

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

## BUILDING INSPECTION

### PERMIT

Permit Number: 061285

**PERMIT ISSUED**

SEP 25 2006

CITY OF PORTLAND

This is to certify that DENALI LLC /Maietta Construction

has permission to demo carriage house

AT 139 WILLIAM ST

081 A013001

provided that the person or persons in 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 procured before this building or part thereof is leased or service closed-in. HOUR NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

#### OTHER REQUIRED APPROVALS

Fire Dept. Demo only Area 6/25/06

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]*  
9/25/06  
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: 06-1285	Issued Date: <b>PERMIT ISSUED</b> SEP 25 2006	City: 081 A01 3001
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Location of Construction: 139 WILLIAM ST	Owner Name: DENALI LLC	Owner Address: 134 MAIN ST STE 2A	Phone:
Business Name:	Contractor Name: Maietta Construction	Contractor Address: 154 Pleasant Hill Road Scarborough	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	Zone: R-5

Past Use: Residential 8 unit	Proposed Use: Residential 8 unit demo carriage house	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 2
Proposed Project Description: demo carriage house		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: U Type: SB IRC 2003 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: dmartin	Date Applied For: 09/01/2006	<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><b>Special Zone or Reviews</b></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>Date: <i>ok with conditions</i></p>	<p><b>Zoning Appeal</b></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: _____</p>	<p><b>Historic Preservation</b></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>
	<p><i>9/11/06</i></p>		

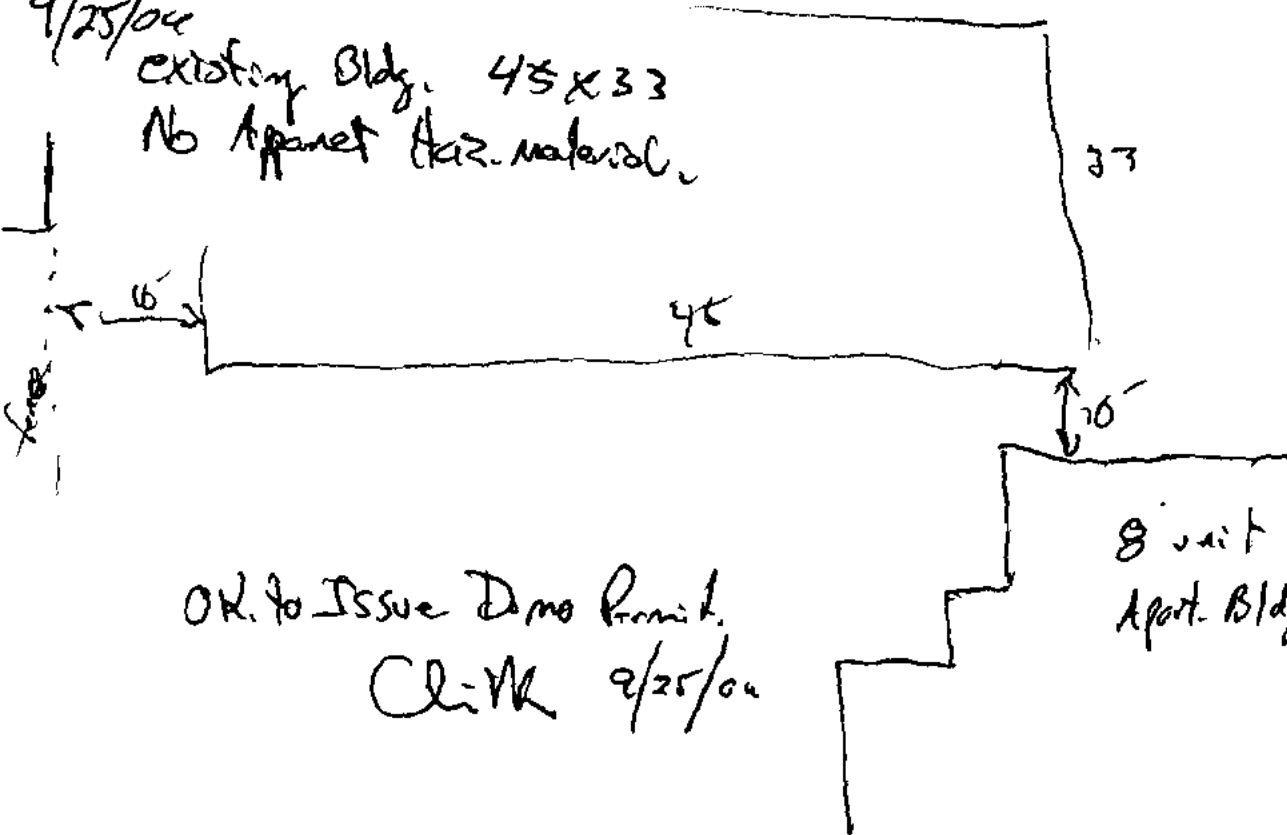
**CERTIFICATION**

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 \_\_\_\_\_

9/25/04

existing Bldg. 45 x 33  
No Apartment Air. material.



