

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that GOCKLEY, MARGARET

Located At 22 FREDERICK AVE (PEAKS ISLAND)

Job ID: 2011-07-1610-DEMO

CBL: 089 - - D - 011 - 001 - - - - -

has permission to UI#10-1057 Demolition of seasonal 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

07/06/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
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: 10-1057	Issue Date:	CBL: 089 D011001
-----------------------	-------------	---------------------

Location of Construction: 22 FREDERICK AVE <i>Peaks Island</i>	Owner Name: GOCKLEY MARGARET M	Owner Address: 886 WELSH RD	Phone:
Business Name:	Contractor Name: City of Portland/ Fire Department	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: <i>IR-1</i>

Past Use: Single Family Home	Proposed Use: Vacant Land - Demolition of seasonal single family Demolition will be performed by City of Portland Fire Department	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 1
---------------------------------	--	------------------------	--------------------------	--------------------

Proposed Project Description: Demolition of seasonal single family Demolition will be performed by City of Portland Fire Department	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
	Signature:	Signature:
	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: 08/26/2010	Zoning Approval
-----------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <i>N/A</i> <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"/> <i>Ok w/ condition</i> Date: <i>9/2/10 ABM</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>ABM</i>
---	--	---	---

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

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.**

1. Pre-Demo
2. Final Inspection

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 OCCUOPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-07-1610-DEMO

Located At: 22 FREDERICK AVE

CBL: 089 - - D - 011 - 001 - - - -

Conditions of Approval:

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. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Zoning

1. Your present structure is legally nonconforming as to minimum lot size. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use, or you will have to prove that it is a lot of record to be able to build a new single family home. 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.

Schedule Inspection | Add | Find | Print Permit | Print C of O | Print Insp | Invoicing | Taxes Due | Close

Prmt | Text93 | 14356 | Constr Type | New | Num1 | 101057

Permit Nbr | 10-1057 | Location of Construction | 22 | FREDERICK AVE, Peaks Island | Appl. Date | 08/26/2010
 Status | Hold | Permit Type | Demolitions - Building | Issue Date |
 CBL | 089 D011001 | District Nbr | 1 | Estimated Cost | \$30.00 | Date Closed |

Comment Date	Comment	Add	Delete	Save	Print
09/23/2010	SMH performed inspection - building not ready for demo - propane tanks still on site, electrical is still connected, need to remove or fill septic tank.				
	Name tmm Follow Up Date Completed				
09/02/2010	Gave permit to Gayle to schedule predemolition inspection.				
	Name amachado Follow Up Date Completed				
09/02/2010	Received copy of notice that was sent to the abutters.				
	Name amachado Follow Up Date Completed				
08/31/2010	Spoke to Margaret Gockley. Told her about having to notice the two neighbors whose property abuts her property. I sent her email with their names and addresses.				
	Name amachado Follow Up Date Completed				
08/30/2010	Need to notice abutters. 088 B006, Steve Bellon & 089 D006 John Kinnaird. Need to talk to Lannie about who to contact.				
	Name amachado Follow Up Date Completed				

Prmt	Text93	14356	Constr Type	New	Num1	101057	
CreatedBy	Idobson	CreateDate	08/27/2010	ModBy	tmm	ModDate	09/23/2010
		Time	9:41 AM			Time	9:14 AM



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>22 Frederick Ave Peaks Island</u>		
Total Square Footage of Proposed Structure <u>798 sq. ft.</u>		Square Footage of Lot: <u>0.093 Acres</u>
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# <u>89 D 11</u>	Owner: <u>Margaret M. Gockley</u>	Telephone: <u>215-947-2043</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Margaret Gockley 886 Welsh Rd Huntington PA 19006</u>	Cost Of Work: \$ _____ Fee: \$ _____
Current legal use: (i.e. garage, warehouse) <u>Seasonal Cottage</u> If vacant, what was the previous use? _____ How long has it been vacant? <u>2 years</u> Project description: <u>Demolition of abandoned structure</u>		
Contractor's name, address & telephone: <u>City of Portland Fire Dept wishes to demolish as fire exercise</u> Who should we contact when the permit is ready: <u>Robert Gockley</u> Mailing address: <u>886 Welsh Rd. Telephone: <u>215-740-5903</u></u> <u>Huntington E mail Bill Flynn Portland, Fire</u> <u>H. Valley, PA 19006</u>		

Submit all of the information outlined in the Demolition call list to the City of Portland. Failure to do so will result in the automatic denial of your permit.

