

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

DEMOLITION PERMIT

Permit Number: 040067

This is to certify that York-cumberland Housing / Benchmark

has permission to Demolition Building

located at 57 Frederic St Permit Number 067 K019001

It is 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. **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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____

Department Name

[Signature] 2/3/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0067	Issue Date: FEB 03 2004	BL: 067 K019001
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Location of Construction: 57 Frederic St (555 Frederic)	Owner Name: York-cumberland Housing	Owner Address: 99 School St	City of Portland	Phone:
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Business Name: n/a	Contractor Name: Benchmark	Contractor Address: 650 Main St So. Portland	Phone: 2078742963
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Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Demolitions	Zone: R6/IL
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Past Use: Commercial / Office Building	Proposed Use: Demolition Building	Permit Fee: \$165.00	Cost of Work: \$16,000.00	CEO District: 3
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Proposed Project Description: Demolition Building	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>DEMOL</i> <i>2/3/04</i>
	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 type="checkbox"/> Denied
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 01/22/2004	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 Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK 1/30/04</i>	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: <i>[Signature]</i>
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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

PERMIT NO. **S000150**

DEPARTMENT OF PUBLIC WORKS

874-8703 *Gail Gerton*
Mike Nugent

THIS PERMIT EXPIRES THIRTY DAYS FROM DATE OF ISSUE

DATE: 02/03/2004

PERMISSION IS HEREBY GIVEN TO Benchmark Property Servi 650 Main St.
NAME ADDRESS

TO OPEN 55 - 55 Frederick St Street/Avenue

FOR THE PURPOSE OF Seal sewer on private property for building demo - line to be reu
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: Benchmark Property Services, 650 Main St., South 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
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
0.200	Sealed Drain	\$250.00	Each	\$50.00	\$50.00	\$0.00
Totals:				\$50.00	<i>Ad.</i> \$50.00	\$0.00

CK.# 4329

Merritt

*CHARGE INCLUDES INSPECTION AND CONNECTION FEE

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0067	Date Applied For: 01/22/2004	CBL: 067 K019001
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Location of Construction: 57 Frederic St	Owner Name: York-cumberland Housing	Owner Address: 99 School St	Phone:
Business Name: n/a	Contractor Name: Benchmark	Contractor Address: 650 Main St So. Portland	Phone (207) 874-2963
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Demolitions	

Proposed Use: Demolition Building	Proposed Project Description: Demolition Building
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 01/30/2004	Note:	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 02/03/2004	Note: 1) A pre-demo inspection must occur prior to demo.	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 02/02/2004	Note:	Ok to Issue: <input checked="" type="checkbox"/>

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: 55 Frederic Street Portland ME

Total Square Footage of Proposed Structure <u>2,475 sf.</u>	Square Footage of Lot <u>18,425</u>
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Tax Assessor's Chart, Block & Lot Chart# <u>67</u> Block# <u>K</u> Lot# <u>19</u>	Owner: <u>AVESTA HOUSING</u>	Telephone: <u>553-7777</u>
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Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Benchmark 650 Main Street South Portland ME</u>	Cost Of Work: \$ <u>16,000</u> Fee: \$ <u>165.00</u>
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Current use: Vacant

If the location is currently vacant, what was prior use: Office

Approximately how long has it been vacant: Unknown

Project description: Demolish building - target date 2/1/04

DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION

Contractor's name, address & telephone: Benchmark 650 Main Street South Portland
699-2946

Who should we contact when the permit is ready: Richard Egan

Mailing address: Same

Phone: Same

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>Richard Egan</u>	Date: <u>1-12-04</u>
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JAN 23 2004

RECEIVED

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: 55 Frederic Street Owner: AVESTA HOUSING
 Structure Type: 1 1/2 Story wood w/ masonry front Contractor: Benchmark

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>Tracie CMP 1-12-03</u>
NYNEX Verizon	878-7000 1-800-941-9900	<u>Debbie Repair 1-12-04</u>
Northern Utilities	797-8002 X6241	<u>Mark Allen 12-4-03</u>
Portland Water District	761-8310	<u>Gordon Shoemaker 12-4-03</u>
Time Warner Cable Co.	253-2222	<u>Roger Gendron 12-8-03</u>
Dig Safe***	1-888-344-7233	<u>Bill Roach 12-8-03</u>

