

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that WILLIAM B & ZIMMERMAN

Located At 14 CENTENNIAL ST. (PEAKS ISLAND)

Job ID: 2011-02-407-UI

CBL: 087 - - NN - 004 - 001 - - - - -

has permission to Demolish the existing Single Family Residence

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

06/15/2011

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

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# PORTLAND MAINE

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

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-02-407-UI

Located At: 14 CENTENNIAL

CBL: 087 - - NN - 004 - 001 - - - - -

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is connected to the site plan submitted under permit #10-1097 which was an amendment to the original permit #10-0628. This permit is being issued with the condition that the location and size of the house proposed under the amended siteplan received September 3, 2011 is remaining the same. All the changes from this amended permit are interior.

### **Building**

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 2009.
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. Demo permit only! Construction requires separate permits.

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

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

Permit No: 10-0843	Issue Date:	CBL: 087 NN004001
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Location of Construction: 14 CENTENNIAL ST Peaks Island	Owner Name: ZIMMERMAN WILLIAM B & PA	Owner Address: PO BOX 7637	Phone:
Business Name:	Contractor Name: Bill Bunton	Contractor Address: 87 Middle Road Cumberland	Phone 2077740111
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: IRA

Past Use: Single Family Home	Proposed Use: Single Family Home - Structure to be demolished after new house is built (connected to permit #10-0628)	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 1
Proposed Project Description: Structure to be demolished after new house is built (connected to permit #10-0628)		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied  v/A	INSPECTION: Use Group: R3 Type: C  IBC, 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: ldobson	Date Applied For: 07/16/2010	<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 checked="" type="checkbox"/> Shoreland <i>lot house well beyond 75 setback</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>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/cond. lin</i></p> <p>Date: 7/19/10 <i>ABW</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><i>ABW</i></p> <p>Date: _____</p>
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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

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

**Nicholas Adams - RE: 48 Moody**

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**From:** "Monti, Barbara" <monti@unitil.com>  
**To:** 'Nicholas Adams' <NADAMS@portlandmaine.gov>  
**Date:** 6/20/2011 11:42 AM  
**Subject:** RE: 48 Moody

Hi Nick,

48 Moody St - service has been retired (looks like it went to one of the portable classrooms).

22 Emerson St - old retired service (no record in office).

Please let me know if you have any questions.

barb

**From:** Nicholas Adams [mailto:NADAMS@portlandmaine.gov]  
**Sent:** Monday, June 20, 2011 8:33 AM  
**To:** Monti, Barbara  
**Subject:** 48 Moody

Good Morning Barb,

Thanks for the email this morning. I will put it with the permit. I have another permit for 48 Moody St. Its the old ADAMS SCHOOL. I was wondering if you have any service at this address.

Again thanks

Nick Adams  
Code Enforcement Officer

Planning & Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, Maine 04101  
Office: 207.874.8789  
Support Staff: 207.874.8703  
[nadams@portlandmaine.gov](mailto:nadams@portlandmaine.gov)



# 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>14 CENTENNIAL ST. PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot: <u>9044</u>
Tax Assessor's Chart, Block & Lot: Chart#      Block#      Lot# <u>87 - NW - 4.5 - 8</u>	Owner: <u>WILLIAM PATTY ZIMMERMAN P.O. BOX 7637 York PA 17404</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ _____  Fee: \$ _____
Current legal use: (i.e. garage, warehouse) <u>Single family</u> If vacant, what was the previous use? <u>Same</u> How long has it been vacant? <u>4 years</u> Project description: <u>STRUCTURE TO BE DEMOLISHED AFTER IS BUILT NEW house - see letter dated July 14, 2010</u>		
Contractor's name, address & telephone: <u>Bill Bunton 87 Middle Rd. Cumberland ME 04021</u> Who should we contact when the permit is ready: <u>Bill Bunton</u> Mailing address: <u>Same as above</u> Telephone: <u>653-7650</u>		

**Please submit all of the information outlined in the Demolition call list. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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>William Patty</u>	Date: <u>7/16/10</u>
--	----------------------

