

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ANNE MCCLURE

Located At 76 FESSENDEN ST

Job ID: 2012-07-4496-DEMO

CBL: 117- A-016-001

has permission to Remove Existing Garage

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

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

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.**

Required Inspections:

Final inspection upon completion of work.

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.



PORTLAND MAINE

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

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4496-DEMO

Located At: 76 FESSENDEN ST

CBL: 117- A-016-001

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. 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. 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.
3. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
4. There is no indication that the owner wishes to replace this garage at this time. Again, The owner has ONLY ONE YEAR to have the right to replace the structure in the legal nonconforming setbacks, or all legal nonconforming rights will be entirely extinguished.

Building

All demolition debris must be removed from the property.

The foundation hole, if any, shall be filled.

The lot shall be graded and seeded.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4496-DEMO	Date Applied: 7/19/2012	CBL: 117- A-016-001	
Location of Construction: 76 FESSENDEN ST	Owner Name: ANNE MCCLURE	Owner Address: 76 FESSENDEN ST PORTLAND, ME 04103	Phone: 229-6991
Business Name:	Contractor Name: Mohaghan Wood Works- Michael Monaghan	Contractor Address: 100 COMMERCIAL ST - ste 205 PORTLAND MAINE 04101	Phone: (207) 775-2683
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO	Zone: R-5
Past Use: Two family dwelling	Proposed Use: Same: two family dwelling - to demolish detached garage with room above	Cost of Work: \$5,000.00	CEO District:
		Fire Dept: <i>Approved</i> <i>Denied</i> <i>N/A</i>	Inspection: Use Group: <i>R-3/4</i> Type: <i>SB</i> <i>JRC 09</i>
Proposed Project Description: Remove Existing Garage		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie	Zoning Approval		

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>9/7/27/12</i></p>	<p>Zoning Appeal</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: <i>[Signature]</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist 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>Date: <i>[Signature]</i></p>
	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 appication 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

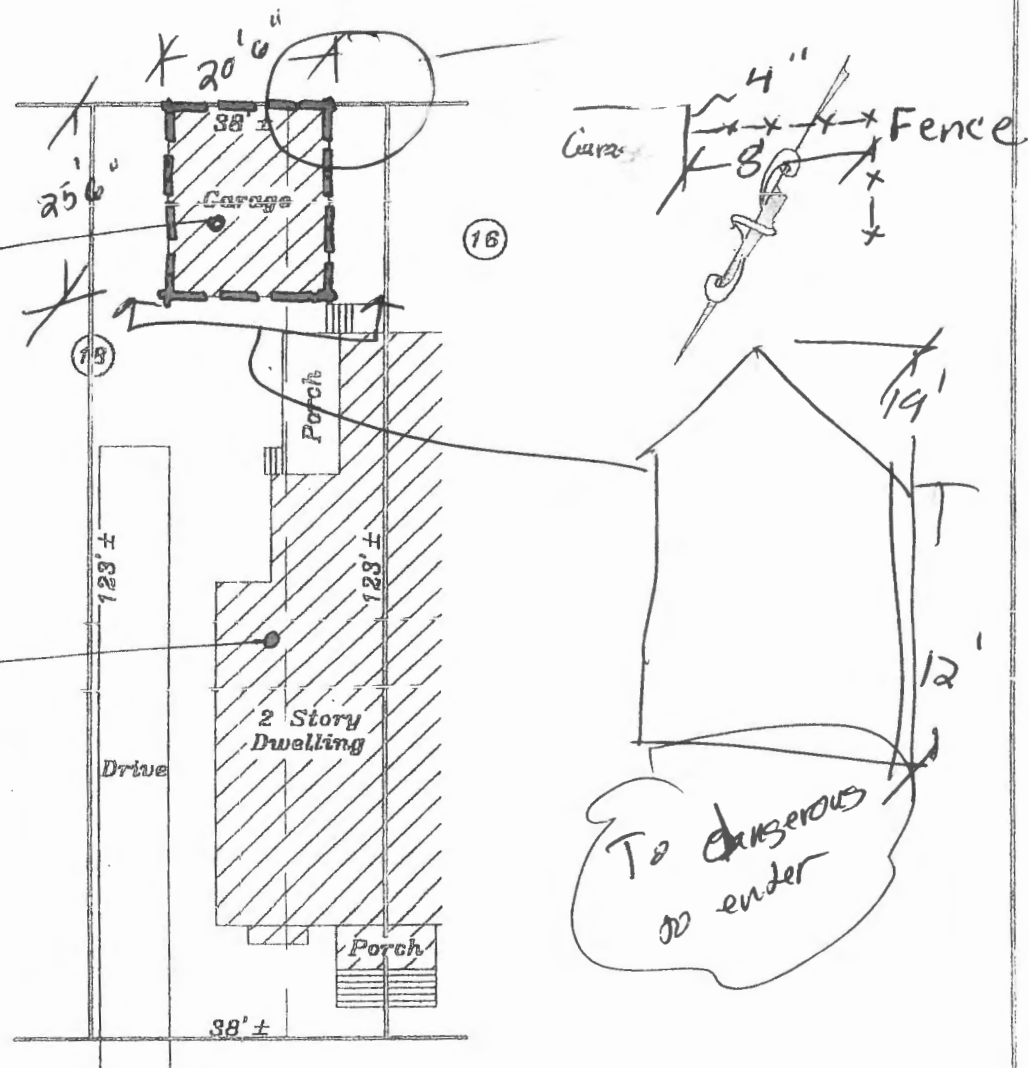
8-31-12 DW 11 Ann 229-6891 Demo OK to
dangerous to enter