***(After call, there is a wait of 72 bus hrs before digging can begin) Ticket # 20035000622 Debbie

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Traffic Division(L. Cote)	874-8891	<u>L. Cote 12-8-03</u>
DPW/Forestry Division(J. Tarling)	874-8389	<u>J. Tarling 12-8-03</u>
DPW/Sealed Drain Permit(C. Merritt)	874-8822	<u>C. Merritt 12-8-03</u>
Building Inspections(insp required)	874-8703	<u>M. Nugent 1-12-04</u>
Historic Preservation	874-8726	<u>Deb Andrews 12-8-03</u>
Fire Dispatcher	874-8576	<u>Dispatcher Williams 1-12-04</u>

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

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	<u>E. Antz 12-8-03</u>

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: Richard G. Egan DATE: 1-12-04



VIA FACSIMILE

January 12, 2004

Richard Egan
Benchmark Builders
650 Main Street
South Portland, ME 04106

Dear Mr. Egan:

This letter is your authorization to proceed with the application for the City of Portland demolition permit and the demolition of the building at 55 Frederic Street, Portland (Map 67, Block K, Lot 19) in accordance with your proposal letter of December 16th 2003. The lot size of the lot in question is 18,425 square feet. The building to be demolished is approximately 2,475 square feet.

Please be advised that we may be able to use the existing sewer line that runs from the street to the house and it is our wish that you cap the sewer line at the foundation of the building while meeting all City of Portland code requirements. The future use of utilities on this side of Frederic Street is in accordance with the master plan of Phase II of Frederic Street approved by the Planning Board.

Please forward a Certificate of Liability Insurance naming Avesta Housing Development Corporation as additional insured prior to commencement of the work. Please also find enclosed a copy of the letter to the only abutter.

Thank you for taking on this project.

Sincerely,

Jay Waterman
Development Director

Quality Affordable Living

307 Cumberland Avenue, Portland, Maine 04101 • P: 1-800-339-6516 • 207-553-7777 • F: 207-553-7778
Equal Housing Opportunity



January 12, 2004

Zhanna Dzabiev
53 Frederic Street
Portland ME 04102

Dear Ms. Dzabiev:

I am writing to inform you that Avesta Housing Development Corporation, as the owner of the building at 55 Frederic Street, has hired Benchmark Contractors Inc. to demolish the small office building at 55 Frederic Street. We are doing this work in preparation well in advance of the proposed new housing that will be built in this location in 2006-2007.

If you have any questions or concerns, please do not hesitate to call me at 553-7780, extension 211.

