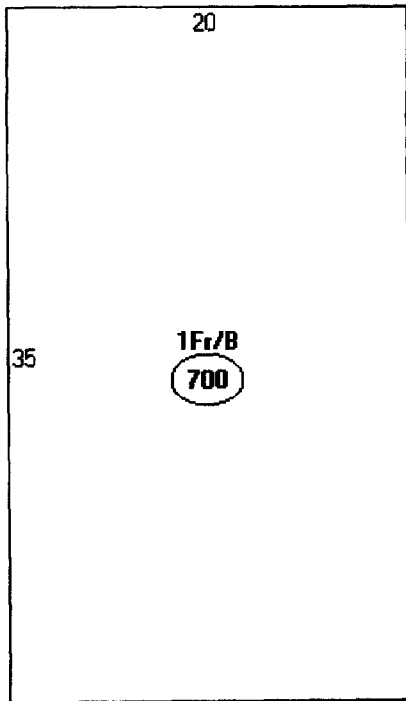
690th



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Descriptor/Area

A: 1Fr/B
700 sqft