OK. to Issue Demo Permit.  
Cliff 9/25/04

8 Unit  
Apart. Bldg.

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

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

Permit No: 06-1285	Date Applied For: 09/01/2006	CBL: 081 A013001
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Location of Construction: 139 WILLIAM ST	Owner Name: DENALI LLC	Owner Address: 134 MAIN ST STE 2A	Phone:
Business Name:	Contractor Name: Maietta Construction	Contractor Address: 154 Pleasant Hill Road Scarborough	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	

Proposed Use: Residential 8 unit demo carriage house	Proposed Project Description: demo carriage house
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 09/14/2006

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 as this permit suggests, 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.
- 2) This property shall remain an eight (8) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 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.

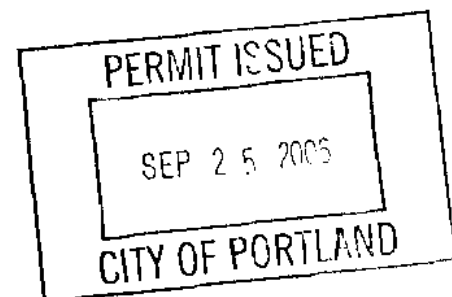
Dept: Building      Status: Approved with Conditions      Reviewer: Tammy Munson      Approval Date: 09/25/2006

Note: Ok to Issue:

- 1) All demolition debris must be removed from the site.

Dept: Fire      Status: Approved      Reviewer: Cptn Greg Cass      Approval Date: 09/19/2006

Note: Ok to Issue:



# Harper's Development, LLC

## Fax Transmittal Cover Sheet

Send to: City of Portland = CEO	From: Andy McPherson
Attention: DONNA	Date: 9-6-06
Office Location:	Office Location:
Fax Number: 874-8716	Phone Number: 377-8977 (alt 485-1145)

Total number of pages, including cover: 2

Copy of Plot Plan

139 William St.

Demo Permit

ASAP- Please

~~our insurance company requires this to be demolished~~  
~~or they will drop coverage! Thank you!~~

134 Main St., Suite 2A, Winthrop, ME 04347, Telephone: (207)377-8977 Fax: (207)377-8988  
[www.harpersdevelopment.com](http://www.harpersdevelopment.com)

~~CITY OF BOSTON~~  
**Inspection Services Division**  
**Demolition Call List and Requirements**

Site Address: 139 William St

Owner: Denali LLC

Structure Type: wood carriage house

Contractor: Marietta Construction

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
Central Maine Power	1-800-750-4000	<u>Colleen 6-16-06</u>
Verizon	1-800-941-9900	<u>Emily / Ben <sup>ok'd</sup> 6-19-06 6-16-06</u>
Northern Utilities	797-8002 ext 6241	<u>Mark Allen 6-16-06</u>
Portland Water District	761-8310	<u>Kevin Ishihara 6-16-06</u>
Time Warner Cable Co.	253-2222	<u>James ext 4307 6-16-06</u>
Dig Safe ***	1-888-344-7233	<u># 2006 320 74 9639 8-10-06</u>

\*\*\*(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	<u>(A. Conn) Luck - 'All Set' 6-20-06</u>
DPW/ Forestry Division	874-8389	<u>(J. Tardif) No Big Trees NO Problem 6-19-06</u>
DPW/ Sealed Drain Permit	874-8822	<u>(C. Martin) All Set - as long as no sewer lines 6-19-06</u>
Building Inspections ( Insp. Req'd.)	874-8703	
Historic Preservation	874-8726	<u>Deb Andrews (Photo's 6-23) <sup>ok'd</sup> 6-26-06</u>
Fire Dispatcher	874-8576	<u>Ben Diaz - (OK <sup>ok'd</sup> 6-19-06) 6-16-06</u>
DEP - Environmental (Augusta)	287-2651	<u>Janet Moody OK 6-19-06</u>