RECEIVED

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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Aug 28 2010
Dept. of Building Inspections
City of Portland Maine

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>Margaret Gockley</u>	Date: <u>8/24/10</u>
---	----------------------

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

Call
215-740-4771

From: <gockley@comcast.net>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 9/1/2010 4:52 PM
Subject: Re: Notice to abutters re: demolition
Attachments: Peaks demolish letter to prop. owners.doc

Ann,

Attached is the letter I sent to John & Bertha Kinnaird and Steve & Christine Bellon.

Let me know if there is anything else that needs to be done.

Thank you so much for help.

Margaret

----- Original Message -----

From: "Ann Machado" <AMACHADO@portlandmaine.gov>
To: gockley@comcast.net
Sent: Tuesday, August 31, 2010 9:08:40 AM
Subject: Notice to abutters re: demolition

Margaret -

Here are the addresses of the two abutters:

John & Bertha Kinnaird
420 Fremont Road
Nottingham PA 19326

Steve & Christine Bellon
14 Greenlawn Ave.
Wellesley MA 02481

In the written notice, just let them know that you are demolishing your cottage and that the City of Portland requires that you notify the owners of the properties that abut your property

You can email me a copy of the letter that you send the two property owners.

Feel free to call me at 207.874.8709 if you have any questions.

Ann Machado
Zoning Specialist

RECEIVED

SEP - 2 2010

Dept. of Building Inspections
City of Portland Maine

Bob & Margaret Gockley
886 Welsh Road
Huntingdon Valley, PA 19006
215-947-2043

RECEIVED

September 1, 2010

SEP - 2 2010

Dept. of Building Inspections
City of Portland Maine

John & Bertha Kinnaird
420 Fremont Road
Nottingham, PA 19326

Dear John & Bertha Kinnaird:

I am writing to let you know that we plan to demolish our cottage on Peaks Island this fall. The address is 22 Frederick Ave. The City of Portland requires that we notify owners of the properties that abut our property.

If you have any questions, feel free to email me at gockley@comcast.net.

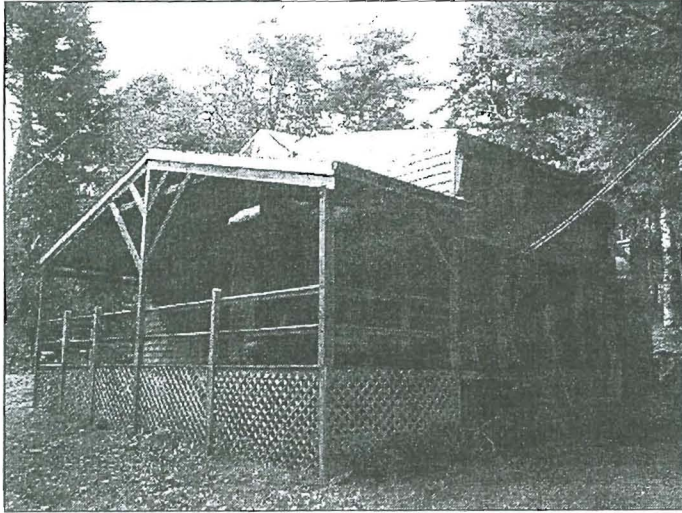
Sincerely,

Margaret Gockley

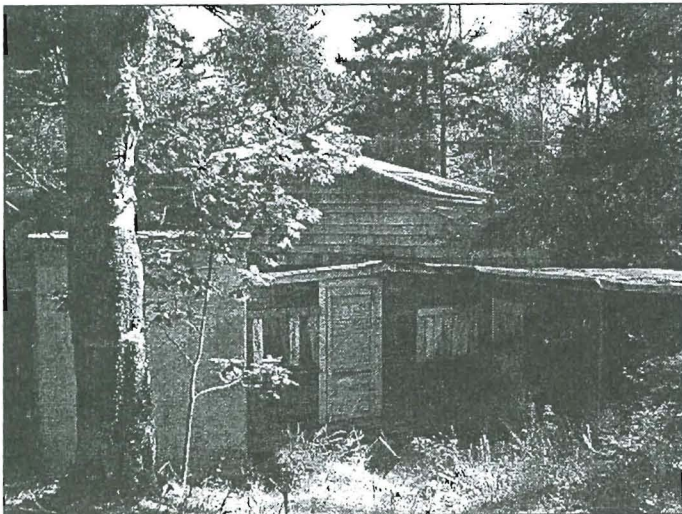
SUBJECT PHOTOGRAPH ADDENDUM

20090686

Borrower	N/A						
Property Address	22 Frederick Avenue						
City	Peaks Island	County	Cumberland	State	ME	Zip Code	04108
Lender/Client	Nicholas H. Walsh Attorney at Law						



