

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

DEMOLITION PERMIT

Permit Number: 040647

This is to certify that Somers Frederick P &/Leddycouser Assoc
has permission to Demolition of building
AT 110 Ledgewood St PI 087 E002001

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 work on permit must be completed before this building or part thereof is occupied or closed-in. **HEAVY 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

Janie Bowke 6/21/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
04-0647	0512 112004	087 E002001

Location of Construction: 110 Ledgewood St P.I.	Owner Name: Somers Frederick P &	Owner Address: 13904 Waverly Creek Ct	Phone: 301-6-2-4053
Business Name: n/a	Contractor Name: Leddy Houser Associates	Contractor Address: 4 16 Preble Street Portland	Phone (207) 767-0903
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Demolitions	

Demolition of old building.

Demolition of building

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/14/2004

Note: Karen had this on her desk for a while waiting for info see permit #14-0648 for the rebuilding - not in existing footprint.

Ok to Issue:

- 1) Please note that with the demolition of the existing structure(s), you would have only one (1) year from the date of demolition completion to rebuild within the existing legal nonconforming footprint. After the one year of demolition all rights to rebuild in the nonconforming footprint(s) will have been entirely extinguished. It is up to the owner/contractor to notify the Code Enforcement Officer when such a demolition has begun and completed for the records.

Dept: Building **Status:** Pending

Reviewer:

Approval Date:

Note:

Ok to Issue:

owner → Applicant: Somer Fredrick & Jeanette Date: 6/14/04
Address: 110 Ledge Wood St, PI C-D-L: 07-E-2, 3, 4

CHECK-LIST AGAINST ZONING ORDINANCE § 48 & 49

Date - Developed Lot #04-48-49 permit #04-0648

Zone Location - IR-2 & IR-1 Zone splits the lot using for zoning.

Interior or corner lot -

Proposed Use/Work - to Demolish existing Building & rebuild New & Larger Single Family Dwelling 26' x 66'

Sewage Disposal - Private

Lot Street Frontage - 100' min - 141' scaled

Front Yard - 30' min req - 92.5' scaled

Rear Yard - 30' min req - 93' scaled

Side Yard - 20' min req 34' & 36' scaled

Projections -

Width of Lot - 100' min - 141' scaled

Height - 35' max from predevelopment grade - 29.5' from pre-development average to Ridge per W.W