U.S. EPA Region I - 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: 

Date: 8-28-06

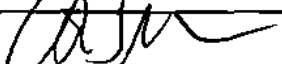
# All Purpose Building Permit Application for Demolition of A Structure

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>139 Williams St.</u>		
Total Square Footage of Proposed Structure <u>± 1500 sf</u>	Square Footage of Lot <u>13,125 sf</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>MAP 81</u> Block# <u>A</u> Lot# <u>13</u>	Owner: <u>Harper Development, LLC</u>	Telephone: <u>207-377-8977</u>
Tessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Harper Development</u> <u>134 Main St.</u> <u>Winthrop, ME 04347</u>	Cost Of Work: \$ <u>10,000<sup>00</sup></u> Fee: \$ <u>120.00</u>
Current use: <u><del>Res. Unit</del> Res. Unit</u> <u>207-377-8977</u>		
If the location is currently vacant, what was prior use: <u>storage</u>		
Approximately how long has it been vacant: <u>5 years</u>		
Project description: <u>Demo Carriage House</u>		
<b>DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION</b>		
Contractor's name, address & telephone: <u>Marcella Construction, Inc</u> <u>154 Pleasant Hill Rd</u> <u>Scarborough, ME 04074</u> <u>207-883-9546</u>		
Whom should we contact when the permit is ready: <u>Andy McPherson</u>		
Mailing address: <u>Harper Development, LLC</u> <u>134 Main St.</u> <u>Winthrop, ME 04364</u>		Phone: <u>485-1145</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 Officials 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: 	Date: <u>8-30-06</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**



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

October 12, 2005

Mary A. Denison  
c/o Dyer Goodall and Denison, P.A.  
61 Winthrop Street  
Augusta, Maine 04330

RE: 137- 143 (called 139) William Street – 081-A-013 – (the “Property”) R-5  
Residential Zone

Dear Ms Denison,

I am in receipt of your request to determine the legal number of dwelling units on the Property. The Property is located within an R-5 Residential Zone. A research of our microfiche shows a building permit issued on October 17, 1927 for alterations to the Property. This permit lists the number of dwelling units of the Property as eight (8) dwelling units. A following permit issued to the Property on December 18, 1930 lists the number of dwelling units of the Property as eight (8) dwelling units.

The birth date and basis of the current zoning ordinance is June 5, 1957. The Property has a building permit record showing the legal number of dwelling units as eight (8) dwelling units in existence prior to June 5, 1957. Currently eight dwelling units within the R-5 zone would require a lot size of 48,000 square feet instead of the 13,144 square feet shown on the assessor’s records for the Property.

The Property is legally nonconforming in regards to the number of dwelling units per land area. No other dimensional requirements were checked per your request.

If you have any other questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: file



# Harper's Development

August 28, 2006

Thomas Zimmerman  
141 William Street  
Portland, ME 04103

Re: 139 William Street

Dear Mr. Zimmerman:

This letter is to inform you of Harper's Development's intent to demolish the old carriage house at 139 William Street and grade the area for additional parking. This notice is being sent pursuant to the City of Portland's building codes as they pertain to demolition. Thank you.

Sincerely,

Andrew J. McPherson  
Harper's Development, LLC.



# Harper's Development

August 28, 2006

Wayne W. Johnson  
129 William Street  
Portland, ME 04103

Re: 139 William Street

Dear Mr. Johnson:

This letter is to inform you of Harper's Development's intent to demolish the old carriage house at 139 William Street and grade the area for additional parking. This notice is being sent pursuant to the City of Portland's building codes as they pertain to demolition. Thank you.

Sincerely,

Andrew J. McPherson  
Harper's Development, LLC.



# Harper's Development

August 28, 2006

Julie J. Stahle  
210 Dartmouth Street  
Portland, ME 04103

Re: 139 William Street

Dear Ms. Stahle:

This letter is to inform you of Harper's Development's intent to demolish the old carriage house at 139 William Street and grade the area for additional parking. This notice is being sent pursuant to the City of Portland's building codes as they pertain to demolition. Thank you.

