

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

BUILDING INSPECTION

## PERMIT

Permit Number: 070924

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that JONES DIANNE D & R SCOTT JONES My Houser

has permission to Demo Cottage

AT 661 ISLAND AVE, P.I.

PERMIT ISSUED  
SEP 9  
CITY OF PORTLAND

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 when permission is procured before this building or part thereof is laid or closed-in. **48 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

9/9/07 *Ch... R...*  
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

<b>Permit No:</b> 07-0924	<b>Date Applied For:</b> 08/01/2007	<b>CBL:</b> 092 F002001
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<b>Location of Construction:</b> 661 ISLAND AVE, P.I.	<b>Owner Name:</b> JONES DIANNE D & R SCOTT JO	<b>Owner Address:</b> 15535 OLD YORK RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Leddy Houser	<b>Contractor Address:</b> 429 Preble St Portland	<b>Phone</b> (207) 767-0903
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Demolitions - Building	

<b>Proposed Use:</b> Single Family Demo cottage - plans to rebuild	<b>Proposed Project Description:</b> Demo Cottage plans to rebuild
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/10/2007

**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, 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. All legal nonconforming rights shall be extinguished at that time. 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 permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 09/09/2007

**Note:** **Ok to Issue:**

- 1) Demo permit only! Construction requires seperate permits.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Comments:**

8/6/2007-mes: Called Leddy Houser - The application shows that they want to rebuild this new house - before demolition, I need to have a site plan where the existing building is located and where the new building is going to be located. I don't want to allow the building to be torn down and then find problems with their new house proposal. I want to know now so the property owner doesn't get "stuck".

8/10/2007-mes: received a site plan showing what is the existing building with setbacks and what may be proposed under a separate permit.





# 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: <b>661 Island Ave Peaks Island Me 04108</b>			
Total Square Footage of Proposed Structure <b>2116 sqft</b>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <b>92</b> Block# <b>F</b> Lot# <b>2-3</b>		Owner: <b>Scott &amp; Diane Jones</b> <b>27 Ridgfield Rd.</b> <b>Wilton Ct. 06897</b>	Telephone: <b>410-262-7713</b>
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: <b>Leddy Haven Associates</b> <b>429 Middle Street</b> <b>So. Portland Me 04104</b>	Cost Of Work: \$ <b>10,000</b> Fee: \$ _____
Current legal use: (i.e. garage, warehouse) <b>Single Family</b> If vacant, what was the previous use? _____ How long has it been vacant?: _____			
Project description: <b>Raise and rebuild new house</b> <b>(RAZE?)</b>			
Contractor's name, address & telephone: Who should we contact when the permit is ready: <b>SAME AS APPLICANT</b> Mailing address: _____ Phone: <b>Applicant</b>			

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
  
 AUG 1 2007  
  
**RECEIVED**

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:	Date: <b>7-11-07</b>
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**This is not a permit; you may not commence ANY work until the permit is issued.**

*Handwritten initials and number*  
**9104**



Maine Department of Environmental Protection  
**Lead & Asbestos Hazard Prevention Program**  
 17 State House Station, Augusta, Me 04333-0017  
 Tel: (207) 287-2651 Fax: (207) 287-7826



**Building Demolition Notification Form (BDNF)**

**Important Notice: Maine law requires the filing of this "Building Demolition Notification Form" prior to demolition of any building except a single-family home**

- 1) Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is not required before the demolition of a single-family residence or related structure (e.g. garage, shed, barn). It is also not required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. *Demolition* means the tearing down or intentional burning of a building or part of a building.
  - 2) Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 commercial buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.
  - 3) Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the *Maine Asbestos Management Regulations* by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check [www.state.me.us/dep/rwm/asbestos/index.htm](http://www.state.me.us/dep/rwm/asbestos/index.htm) for a listing of asbestos contractors.
- For obtaining a local demolition permit, the DEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were asbestos-containing materials found?  yes  no  no inspection or survey required (post-1980 2-4 units)

property address: 661 Island Ave Peaks Island ME 04108	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other Pre 1980 Single Family Home
asbestos survey performed by: (name & address)	asbestos inspection performed by: (name of licensed Asbestos Consultant) Abatement Professionals
telephone	telephone 773-1276
property owner: (name & address) Scott and Diane Jones 27 Ridgefield Rd Wilton Ct. 06897 telephone 410-262-3713	demolition contractor: (name & address) Plante Associates telephone 766-2503
demolition start date: 9-5-07	demolition end date 9-12-07

Peter M. Hauser \_\_\_\_\_ 8-1-07 \_\_\_\_\_  
 Notification Submitted by: (please print) Date Submitted

Help save Maine fisheries – Remove and recycle mercury thermostats and fluorescent lamps from your building prior to demolition!