ADDRESS: 76 FESSENDEN STREET
PORTLAND, MAINE

INSPECTION DATE: MARCH 19, 2001
SCALE: 1" = 25'

NOTE:
EXISTING
GARAGE
TO BE
REMOVED

EXISTING
HOUSE
TO REMAIN



FESSENDEN STREET To Deering Ave. →

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: ANNE McCLURE REQUESTING PARTY: LEETE & LEMIEUX
 OWNER: ROBERT KIMBALL ATTORNEY: JAMES R. LEMIEUX
 LENDER: _____ FILE No. 2019522 FIELD BOOK: 202

TITLE REFERENCES:

DEED BOOK: 15730 PAGE: 56
 PLAN BOOK: 4 PAGE: 29 LOT: p/018+16
 COUNTY: CUMBERLAND

YOUR FILE #: _____ DRAWN BY: TPB

NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS
 944 STEVENS AVENUE PORTLAND, ME 04103 (207) 878-7870
 282 CLARKS WOODS ROAD LYMAN, ME 04002 (207) 489-2358

MUNICIPAL REFERENCE:

MAP: 117 BLOCK: A LOT: 16

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 230051 PANEL: 0083B ZONE: C DATE: DECEMBER 8, 1998

THE DWELLING WAS _____ IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION

Signature



STREET AND
...
...

430327

51N1212
MALLOY

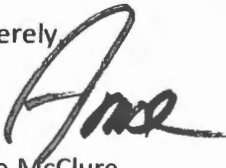


1 Saunders Avenue #8
Old Orchard Beach, ME 04064
July 2, 2012

10 Oakdale Street
Portland, ME 04103

I am the owner of the property at 76 Fessenden Street, Portland, Maine. The city of Portland has advised me to notify abutters to my property that I am in the process of arranging to have the carriage house/garage at the back of my lot removed as soon as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne", written in a cursive style.

Anne McClure
207-229-6991

Mark Mueller

From: amcclure@maine.rr.com
Sent: Friday, July 06, 2012 8:31 AM
To: Mark Mueller
Subject: Some documents for demo permit

Follow Up Flag: Follow up
Flag Status: Red

Attachments: 10 Oakdale Street.docx



10 Oakdale
Street.docx (14 KB),

Hi Mark,

I am attaching the letter I personally gave to the abutters.

10 Oakdale Hally and Ned

78 Fessenden St Susan and Tony

70 Fessenden St Gwen

79 Falmouth St Chris Carbone

69 Falmouth St Moira Leighton

73 Falmouth St Jennifer, Wilfred... mail slot no one home Thanks, Anne

Mark Mueller

From: Monti, Barbara [monti@unitil.com]
Sent: Tuesday, July 03, 2012 2:21 PM
To: Donald McPherson; George Froehlich; Jeanie Bourke; Jonathan Rioux; Paul Fagone
Cc: amclure@maine.rr.com
Subject: 76 Fessenden St

Good afternoon all,

Ms McClure is all set with us to demolish the garage at this location.