FRONT OF
SUBJECT PROPERTY



REAR OF
SUBJECT PROPERTY



STREET SCENE

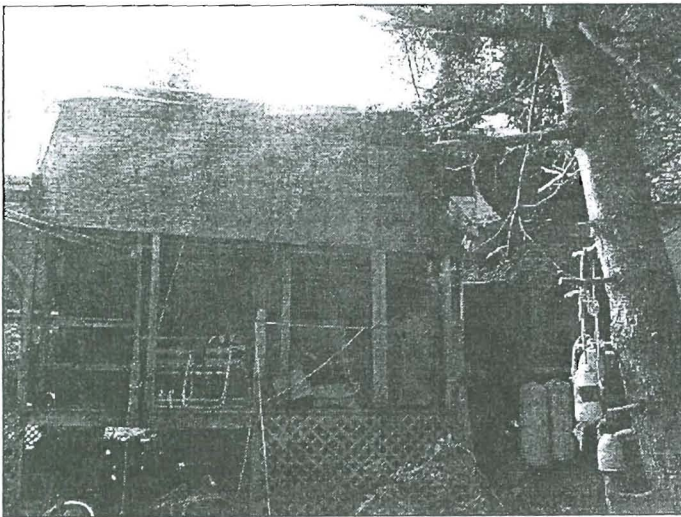
ADDITIONAL PHOTOGRAPH ADDENDUM

20090686

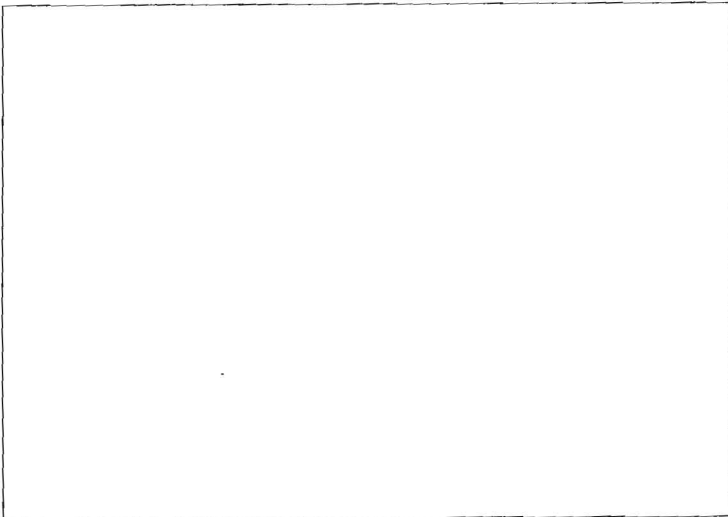
Borrower N/A
Property Address 22 Frederick Avenue
City Peaks Island County Cumberland State ME Zip Code 04108
Lender/Client Nicholas H. Walsh Attorney at Law



