

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

DEMOLITION PERMIT

PERMIT ISSUED
PERMIT ISSUED
PERMIT ISSUED

Permit Number: 10934

SEP - 3 2010
City of Portland
City of Portland
City of Portland

Please Read Application And Notes, If Any, Attached

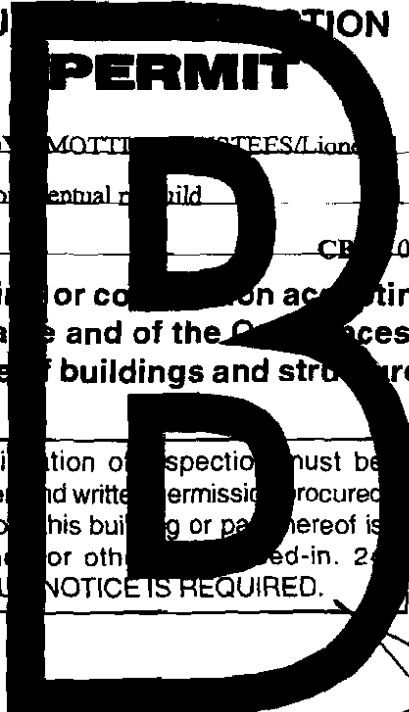
This is to certify that MOTT L MARY M & LEROY MOTT STEES/Lions

has permission to demolish single family home for eventual rebuild

AT 76 SEASHORE AVE Peaks Island

CE 085 F015001

provided that the person or persons, firm or corporation accounting 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 lathed or otherwise red-in. 24 HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

PERMIT ISSUED

Fire Dept. _____
Health Dept. _____
Appeal Board SEP - 3 2010
Other _____

Department Name

City of Portland

James Burke 9/3/10
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: 10-0958	Issue Date:	CBL: 085 F015001
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Location of Construction: 76 SEASHORE AVE Peaks Island	Owner Name: MOTTLA MARY M & LEROY J	Owner Address: 10 VETERANS ST	Phone:
Business Name:	Contractor Name: Lionel Plante Associates	Contractor Address: 98 Island Avenue Peaks Island	Phone: 2077662508
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Vacant Land - demolish single family home for eventual re-build	Permit Fee: \$140.00	Cost of Work: \$12,000.00	CEO District: 1
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Proposed Project Description: demolish single family home for eventual re-build	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: Demolition only
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Signature:	Signature: SUB 9/3/10
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: Idobson	Date Applied For: 08/04/2010	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>	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"/>	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	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> 8/17/10	Date: <i>[Signature]</i>	Date: <i>[Signature]</i>

PERMIT ISSUED

SEP 3 2010

City of Portland

PERMIT ISSUED

SEP - 3 2010

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

Department of Building Inspections

Original Receipt

8-5-2010

Received from

Ann Marie Barber

Location of Work

No sea shore ST

Cost of Construction \$

Building Fee

Permit Fee \$

Site Fee

Certificate of Occupancy Fee

Total

140

Building (11)

Plumbing (15)

Electrical (12)

Site Plan (12)

Other

CS: 85-F-15

Check #

2206

Total Collected

140

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by

S. J. J.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0958	Date Applied For: 08/04/2010	CBL: 085 F015001
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Location of Construction: 76 SEASHORE AVE Peaks Island	Owner Name: MOTTLA MARY M & LEROY J	Owner Address: 10 VETERANS ST	Phone:
Business Name:	Contractor Name: Lionel Plante Associates	Contractor Address: 98 Island Avenue Peaks Island	Phone (207) 766-2508
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Vacant Land - demolish single family home for eventual re-build	Proposed Project Description: demolish single family home for eventual re-build
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/17/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Your application states that your intention is not to rebuild on the same footprint. If you were to rebuild on the same nonconforming footprint, you would have one year in which to do so. After the one year your need to meet the current underlying zoning. All previous nonconforming rights will be extinguished after one year. Please note that it is the owners responsibility to notify the code enforcement office when demolition begins in order to document the start of the one year window to rebuild.			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 09/03/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period. Dust prevention shall be controlled per Chapter 6 of the Municipal Ordinance and demolition per Section 3303 of the IBC 2003.			
2) Demolition permit only. No other construction activities allowed until a separate approved building permit is issued. The foundation hole shall be filled in and the site graded.			
3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments: 8/20/2010-gg: Received email from Unitil, no gas service to the islands
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Jeanie Bourke - RE: Great Diamond 160 Sunset