15600111 2004



30 V-11 6<sup>th</sup> Alter 100

# Demolition Call List & Requirements

Site Address: Cole Island Ave Peaks IS Owner: Scott & Drene Jones  
Structure Type: wood frame Contractor: Loddy House Associates

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>EMil - 8-1-07</u>
Northern Utilities	797-8002 ext 6241	<u>Mark Allen - 8-1-07</u>
Portland Water District	761-8310	<u>Wamen - 8-1-07</u>
Dig Safe	1-888-344-7233	<u>Stephanie - 20073106260</u>

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

20073106260 / Stephanie

DPW/ Traffic Division (L. Cote)	874-8891	<u>L. Cote (message) 8-1-07</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>C. Merritt 8-1-07</u>
Historic Preservation <u>Scott Henson</u>	874-8726	<u>Scott Henson (message) 8-1-07</u>
Fire Dispatcher	874-8576	<u>Dispatch MORISSPAN 8-1-07</u>

start date 8-27-06

## Additional Requirements

- 1) Written Notice to Adjoining Owners - included
- 2) A Photo of the Structure(s) to be demolished - included
- 3) Certification from an asbestos abatement company - Chris Kyle - Asbestos Pros - 773-1276 N/A

DEP -- Environmental (Augusta) 287-2651 Sandy Moody left message

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: [Signature] Date: 8-1-07

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

**Leddy Houser Associates**

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**From:** "Eric Sokol" <eric@winkarch.com>  
**To:** "Paul Leddy & Peter Houser" <ledhouse@maine.rr.com>  
**Sent:** Thursday, July 19, 2007 4:59 PM  
**Subject:** Jones-abutters

Hey Pete,  
Here are Jones abutters, per city records:

Jeffrey and Roxanne Marks 665 Island Avenue  
Frances Silvestri 13 Evergreen Ledge  
Richard and Meaghan Engdahl 14 Brook Lane  
William and Deborah Jabine 655 Island Avenue  
Ruth Sullivan (across Island Ave) 668 Island Avenue

All are Peaks Island, 04108. Scott will confirm this list...

Thanks,  
Eric

Eric Sokol  
**Winkelman Architecture** - 41 Union Wharf, suite 4 - Portland, ME 04101  
ph: 207.699.2998 x 101  
fax: 207.699.2661  
email: eric@winkarch.com



**Leddy Houser Associates**

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**From:** "Leddy Houser Associates" <ledhouse@maine.rr.com>  
**To:** "Eric Sokol" <eric@winkarch.com>  
**Sent:** Friday, July 20, 2007 12:49 PM  
**Subject:** permitlettersommers.doc

July 20, 2007

Dear property abutters, the purpose of this letter is to inform you and your neighbors that Scott and Dianne Jones are proposing to tear down the existing cottage and shed on their property located at 661 Island Ave and construct a new 2100 square ft. home on their site. Leddy Houser Associates has been contracted to do the demo and construction along with Will Winkleman. Our proposed time frame is to demo the existing structures starting September 5<sup>th</sup> 2007. The construction would begin immediately after and the project should be substantially completed by the following summer of 2008. 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

## **Leddy Houser Associates**

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**From:** "Eric Sokol" <eric@winkarch.com>  
**To:** "Paul Leddy & Peter Houser" <ledhouse@maine.rr.com>  
**Sent:** Wednesday, August 01, 2007 1:07 PM  
**Subject:** JON-photo-MED