Lot Area - existing lot of record - 28,745 sq ft given

Lot Coverage Impervious Surface - 20% MAX 15,749 sq ft

Area per Family -

Off-street Parking - 2 spaces req - 2 spaces shown

Loading Bays - N/A

Site Plan - minor/minor 2004-0099

Shoreland Zoning/Stream Protection - N/A

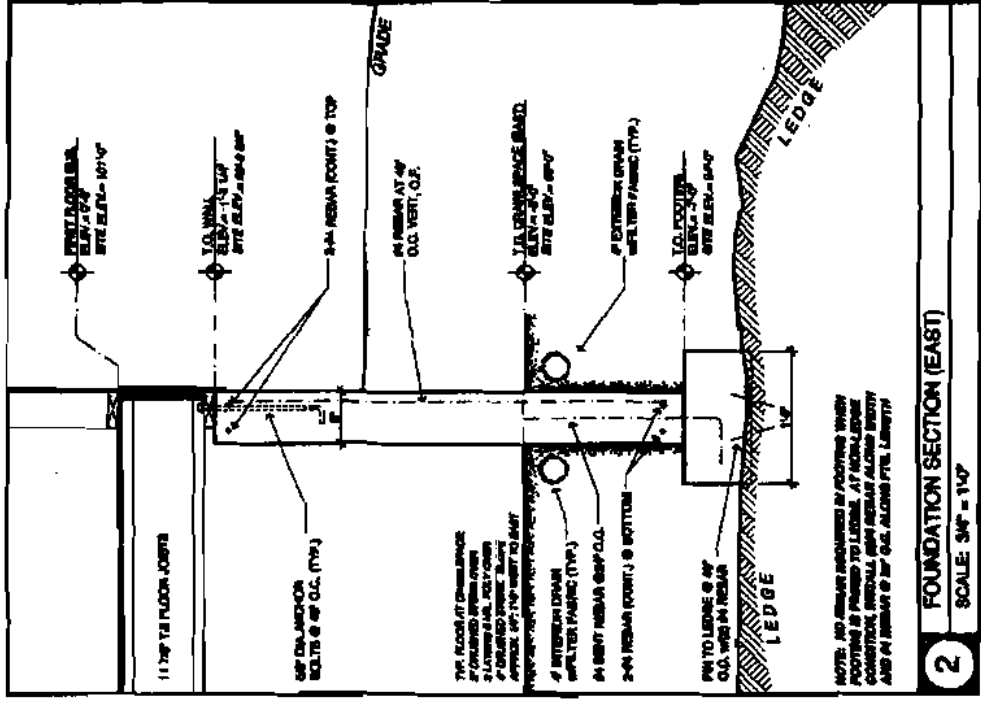
Flood Plains - Panel 15 Zone C

26 x 66 = 1716
10 x 19 = 190
5 x 7 = 35
1941 sq ft

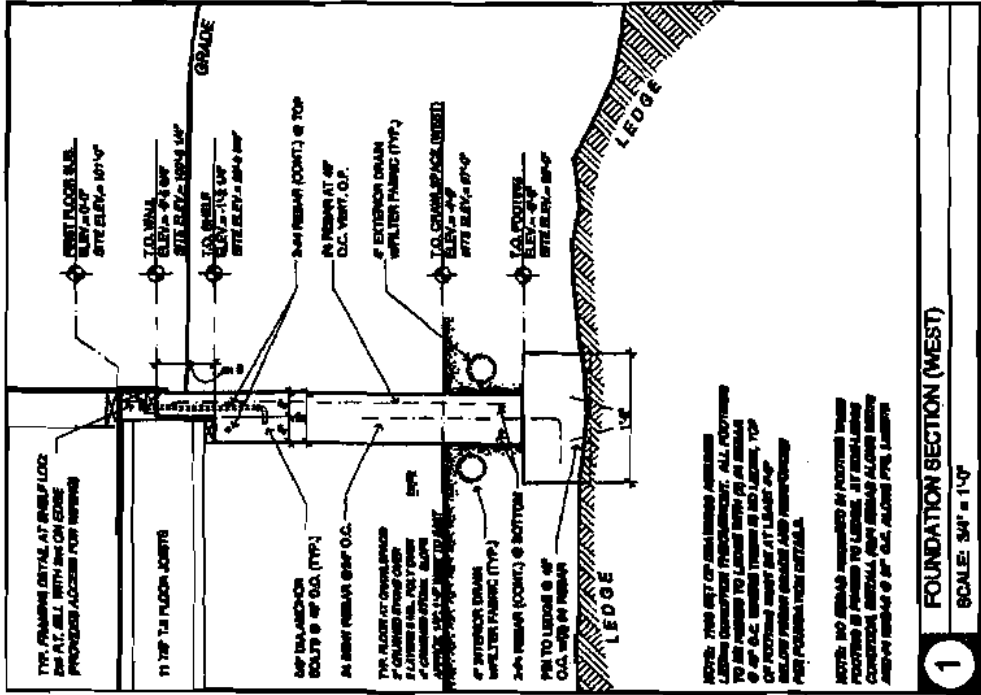
4

FOUNDATION DETAILS

Project: ...
 150 Longwood Road
 27 North Street
 207-774-0211
 207-774-0211



2 FOUNDATION SECTION (EAST)
 SCALE: 3/4" = 1'-0"



1 FOUNDATION SECTION (WEST)
 SCALE: 3/4" = 1'-0"

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.