From: "Monti, Barbara" <monti@unitil.com>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: 9/3/2010 10:44 AM
Subject: RE: Great Diamond 160 Sunset

Jeanie,

We have no gas service to any of the islands in Casco Bay.

barb

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Friday, September 03, 2010 10:31 AM
To: Monti, Barbara
Subject: Great Diamond 160 Sunset

Hi Barbara,
Can you please let me know if there is gas service out there?
Thanks

Jeanie Bourke
CEO/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715



Demolition Call List & Requirements

Site Address: 71e Seashore Ave.

Owner: Mary & Roy Motta Living Trust

Structure Type: Single family home

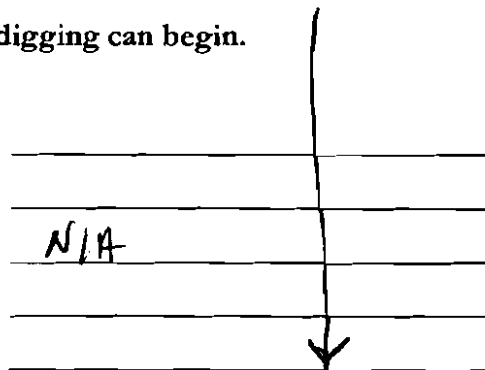
Contractor: LPA - Peaks Island

Utility Approvals

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>7-29-10 Billie</u> ^{3-229/50} work order #
Northern Utilities	797-8002 ext 6241	<u>N/A</u>
Portland Water District	761-8310	<u>Rico Spugnardi 6-11-10</u>
Dig Safe	1-888-344-7233	<u>Terry Mustam will call per agreement</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891
DPW/ Sealed Drain Permit (C. Merritt)	874-8822
Historic Preservation	874-8726
Fire Dispatcher	874-8576
DEP – Environmental (Augusta)	287-2651



Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company - N/A

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

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 and attached all required documentation.

Signed: AMBAR

Date: 7-29-10

or more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



LETTER OF TRANSMITTAL

OWEN HASKELL, INC.

Land Surveyors

390 U.S. Route 1, Unit 10

Falmouth, Maine 04105-1306

Tel: 207-774-0424

Fax: 207-774-0511

Date: 8-11-2010

Job # 2010-058 P

To: Inspections Division - Land
City of Portland

For your information

Your copy

Per your request

Call or e-mail questions

Please call

Per phone conversation

Return by

Comments _____

Remarks:

Please find enclosed plan - 76 Seashore Ave, Peaks Island

RECEIVED

AUG 17 2010

From: John S. Howard

Dept. of Building Inspections
City of Portland Maine

e-mail: _____

If you have any questions or if enclosures are not as noted, please notify us at once.

cc: Ann Marie Barter



Demolition of a Structure Permit Application

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>76 Seashore Ave. Peaks Island</u>		
Total Square Footage of Proposed Structure <u>880 sf.</u>	Square Footage of Lot: <u>10,225 sf.</u>	
Tax Assessor's Chart, Block & Lot: Chart# <u>085</u> Block# <u>F015</u> Lot# <u>F016 91</u>	Owner: <u>Mary Mottle; Leloy J. Mottle</u> <u>Living Trust</u>	Telephone: <u>207-310-0965</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Ann Marie Mottle Barker</u> <u>96 Swett Rd.</u> <u>Windham, ME 892-5631</u>	Cost Of Work: \$ <u>12,000</u> Fee: \$ <u>140.00</u>
Current legal use: (i.e. garage, warehouse) <u>Vacant</u> If vacant, what was the previous use? <u>Single family home</u> How long has it been vacant? <u>4 months</u> Project description: <u>We wish to demolish the current structure entirely and build a new single family year round cottage on a new footprint (not existing one) on these lots.</u>		
Contractor's name, address & telephone: <u>Terry Mulhern d/b/a Limer Plante Associates</u> <u>98 Island Ave. Peaks Island, ME 04108 766-2508</u> Who should we contact when the permit is ready: <u>Ann Marie Barker</u> Mailing address: <u>96 Swett Road</u> Telephone: <u>892-5631</u> <u>Windham, ME 04062</u>		

Please submit all of the information outlined in the will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the p request additional information prior to the issuance of a permit. For other applications visit the Inspections Division on-line at www.portlandmaine.gov room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that been authorized by the owner to make this application as his/her authorized a In addition, if a permit for work described in this application is issued, I certify authority to enter all areas covered by this permit at any reasonable hour to enf

Signature of applicant: Ann Marie Barker

This is not a permit; you may not commence ANY work until the permit is issued.