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

RECEIVED

JUL 16 2010

Dept. of Building Inspections  
City of Portland Maine

William and Patty Zimmerman  
16 City View Road  
Peaks Island, ME 04108

July 14, 2010

Marge Schmuckal  
Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, ME 04101

Dear Marge,

We have been working on the renovation/reconstruction of a property at 14 Centennial Street on Peaks Island, a property adjacent to our primary residence. After much debate, as you know, we have come to the conclusion that the property will be dramatically improved and more in compliance with city regulations if we tear down the original structure and rebuild at a place on the lot more in keeping with setback requirements. In order to do this most efficiently, we request permission to use the remaining skeleton of the old house as a workshop/storage area for equipment and materials during construction of the new house.

It is not our intention to keep the structure beyond completion of the new house. We are willing to provide this letter as a personal guarantee that the old structure will be removed at our expense within 60 days of completion of the new house. Our hope is to have the new house completed by May 1, 2011, assuming we can start the project by August 1, 2010. We hope this letter will suffice as a good faith assurance of our intention to remove the old structure once the new one is completed to your satisfaction.

Please feel free to contact us if you have further questions about our plans for improving this property.

Sincerely,

  
William B. Zimmerman

  
Patty T. Zimmerman



**Ann Machado - Zimmerman 14 Centennial Peaks**

---

**From:** "Gerald Weinand" <gaweinand@roadrunner.com>  
**To:** <amachado@portlandmaine.gov>  
**Date:** 6/22/2010 3:16 PM  
**Subject:** Zimmerman 14 Centennial Peaks  
**Attachments:** Chain of title - 14 Centennial Street.pdf; Notice to Abutters.pdf

Ann:

Attached please find the Chain of Title for 14 Centennial Street, and the notice to the abutters regarding the proposed demolition. The notice was sent to:

Melanie Regan  
204 Island Ave  
Peaks Island, Maine 04108

Chandler and Christine Bearce  
18 County Road  
Gorham, Maine 04038

Tim Flynn  
20 Centennial Street  
Peaks Island, Maine 04108

The new proposed site plan will be delivered within the next day or so, as prepared by Gene Schleh, Northeastern Land Surveying.

Please contact me if you have any questions or comments.

Cheers

Gerald Weinand  
gwdesign  
Rockland, Maine

975.3945

**RECEIVED**

JUN 22 2010

**Dept. of Building Inspections**  
City of Portland Maine

**gwdesign**  
26 GROVE STREET  
ROCKLAND, MAINE 04841  
-----  
207.975.3945  
email: gwdesign@roadrunner.com

15 June 2010

**NOTICE TO ABUTTERS OF APPLICATION FOR DEMOLITION**

Dear Property Owner:

This is to inform you that an application for a Demolition Permit has been submitted to the Portland Code Enforcement Office by **Patty and William Zimmerman** for property in your neighborhood located at **14 Centennial Street, MAP 87/NN/4 and MAP 87/NN/5**. The applicant proposes to **demolish the existing structure located therein on or before 31 December 2010**. The application is available for your review at the Code Enforcement Office at Portland City Hall. Your written or oral comments are welcome and will be included in the record.

RECEIVED

JUN 22 2010

Dept. of Building Inspections  
City of Portland Maine



## BUILDING PERMIT INSPECTION PROCEDURES

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Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-02-407-UI

Located At: 14 CENTENNIAL

CBL: 087 - - NN - 004 - 001 - - - - -

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### **Building**

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**Jonathan Rioux - RE: Re: Unitil**

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**From:** "Monti, Barbara" <monti@unitil.com>  
**To:** 'Jonathan Rioux' <JRIOUX@portlandmaine.gov>, "Bellemare, Richard" <belle...>  
**Date:** 6/17/2011 10:51 AM  
**Subject:** RE: Re: Unitil

---

Jonathan,

We do not have any gas service on Peaks Island.

barb

**From:** Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]  
**Sent:** Friday, June 17, 2011 10:48 AM  
**To:** Bellemare, Richard; Monti, Barbara  
**Subject:** Fwd: Re: Unitil

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

>>> Lannie Dobson 6/15/2011 12:49 PM >>>

Rick Bellemare, Is Unitil all set for the Demolition at 14 Centennial? Does any of Peaks Island have natural gas?  
Thank you, Lannie Dobson

>>> Jonathan Rioux<JRIOUX@portlandmaine.gov> (Jonathan Rioux) 6/15/2011 12:46 PM >>>  
Lannie,

Can you email Unitil to see if 14 Centennial St. (Peaks Island) is all set to demo. (Single Family Residence) JGR.