Total Square Footage of Proposed Structure 18800.		Square Footage of Lot 28,810.	
Tax Assessor's Chart, Block & Lot Chart# 087 Block# E00 Lot# 2001		Owner: Fred + Jennette Sowers	Telephone: 301-602-4053
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Leddy House Assoc. 429 - Puckle St. So. Port. ME		Cost Of Work: \$ 3500 - Fee: \$ 57.00
Current use: <u>Residential</u>		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND <div style="border: 1px solid black; padding: 2px; display: inline-block;"> MAY 21 2004 RECEIVE </div> </div>	
If the location is currently vacant, what was prior use: <u>Residence</u>			
Approximately how long has it been vacant: <u>5 years +</u>			
Project description: <u>Demol</u>			
DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION			
Contractor's name, address & telephone: <u>Leddy House Assoc. 429 Puckle St. South Portland, ME 04106 207-767-0903</u>			
Whom should we contact when the permit is ready: <u>Leddy House Assoc.</u>			
Mailing address: <u>429 Puckle St South Portland, ME 04106</u>			
Phone: <u>767-0903</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.

for all areas covered b

Signature of applicant: 	Date: <u>5-17-04</u>
---	----------------------



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

ANGUS S. KING, JR.
GOVERNOR

MARTHA KIRKPATRICK
COMMISSIONER

Demolitions and Asbestos

To: Code Enforcement Officers and Municipal Officials
From: Ed Antz, Asbestos/Lead Hazard Prevention Program
Subject: Asbestos Issues During Building Demolitions
Date: September 2000

1) Overview

In Maine, building demolitions happen on a regular basis. Many of the demolitions occur in older buildings that are likely to contain some asbestos products, particularly in or on heating (HVAC), wall, floor, and ceiling systems. These demolition projects may be happening without the proper protection of employees, the general public, and the environment. It is important to remember that state and federal laws require that owners have buildings inspected and have any asbestos products properly removed prior to demolition. The Maine DEP is forwarding this information to municipal officials in an effort to increase awareness of and compliance with applicable rules, resulting in less asbestos exposure to the general public, demolition site personnel, and the environment.

2) What Can Municipalities Do To Help?

Municipalities can greatly assist the people of Maine and the Department by joining with the DEP and the US EPA to ensure that asbestos is properly managed during demolitions. *Specifically, municipalities can hand out appropriate information, issue demolition permits only to persons who can demonstrate that they will properly handle the asbestos, and mail or fax the building demolition (BDF) report form to the Department.* The following check-off list can be used:

- A) _____ Provided "Asbestos Fact Sheet" to Applicant
- B) _____ Had applicant fill out "Building Demolition Form" (BDF)
- C) _____ Did not issue Demolition Permit to Applicant not answering "Yes" to three questions on BDF Form (OPTIONAL BUT SUGGESTED) ←←
- D) _____ Municipality faxed (or mailed) BDF Form to DEP at 287-7826.

3) What Are The Rules?

Simply stated, state and federal asbestos rules and regulations require that buildings be inspected for asbestos products and have them removed prior to demolition. The inspection and removal operations must be performed by DEP-licensed companies under regulated and controlled conditions.

4) Using The Building Demolition Report Form

The purpose of this form is to ensure that an applicant has the correct information to properly remove asbestos from a building prior to demolition. The form asks three questions and records some basic information that the DEP may need during follow-up inquiries. The Form has two parts which need to be filled out by the applicant. The first section on the Form, Pre-Demolition Building Inspection and

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04133-0017
(207) 287-7688
RAY BLDG., HOSPITAL ST.