Side view



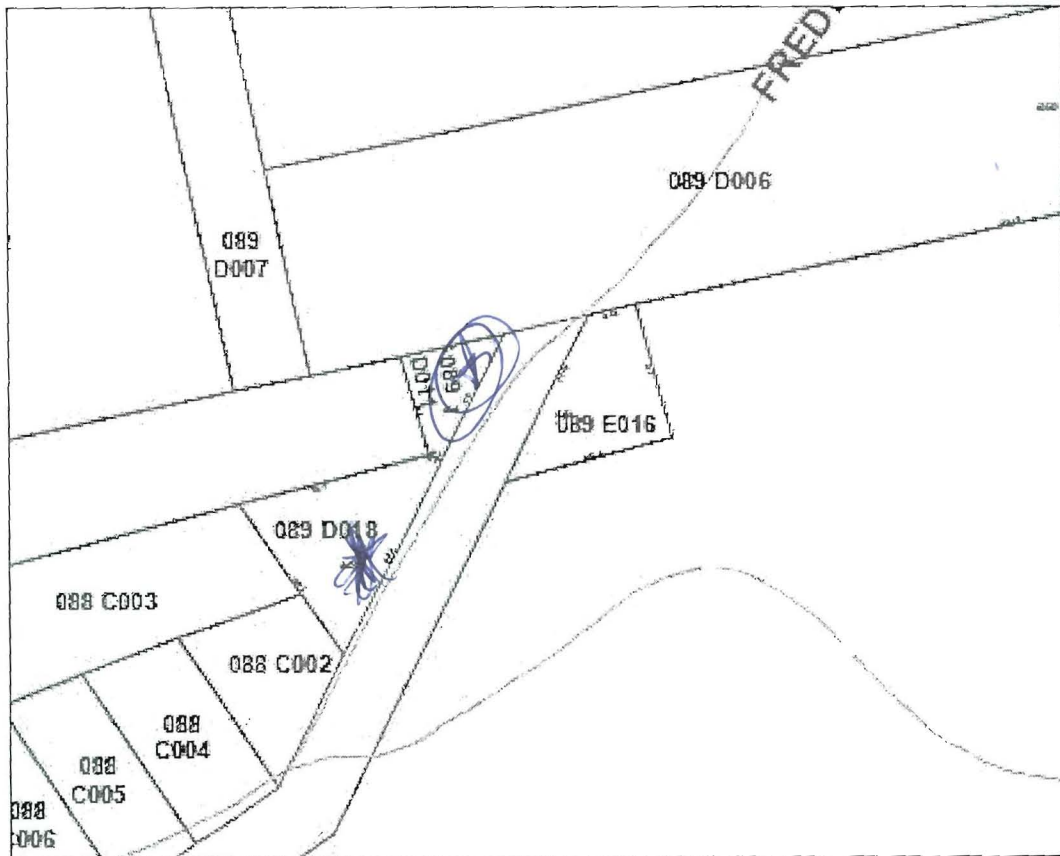
Side view



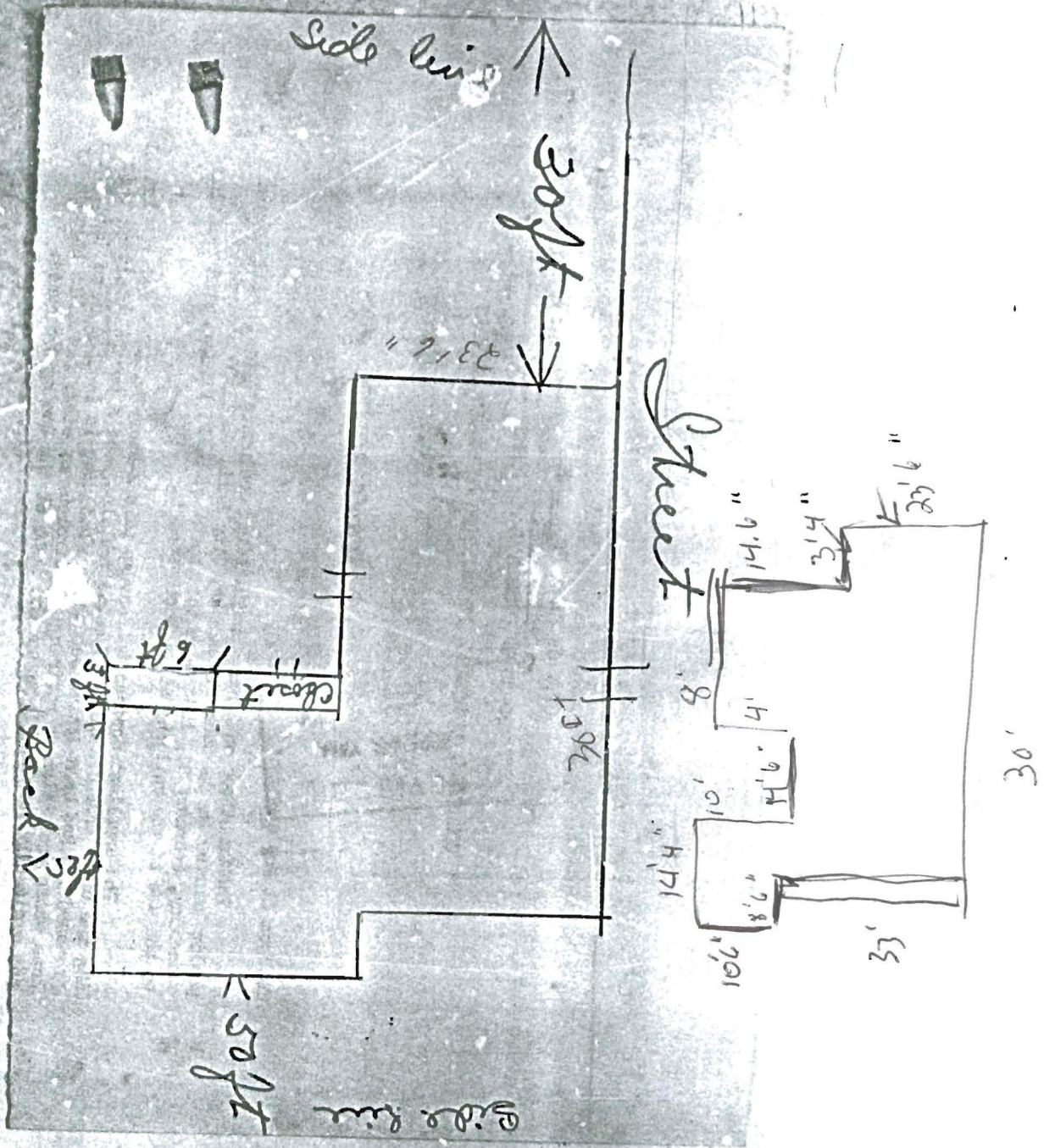
SITE PLAN ADDENDUM

20090686

Borrower	N/A						
Property Address	22 Frederick Avenue						
City	Peaks Island	County	Cumberland	State	ME	Zip Code	04108
Lender/Client	Nicholas H. Walsh Attorney at Law						