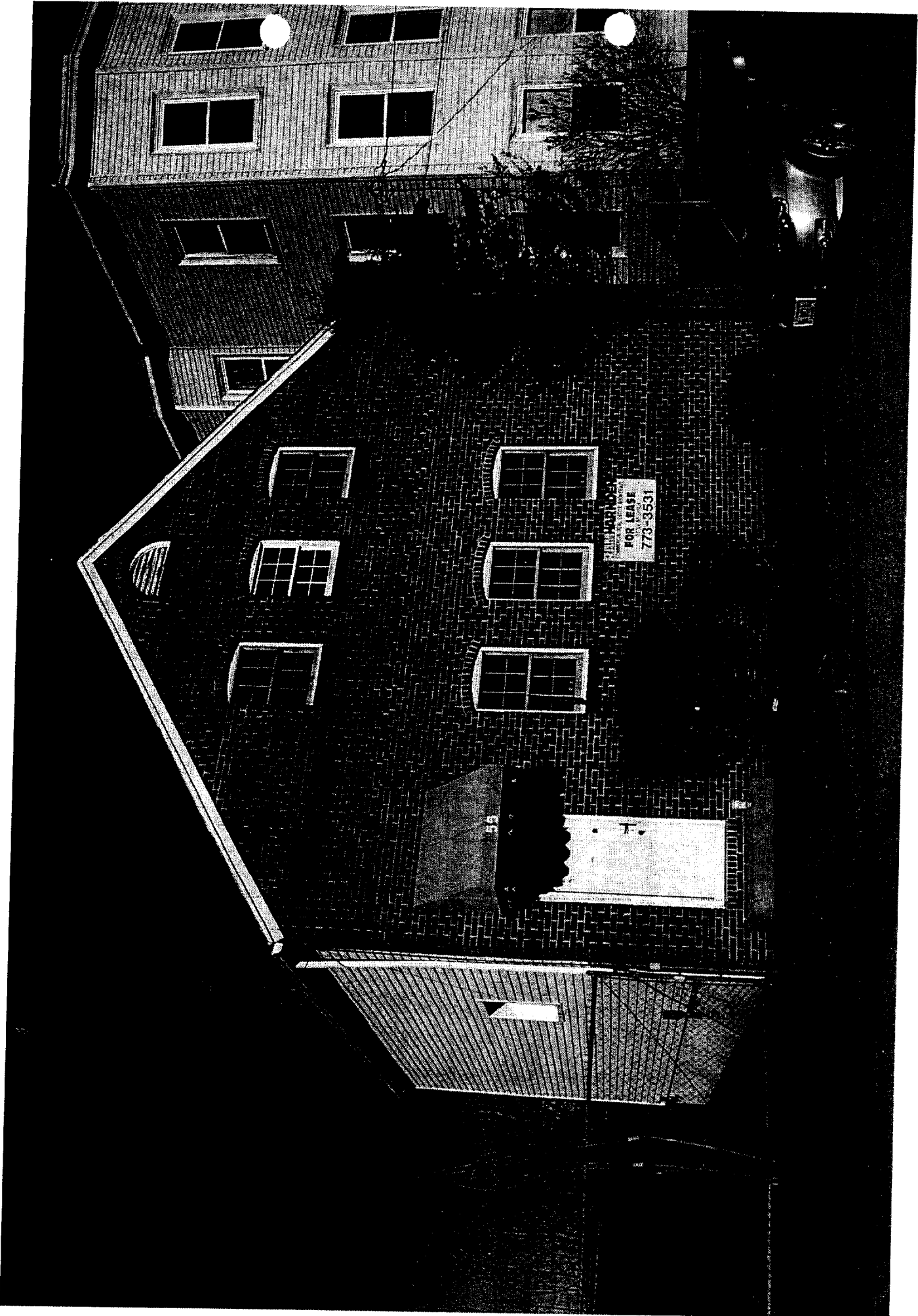
Sincerely,

A handwritten signature in black ink, appearing to read "Jay Waterman", with a long horizontal flourish extending to the right.

Jay Waterman
Development Director

Quality Affordable Living

307 Cumberland Avenue, Portland, Maine 04101 • P: 1-800-339-6516 • 207-553-7777 • F: 207-553-7778
Equal Housing Opportunity



FOR LEASE
773-3531

55



Maine Department of Environmental Protection

Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, Me 04333-0017
Tel (207) 287-2651 FAX (207) 287-7826



Building Demolition Notification Form (BDNF)

**Important Notice: This Notification is Required by Law
prior to demolition of any building except a single-family home**

Maine Law requires that an inspection for asbestos-containing materials (ACM) be conducted prior to demolition of any building other than a single-family residence, and that notification of the demolition be provided to the DEP at least 5 working days prior to the demolition. Residential buildings with 2-4 units can be surveyed by someone knowledgeable about ACM such as a code enforcement officer or building inspector, or by a DEP-licensed Asbestos Consultant. All other buildings must be inspected by a DEP-licensed Asbestos Consultant.

Prior to demolition Maine law also requires the removal of more than 3 square feet or 3 linear feet of friable asbestos by an asbestos firm licensed by the DEP. Notification of removal activities and removal standards are also required. **Demolition** means the tearing down or intentional burning of a building or part of a building.

Municipalities are requested to have applicants for demolition permits complete this form prior to the issuance of a demolition permit. A municipality may wish to consider whether it should issue a demolition permit to an applicant for a "no" answer to any of the questions below. Please call (207) 287-2651 with any questions.

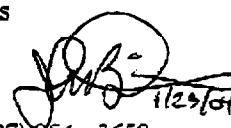
Please answer all questions:

- This building is: a single-family residence or related structure (e.g., garage, shed, barn)*
 residential with 2-4 units other:
- Has the building been inspected for asbestos? yes no
- The inspection was conducted by: a DEP-licensed Asbestos Inspector
 Other _____ (name)
- If asbestos was found, has a notification of abatement activities been sent to the DEP? yes no N/A
- Has the asbestos (if any) been removed by a DEP licensed asbestos contractor? yes no N/A

Notes: *Single-family residences are exempt from notification and inspection requirements

**This form constitutes notification when asbestos is not present in the building being demolished.

B) General Information

property address: Vacant Residential Structure 55 Frederick Street Portland, Maine 04101 telephone: N/A	asbestos survey performed by: (name & address) Northeast Test Consultants 587 Spring Street Westbrook, Maine 04092 NTC Job #1744-2003 telephones: (207) 854-3939 fax: (207) 854-3658 
property owner: (name & address) AVESTA HOUSING DEVELOPMENT CORP. 307 CUMBERLAND AVE PORTLAND ME 04101 telephone: 207-553-7777	asbestos abatement contractor: (name & address) N/A telephone:
demolition contractor: (name & address) Benchmark GC 650 Main Street South Portland Me 04106 telephone: 207-874-2963	demolition start date: Feb 1, 2004 demolition end date: Feb 5, 2004

Once filled out, please fax or mail immediately to DEP