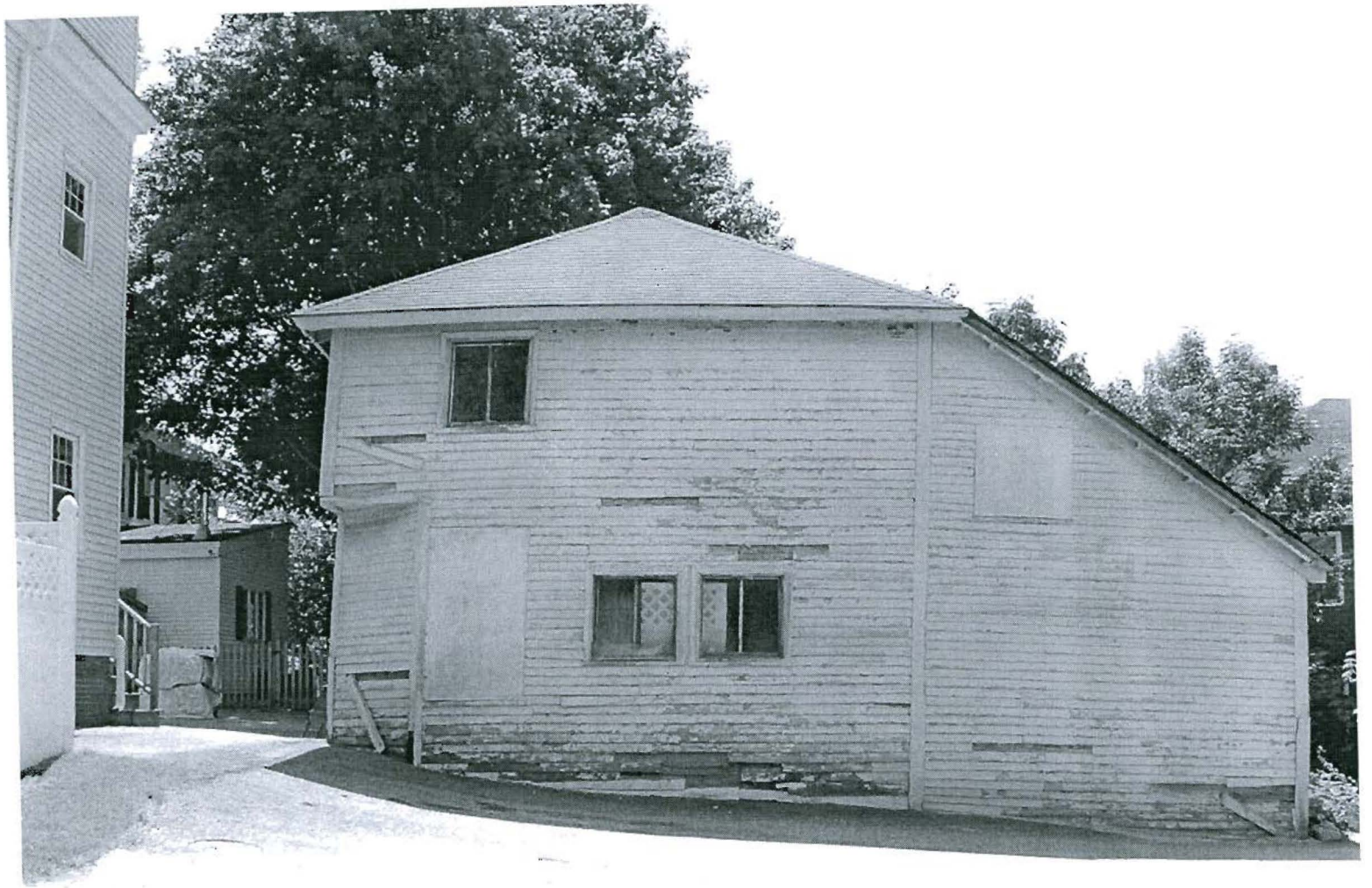
Sincerely,

Andrew J. McPherson  
Harper's Development, LLC.