BANGOR
126 HOOAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 832-6300 FAX: (207) 832-6301

PRESQUE ISLE
1135 CENTRAL DRIVE, SKYWAY
PRESQUE ISLE, MAINE 04769-2000
(207) 764-0477 FAX: (207) 764-1500



Maine Department of Environmental Protection

Asbestos/Lead Unit

17 State House Station

Augusta, Me 04333-0017

Tel (207) 287-2651 FAX (207) 287-7826



Building Demolition Form (BDF)

A) Pre-Demolition Building Inspection and Abatement Information

Important Notice: This Notification is Required by Law

Maine Law requires that buildings be inspected for asbestos and that asbestos-containing materials be removed from any building prior to demolition. Demolition means the tearing down or intentional burning of a building or part of a building. This includes any institutional, commercial, public, industrial, or *residential* building. Inspection and/or removal of more than 3 square feet or 3 linear feet of asbestos-containing materials must be performed by an asbestos firm licensed by the ME DEP.

Municipalities are requested to have applicants for demolition permits complete this form prior to the issuance of a demolition permit. The Department also requests that a demolition permit **Not** be issued 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:

1. *yes* *no* Has the building been inspected by a DEP licensed asbestos consultant?
2. *yes* *no* If asbestos was found, has a 10 day notification sent to DEP?
3. *yes* *no* *n/a* Has the asbestos (if any) been removed by a DEP licensed asbestos contractor?

Note: This form constitutes notification to the Department when asbestos is not present in the building being demolished.

B) General Information

<i>property address:</i>	<i>asbestos survey performed by: (name & address)</i>
<i>telephone:</i>	<i>telephone:</i>
<i>property owner: (name & address)</i>	<i>asbestos abatement contractor: (name & address)</i>
<i>telephone:</i>	<i>telephone:</i>
<i>demolition contractor: (name & address)</i>	<i>demolition start date:</i>
	<i>demolition end date:</i>
	<i>building type: (commercial, residential, etc.)</i>
<i>telephone:</i>	

Once filled out, please fax or mail immediately to DEP

Original to DEP

Copy to Municipality

Copy to Owner or Operator



Maine Department of Environmental Protection

Demolition Fact Sheet

Contact: phone (207)-287-2651

This Fact Sheet provides a brief overview of the regulatory requirements pertaining to asbestos demolition activities in Maine. This document addresses the basic requirements. Should you require detailed information or have a specific question, please call (207) 287-2651.

What is Asbestos?

Asbestos is naturally occurring mineral, very strong and heat resistant, which has been made into nearly three thousand products. It is found on heating and domestic water systems (pipes, boilers, gaskets, tanks, elbows and tees), spray-on insulation (fireproofing and acoustical purposes), flooring components (vinyl tiles and linoleum) and drop-in ceiling systems (ceiling tiles). Asbestos-containing materials (ACM) are also found in building materials, such as siding (shingles or sheets) and roofing, used on the outside of buildings.

When do Maine's Asbestos Regulations apply?

Any (single) demolition activity that involves the removal of ACM in quantities greater than 3 square or 3 linear feet is subject to the requirements of 38 M.R.S.A. Title 38 Sections 1271 to 1284 (Maine statute) and Chapter 425, Asbestos Management Regulations (DEP regulation). Demolition means the tearing down or intentional burning of a building or part of a building. This includes any institutional, commercial, public, industrial or residential building. **Be advised that Maine and federal regulations require that all ACM be removed from a building (or affected portions thereof) before it is completely or partially torn down.**

What are Maine's requirements?

Maine regulations require that notification of the demolition activity be sent to the Department 10 days prior to the activity; that companies performing the removal be licensed with the Department; that individuals working for the licensed companies be certified with the Department; that the work be performed under controlled conditions (specific work practices consisting of reduced pressure enclosures and wet methods) by properly protected employees; and that inspection, project design and clearance standards (air testing) be met. Finally Maine regulations require that asbestos be properly stored in fiber-tight containers, be transported by DEP-permitted vehicles, and be disposed in a landfill licensed to accept the type of waste generated (friable or non-friable).

What are the Federal Asbestos requirements?