# PORTLAND MAINE

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Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-02-407-UI

Located At: 14 CENTENNIAL

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# Demolition Call List & Requirements

Site Address: 14 CENTENNIAL ST. PEAKS Owner: WM. & PATTY ZIMMERMAN  
 Structure Type: 1/2 STOREY WD FRAME Contractor: BILL BUNTON

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	_____
Northern Utilities	797-8002 ext 6241	_____
Portland Water District	761-8310	_____
Dig Safe	1-888-344-7233	_____

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

DPW/ Traffic Division (L. Cori)	874-8891	5/26/10	OK - LUCY COLE
DPW / Sealed Drain Permit (C. Merritt)	874-8822	5/26/10	SEALED DRAIN PERMIT REQ'D @ TIME OF DEMO - CAROL MERRITT
Historic Preservation	874-8726	5/26/10	OK - DEB ANDREWS
Fire Dispatcher	874-8576	5/26/10	OK - DZIEGIELEWSKI
DEP - Environmental (Augusta)	287-2651	5/26/10	OK - SANDY MOODY

## 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 - *not necessary for single family*

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 I - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk  
 US EPA Region I (SE A)  
 JFK Federal Building  
 Boston, MA 02203

**I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.**

Signed: *Gerald Weinand* 975.3945 Date: 26 MAY 2010

For more information or to download this form and other permit applications visit the Inspections Division our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

Building Inspections Division • 389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936  
 Revised 10-17-08



On hold

On Hold. - see comment

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

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

Permit No: 10-0843	Date Applied For: 07/16/2010	CBL: 087 NN004001
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Location of Construction: 14 CENTENNIAL ST Peaks Island	Owner Name: ZIMMERMAN WILLIAM B & PA	Owner Address: PO BOX 7637	Phone:
Business Name:	Contractor Name: Bill Bunton	Contractor Address: 87 Middle Road Cumberland	Phone (207) 774-0111
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Single Family Home - Structure to be demolished after new house is built (connected to permit #10-0628).	Proposed Project Description: Structure to be demolished after new house is built (connected to permit #10-0628).
---	--

<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 07/19/2010
<b>Note:</b> New single family home is being built (#10-0843) on the property in a diffeent footprint. Normally the existing single family home would be built after the existing single family was removed. The owners have requested that the old house not be demolished until the new house is built so they can use the old house as a workshop/storage place for the materail & equipment. It will be removed 60 days after the new house is completed.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
2) This property shall remain a single family dwelling. The old house must be demolished witin sixty days of the when the new house is complete. Any change of use shall require a separate permit application for review and approval.			
<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>

**Comments:**  
 7/19/2010-tmm: Permit is on hold in hold basket. Old single family will not be demolished until the new house is completed.