East





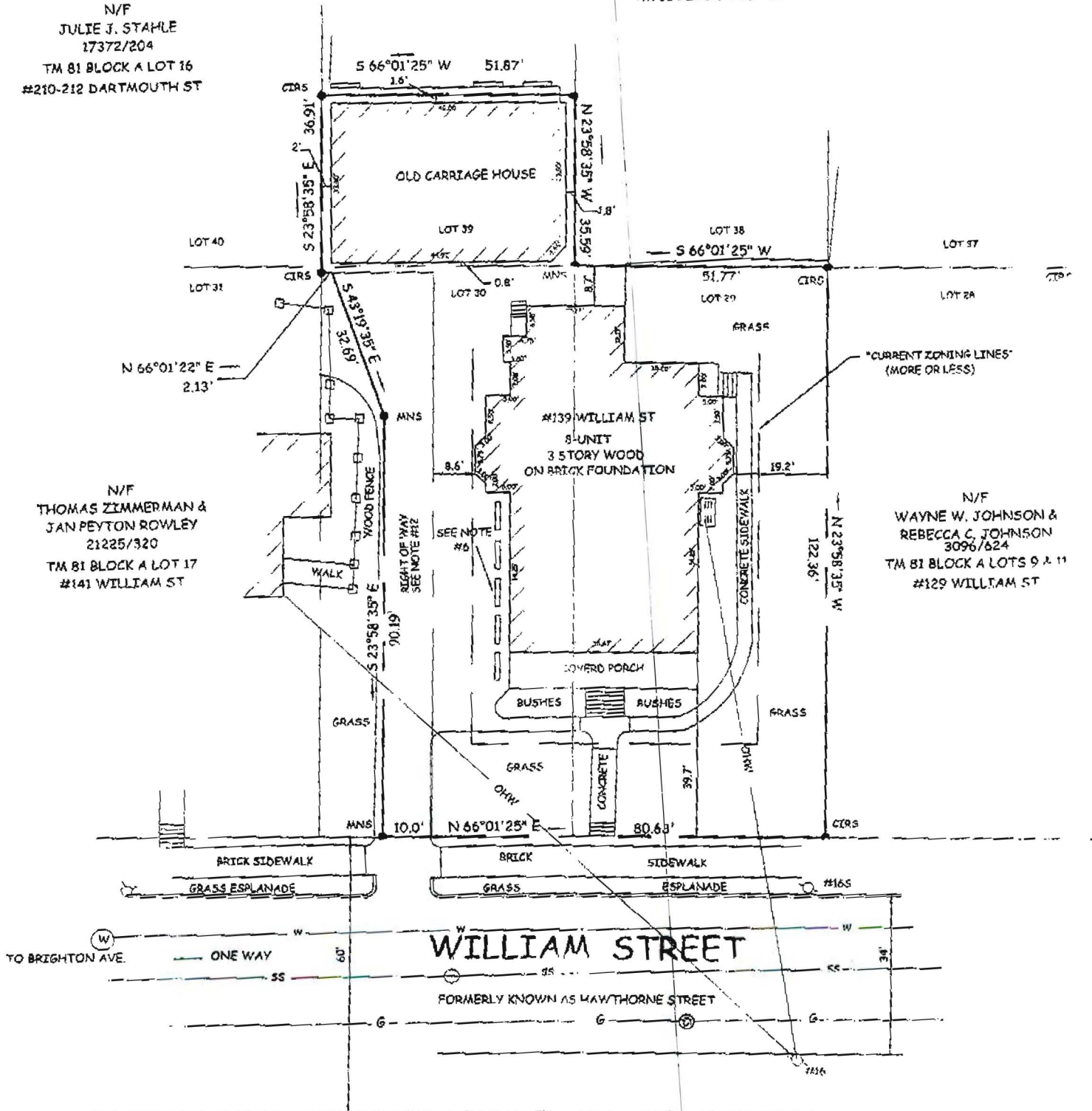
Back

N/F  
 JULIE J. STAHL  
 17372/204  
 TM 81 BLOCK A LOT 16  
 #210-212 DARTMOUTH ST

N/F  
 202 DARTMOUTH STREET REALTY, INC  
 12007/93  
 TM 81 BLOCK A LOT 10

N/F  
 THOMAS ZIMMERMAN &  
 JAN PEYTON ROWLEY  
 21225/320  
 TM 81 BLOCK A LOT 17  
 #141 WILLIAM ST

N/F  
 WAYNE W. JOHNSON &  
 REBECCA C. JOHNSON  
 3096/624  
 TM 81 BLOCK A LOTS 9 & 11  
 #129 WILLIAM ST



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

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Dept: Building      Status: Pending      Reviewer:      Approval Date:  
 Note: Ok to Issue:

Dept: Fire      Status: Approved      Reviewer: Cptn Greg Cass      Approval Date: 09/19/2006  
 Note: Ok to Issue:

*Tammy,  
 I did the  
 Pre-Demo inspection.  
 O.K. to Issue.  
 Cullon will be in @  
 3:00 P.M Today to  
 Pick-up. CSH*