The federal government under the National Emissions Standards for Hazardous Air Pollutants (NESHAPs) also regulates asbestos demolitions. Specifically, the NESHAPs requires that facilities be inspected thoroughly for asbestos products, that the owner/operator notify the federal government 10 days prior to the project, and that friable asbestos (any loose, crumbly material) be removed prior to demolition. The federal government and the Department have worked out an agreement that allows notification to the Department to constitute notification to the federal government as well. All demolitions, asbestos-containing or not, must be reported, excluding residential units (<5).

Simply, What Can I Do To Be In Compliance?

As soon as possible before demolition, building owners need to hire an asbestos consultant or asbestos contractor (with consulting experience) to inspect and make recommendations about demolition options. An up to date list of asbestos companies is available from the Department as is technical assistance following inspection.

797-1906

City of Portland Inspection Services Division Demolition Call List and Requirements

Site Address: 110 Cedarwood st

Owner: Fred + Anette Somers

Structure Type: Wood

Contractor: Leddy House Assoc

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
Central Maine Power	1-800-750-4000	<u>Lenny 831-5590 5/6/04</u>
Verizon 203-833-7704 ^{ALL NECESSARY}	1-800-941-9900	<u>A Sharon L. "</u>
Northern Utilities	797-8002 ext 6241	<u>MARK ALLEN "</u>
Portland Water District	761-8310	<u>MARY / DAVE "</u>
Time Warner Cable Co.	253-2222	<u>James "</u>
Dig Safe *** ^{MAY 11 11AM}	1-888-344-7233	<u>SARA H RET "</u>

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

#20041910147

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
DPW/ Traffic Division	874-8891	<u>(L. Cote) 5/11/04</u>
DPW/ Forestry Division	874-8389 ^{OK}	<u>(J. Tarling)</u>
DPW/ Sealed Drain Permit	874-8822	<u>(E. Merritt) Todd 6/04</u>
Building Inspections (Insp. Req'd.)	874-8703	<u>GAIL 5/6/04</u>
Historic Preservation	874-8726 ^{LC'S OFFICE}	<u>DEB ANDREWS 5/9/04</u>
Fire Dispatcher	874-8576	<u>BEN DEAZ 5/6/04</u>
DEP - Environmental (Augusta)	287-2651 ^{LC'S OFFICE}	<u>(Ed Antz) OK 5/9/04</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

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: [Signature]

Date: 5-17-04

May 24, 2004

Dear property abutters, the purpose of this letter is to inform you and your neighbors that Jeanette and Fred Sommers are proposing to tear down the existing cottage and shed on their property located at 110 Ledgewood Street and construct a new 1800 square ft. home on their site. Leddy Houser Associates has been contracted to do the demo and construction along with Will Winkelman and Whitten Architects. Our proposed time frame is to demo the existing structures as soon as possible and have a foundation in by mid July. The construction would begin immediately and the project should be substantially completed by the end of the year. This letter is part of the many permitting requirements but it also serves as a courtesy to our neighbors, to inform them of our intentions.

Sincerely, Paul Leddy and Peter Houser

Leddy Houser Associates
429 Preble St.
South Portland ME 04106
(207) 767-0903

MAY 24 2004

May 24, 2004

This letter ~~has~~ been sent to the following abutters: (all map 87)

Richard P. Caron E-1 and E -50
116 Ledge lawn
Peaks Island Maine 04108

David Filipos E-5 and E-47
36 Federal Street
Portland Maine 04101

Susan B. Kole F-1
William E. Berlinger
146 Central Ave.
Peaks Island Maine 04108

Maureen and Craig Dawson F-2
130 Central Ave.
Peaks Island Maine 04108

Elaine and Thomas Quigg F-7
135 Central Ave.
Peaks Island Maine 04108

Scott Edward Brown D-2 and D-3
11 Higgins Lane
South Portland Maine 04106

Susan Merrow D-6 through D-9
John Carroll
5 Wylie Ave.
Peaks Island Maine 04108

Peaks Island Preserve
P.O. Box 99
Peaks Island Maine 04108