July 28, 2010

Dear Neighbor:

We have purchased the property at 76 Seashore Avenue and have submitted a permit to the City of Portland to demolish the existing structure. We have contracted with Lionel Plante Associates to do the site work and hope to have this done fairly soon. We do not anticipate a need to do any blasting in order to take down the house or hook up to the sewer.

We hope to start phase two of this project, putting up a new structure, as soon as possible, but that may not happen until late fall or early next spring. We thank you for your cooperation during the recent survey and look forward to living adjacent to you in the coming seasons.

Sincerely,

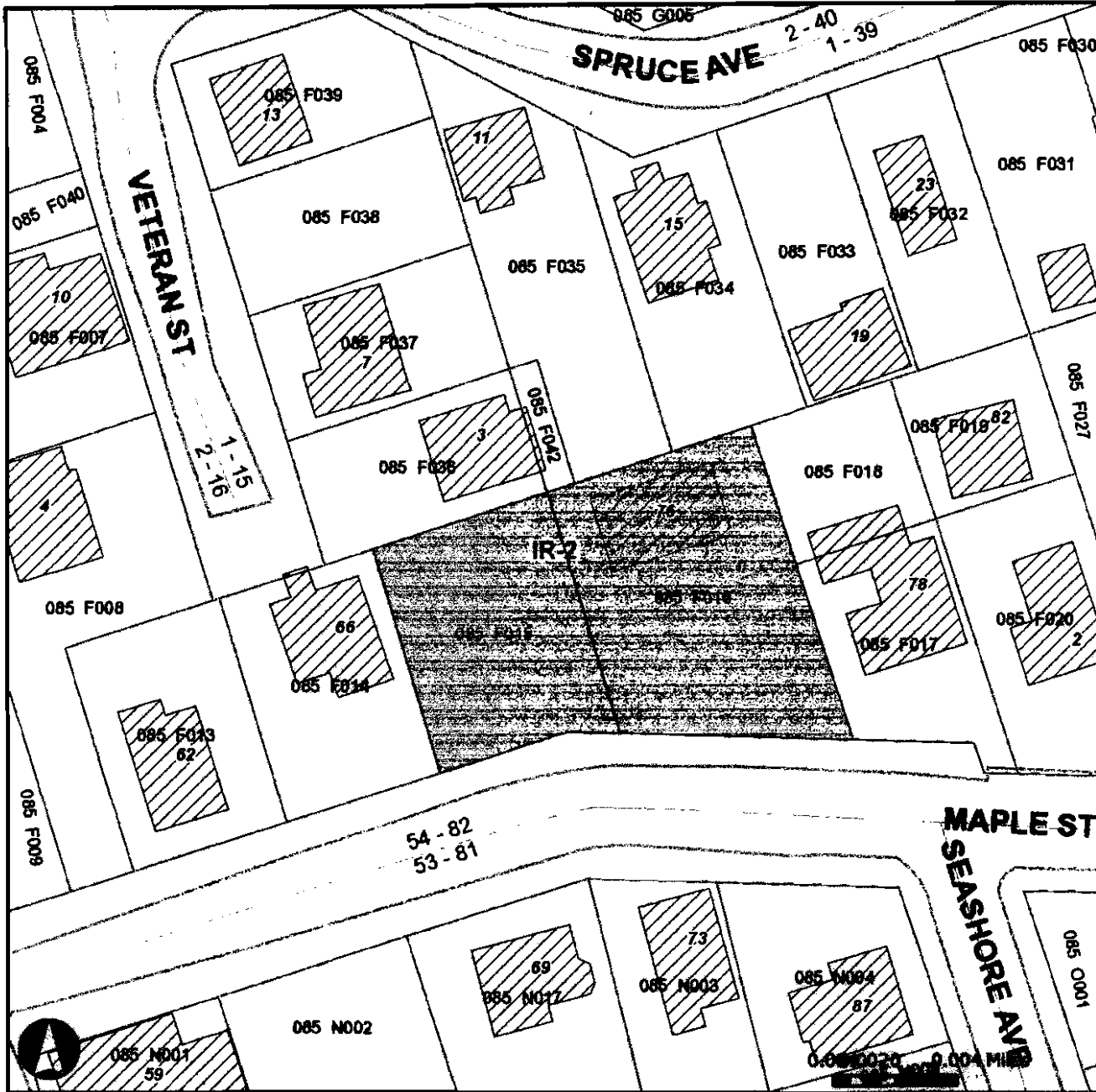
Mike and Ann Marie Barter

96 Swett Rd.

Windham, ME 04062



Map



Parcels	Shoreland Overlay Zone	Zoning (continued)	Zoning (continued)
Parcels	Stream Overlay Zone	OP Office Park	C23
Interstate	Stream_protection	R1 Residential	C24
Streets	Island Zoning	R2 Residential	C25
Buildings	C43	R3 Residential	C26
	I-B	R4 Residential	C27
	I-TS	R5 Residential	C28
		R6 Residential	C29

8-11-10

10 Veteran St.
Peaks Island, ME 04108

085 F015
100958

To Whom It May Concern:

The house on the property of 76 Seaside Avenue, Peaks Island, Maine is rightfully owned by the Mary M. Mottla Living Trust, Mary M. Mottla and Le Roy J. Mottla, Trustees.

Ann Marie Mottla Barter of 96 Sweet Road, Windham, Maine, is my daughter, and has my permission to demolish the structure on the 76 Seaside Ave, Peaks Island property.

Sincerely,

Mary M. Mottla

Mary M. Mottla

RECEIVED

AUG 16 2010

Dept. of Building Inspections