Medium

Eric Sokol

**Winkelman Architecture** - 41 Union Wharf, suite 4 - Portland, ME 04101

ph: 207.699.2998 x 101

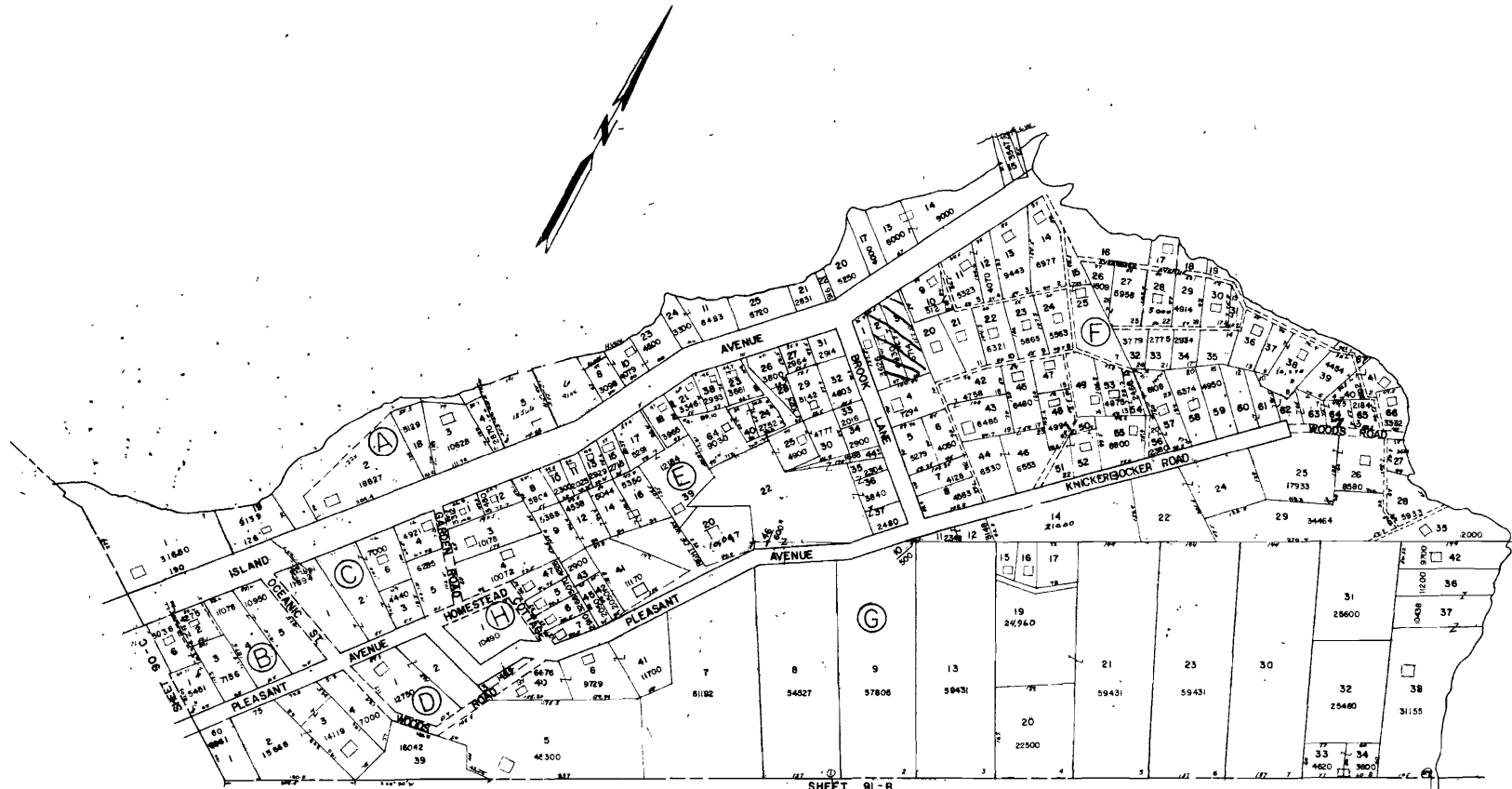
fax: 207.699.2991

email: eric@winkarch.com





Nº 92  
PEAKS ISLAND



SHEET 91-B

NOTE FROM RECORDED PLAN: "A ROAD IS RESERVED 20FT. WIDE RUNNING EAST AND WEST ACROSS THESE LOTS  
LOCATED ON MOST CONVENIENT ROUTE"