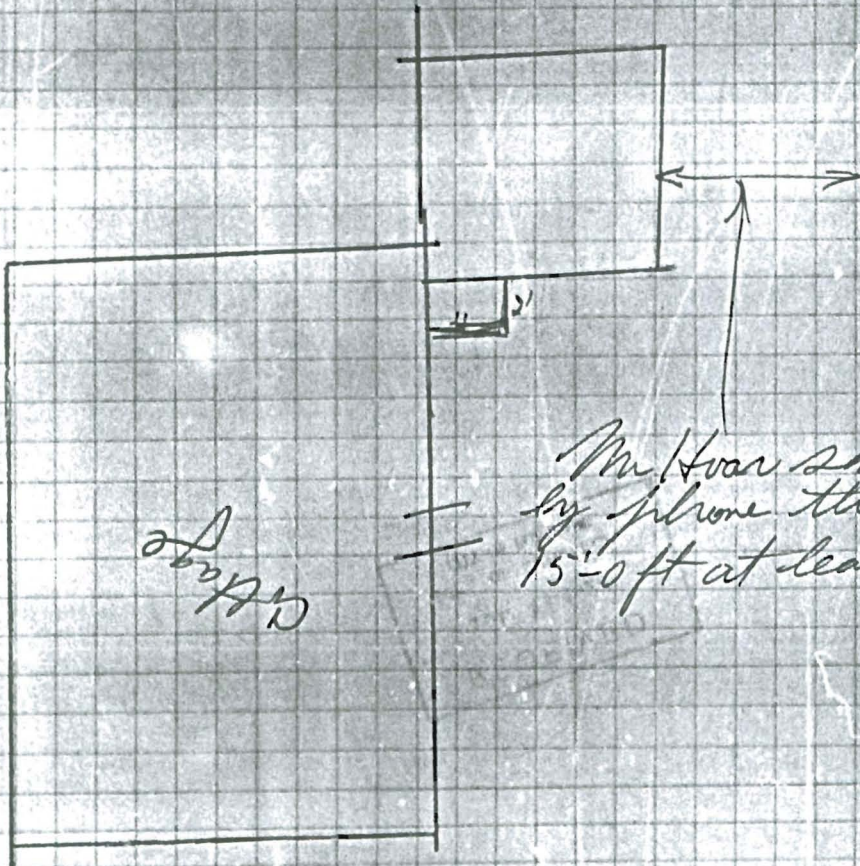


No Further Action



11-0-68

Travis B. Park Island



Cottage

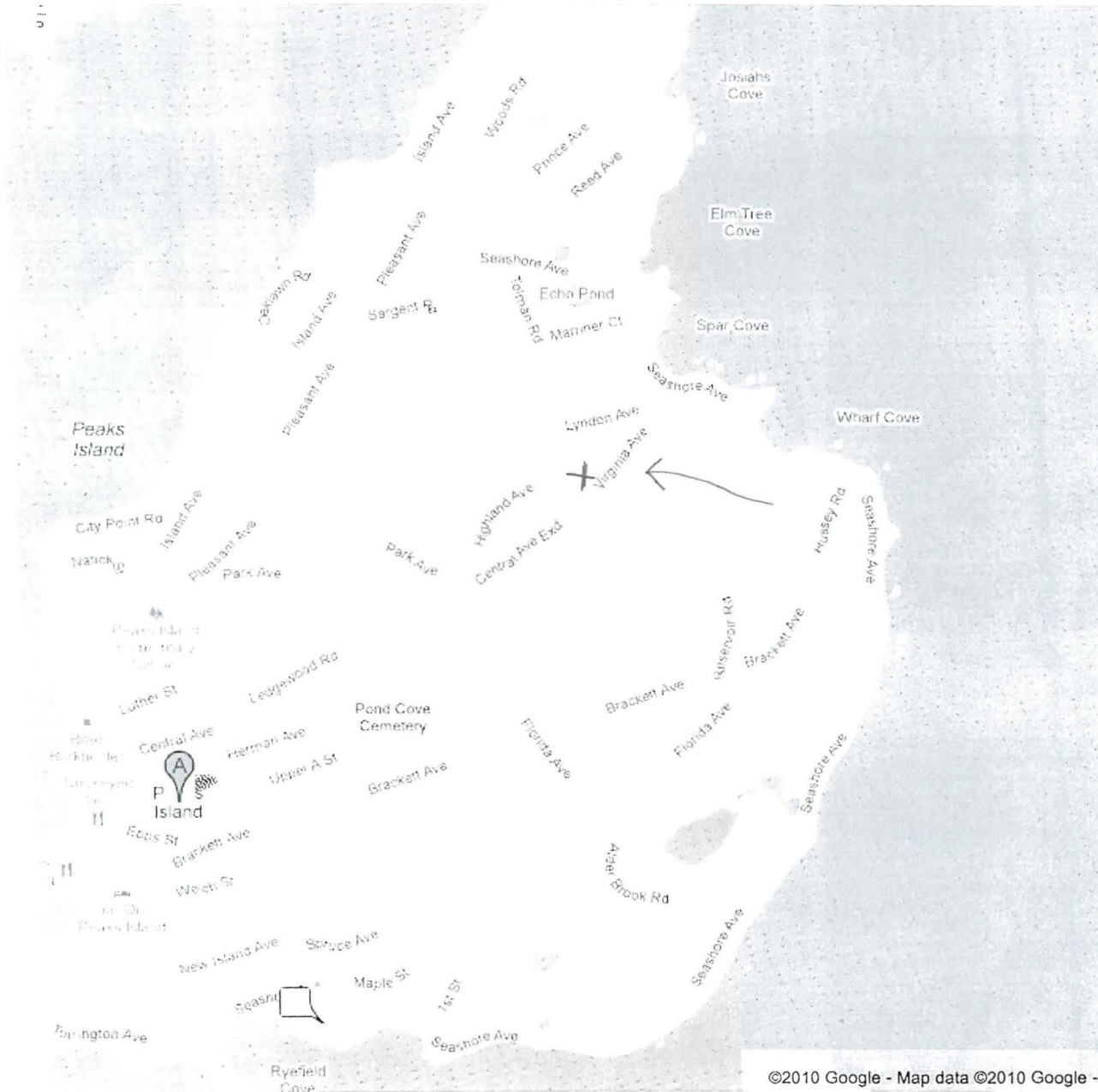
Mr. Hoar said
by phone this was
15'-0 ft at least.