City of Portland Maine



- NOTES**
- OWNER OF RECORD: MARY K. MORTLA AND LEROY J. MORTLA, TRUSTEES, CAMBERLAND COUNTY RESISTIVE OF DEEDS BOOK 27413 PAGE 174.
 - LOCUS IS SHOWN AS LOTS 15 AND 16 ON PORTLAND ASSESSORS MAP 85 BLOCK 1.
 - RECORDS ARE BASED ON MAINE STATE GSD AS PER ORDINANCES OF STREET MONUMENTS PROVIDED BY THE CITY ENGINEERING DEPARTMENT.
 - ELEVATIONS ARE BASED ON CITY DATUM AS RUN FROM MONUMENT AT SOUTHWEST CORNER OF ISLAND AVENUE AND RYEFIELD STREET WITH ELEVATION 54.25.
 - BACK LINE IS SHOWN ALONG OLD WALL AND LINE OF ROW 800 AND PREVIOUS FORM. THIS LINE IS 50.5 FEET FROM SEASHORE AVENUE FINISH WITH THE PLAN DIMENSION OF 50.5 FEET.
 - THERE IS A DISCREPANCY BETWEEN THE DEED LINE AND THE LINE OF ADJACENT OCCUPANCY ON THE WEST LINE. A BOUNDARY ADJUSTMENT IS RECOMMENDED WITH THE ADJUTER.
 - THE DEED DESCRIPTIONS FOR LOTS 16, 17 AND 18 DO NOT HAVE ANY SPECIFIC DIRECTIONS. THE DISTANCES FROM THE STREET HAVE NO SENSE AND NO MARKERS SUBJECT DEED, WERE FIELD A BOUNDARY ADJUSTMENT IS RECOMMENDED WITH THE ADJUTER.
 - TOPOGRAHY DOES NOT INDICATE ALL WORK CHANGES DUE TO MARY LEASE OUTDOORS AND DOOR REVISIONS.

- PLAN REFERENCES**
- PLAN OF THE MARY K. MORTLA TRUSTS ESTATE COMPASSING THE SHORE PROPERTY AND OF SEASIDE ISLAND, MAINE FROM SURVEY BY AL. JONES OCTOBER, 1907 RECORDED IN PLAIN BOOK 5 PAGE 37.
 - DESIGNER TERRACE PROPERTY H. HOWARDSON, C.E. RECORDED IN PLAIN BOOK 11 PAGE 31.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON AND THE RESULT OF AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSEE'S FOR PROFESSIONAL LAND SURVEYING CURRENT STANDARDS OF PRACTICE.