CENTENNIAL STREET

N

MAN.  
REGISTRY

NN LOTS

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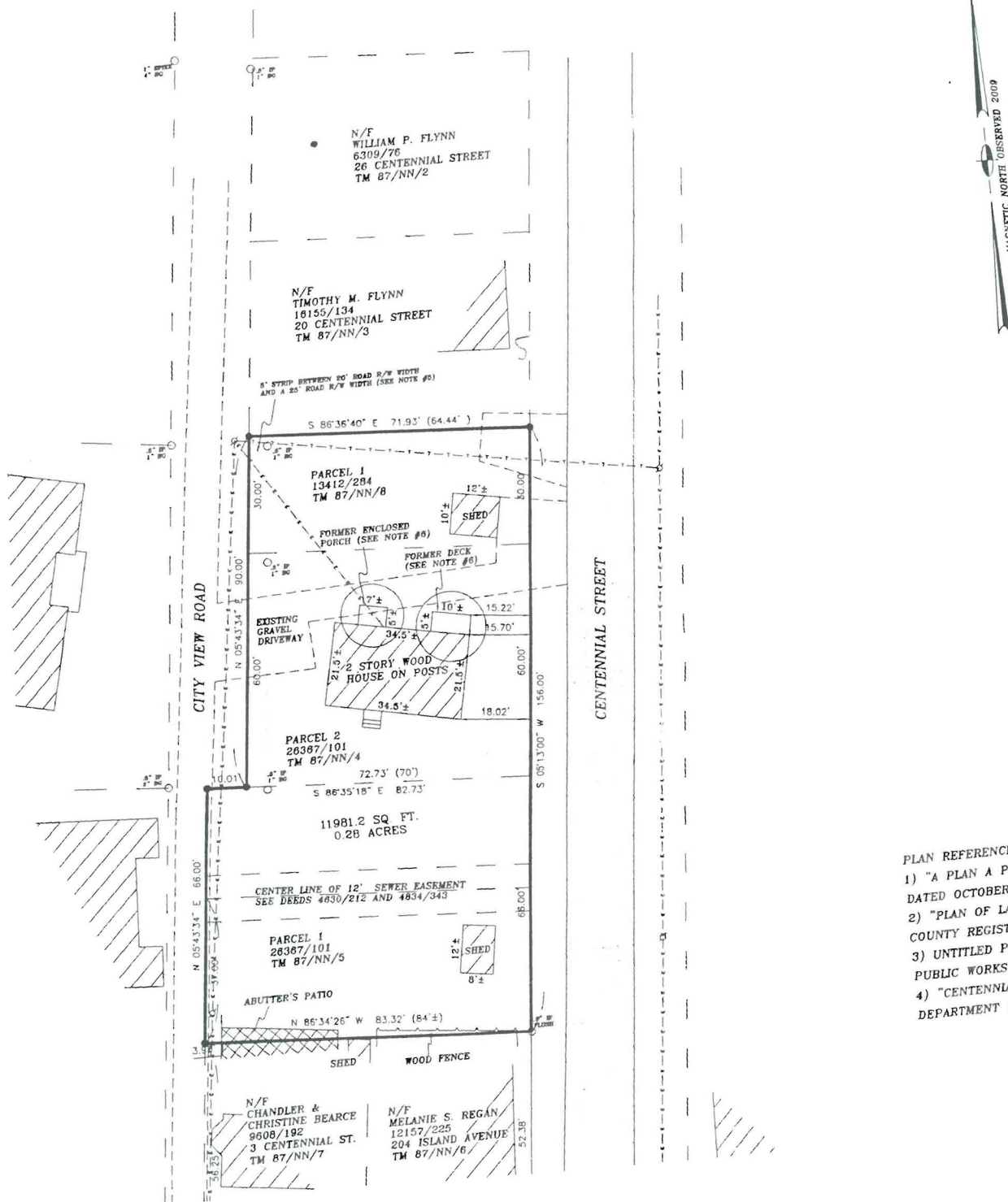
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PLAN REFERENCES:  
 1) "A PLAN A PIECE OF LA  
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 2) "PLAN OF LAND ON PEA  
 COUNTY REGISTRY OF DEEL  
 3) UNTITLED PLAN SHOWIN  
 PUBLIC WORKS DEPARTMEN  
 4) "CENTENNIAL ST. SHOWI  
 DEPARTMENT (ENGINEERING



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

July 11 2010

Received from Bill Rubin

Location of Work 14 Centennial

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

**Total:** 30

Building (IL)  Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other 2nd

CBL: 87-NN-004

Check #: CC **Total Collected \$** 30

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

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

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

## BUILDING INSPECTION PERMIT

Permit Number: 100843

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that ZIMMERMAN WILLIAM B & PATTY T ZIMMERMAN JTS/Bill

has permission to Structure to be demolished after new house is built

AT 14 CENTENNIAL ST Peaks Island CBL 087 NN004001

**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 written permission procured before this building or part thereof is lathed or otherwise 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

  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**