Google maps

Address Peaks Island, ME 04108

Get Google Maps on your phone

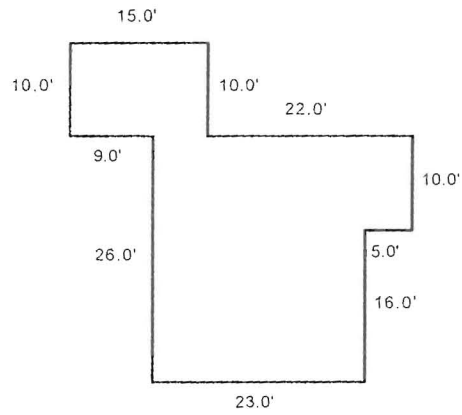
Text the word "GMAPS" to 466453



SKETCH ADDENDUM

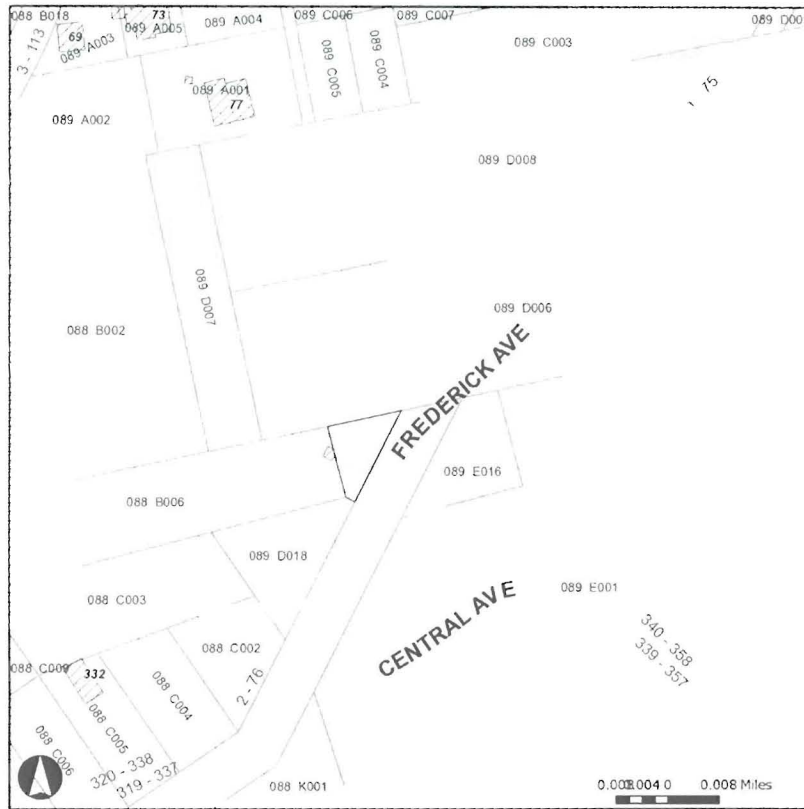
File No: 20090686

Borrower	N/A				
Property Address	22 Frederick Avenue				
City	Peaks Island	County	Cumberland	State	ME Zip Code 04108
Lender/Client	Nicholas H. Walsh Attorney at Law				



SKETCH CALCULATIONS		Area
	<p>A1 : 15.0 x 10.0 =</p> <p>A2 : 28.0 x 10.0 =</p> <p>A3 : 23.0 x 16.0 =</p> <p>First Floor</p>	<p>150.0</p> <p>280.0</p> <p>368.0</p> <p>798.0</p>
Total Living Area		798.0

Map



88 B 006 - Steve Bellon - JAH/MSW
 89 D 006 - John Kinneard
 O Lynden Inc.

- Parcels
- Parcels
- Interstate
- Streets
- Buildings
- Parcels
- Traveled Ways
- Stream
- Wetland
- Lake/Pond
- Jetport
- Ocean
- County Streets
- A15
- A21
- A31
- ME Towns
- Land
- Water Body
- swamp
- under_road
- waterbody
- Building
- Out Building

089 d011 (1)

OBJECTID_1	OBJECTID	Id	CBL	LEAD_CBL	no_cbl	Shape_Leng	dissolve	Shape_Le_1	sde	PORTGIS.parcels.Shape	PropData	OBJECTID	ACCOUNT_NO	OWNER_NAME_1	OWNER_NAME_2	MA
1218	980	0	089	089	D011	Null	213.714541	0	213.714541	Polygon	5614	089	D011001	GOCKLEY MARGARET M	null	886

Marg
 Gockley@comcast.net



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

8.26 2010

Received from _____

Location of Work - 22 Frederick Ave -

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30

Building (IL) _____ Plumbing (15) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 89.0.11

Check #: 0197 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