DATE: 7-16-2010

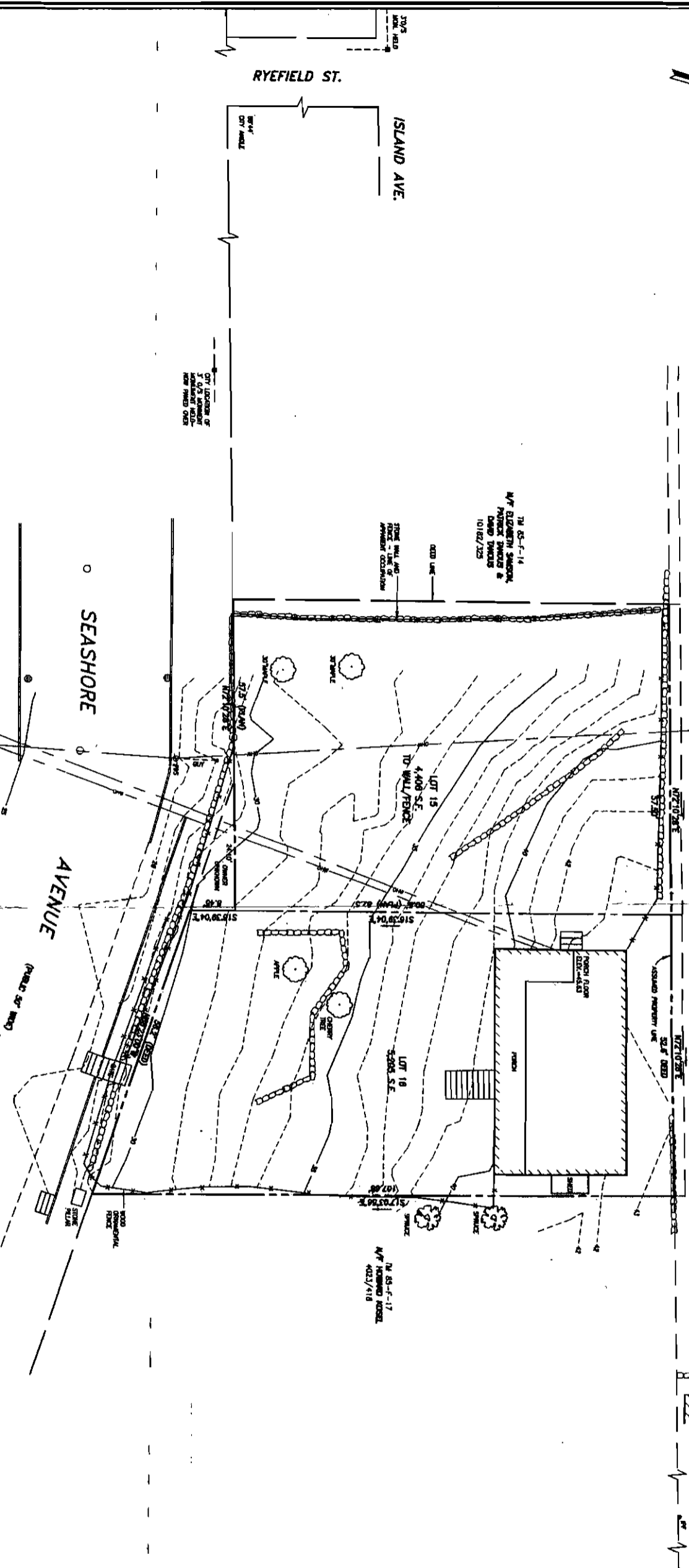
JOHN C. SCHMIDT, P.S. 11252



BOUNDARY & TOPOGRAPHIC SURVEY FOR ANNE MARIE BARTER 78 SEASHORE AVENUE PEAKS ISLAND, PORTLAND, MAINE

OWEN HASKELL, INC.
380 U.S. Route One, Piquette, ME 04106 (807) 774-0424
www.owenhaskell.com

Drawn By	JCS	Date	JULY 16, 2010	Job No.	2010-028P
Checked By	ALW	Scale	1" = 10'	Dwg. No.	1
Book No.	0283				



- LEGEND**
- NON PINE ROUND
 - MONUMENT ROUND
 - UTILITY POLE
 - UTILITY POLE
 - MINOR BUSH
 - CANYON BUSH
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - FENCE
 - STONE WALL
 - CLAB
 - OVERHEAD WIRES
 - 1' CONTOUR

LOCATION MAP