Any questions please let me know.

Thanks.

barb

Barbara Monti
~~Unitil Service Corp~~
1075 Forest Avenue
PO Box 3586
Portland ME 04104-3586
Phone: 207-541-2533
Email: monti@unitil.com

Mark Mueller

From: No- Reply [NoReply@ontargetservices.com]
Sent: Tuesday, July 03, 2012 5:01 PM
To: AMCCLURE@MAINE.RR.COM
Subject: On Target Locating Services - TICKET#: 20122610554; EMAIL ID#: 11262911



Locating Services
617 Water Street
Gardiner, Maine 04345
tel 800-598-0628 fax 207-588-3302

www.c

Date/Time: 7/3/2012 5:00:46 PM

ANNE MCCLURE, MCCLURE, ANNE
1 SAUNDERS AVE #8
OLD ORCHARD BEACH, ME 04064

This message is being sent in response to your request for underground cable location. represents a list of responses for the indicated member. These responses only pertain to member.

Ticket Number: 20122610554
Address: 76 FESSENDEN ST
PORTLAND, MAINE

Markout Completed on: 7/3/2012 4:37:46 PM Company: CENTRAL MAINE POWER

If you received this notification by email please do not respond by email, please call 1-800-598-0628 for any questions.

Thank you.

7/18/2012

Mark Mueller

From: Anne McClure [amclure@maine.rr.com]
Sent: Sunday, July 01, 2012 11:15 AM
To: Anne
Subject: Fwd: No Oxford Networks facilities buried here

Sent from my iPhone

Begin forwarded message:

From: Charles Loan <CLoan@oxfordnetworks.com>
Date: June 29, 2012 10:45:57 AM EDT
To: AMCCLURE@MAINE.RR.COM
Subject: No Oxford Networks facilities buried here

DigType	REGULAR
Time	09:38
Date	06/29/2012
Request	20122610554
Previous Request	N/A
Latitude	N/A
Longitude	N/A
Municipality	PORTLAND, MAINE
Street	76 FESSENDEN ST
Secondary Info	OAKDALE STNEAREST CROSS STREET 2..DEERING AVE----- -----
Nature Of Work	EXC TO REMOVE GARAGE
Extent Of Work	WRK IN THE REAR OF PROP
Area Premarked	NO
Start Time	09:45
Start Date	07/05/2012
Caller	ANNE MCCLURE
Caller Title	LANDOWNER
Return Call	<ecblank.gif>
Phone	207-229-6991
Fax	<ecblank.gif>
Dig Region	CLEC
Email	AMCCLURE@MAINE.RR.COM
Contractor	MCCLURE, ANNE
Address	1 SAUNDERS AVE #8
City	OLD ORCHARD BEACH
State	ME
Zip	04064
Excavator	UNKNOWN

7/18/2012

Emergency
processed

No
6/29/2012 9:45:00 AM

Chip Loan
Dispatch
cloan@oxfordnetworks.com

Oxford Networks
491 Lisbon St
Lewiston, ME 04240-7418
Office 207-333-6900 ext. 63074
Fax 207-333-3489

Mark Mueller

From: posreply@digtrack.com
Sent: Monday, July 02, 2012 1:03 PM
To: undisclosed-recipients
Subject: Positive Response Notification

DIGTRACK POSITIVE RESPONSE NOTIFICATION
 www.digtrack.com
 Call Before You Dig

Date: 2012/07/02
 Time: 13:02
 To : ANNE MCCLURE
 Company: MCCLURE, ANNE

From: Unitil - Maine

Subject: Request for Underground Location

This message is being sent in response to your request for underground utility location. The following represents a list of responses for the indicated member codes. These responses only pertain to the specific member codes.

```
=====
Ticket      : 20122610554
Member      : MN
Place       : PORTLAND           Address : 76 FESSENDEN ST
Site Status: NO CONFLICT        Markings: NONE
Message     : Investigated-No Gas in Dig Area
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If there are any questions regarding this transmission or if you arrive at the site and have a question about the work site, please call 603-294-5185



SAFETY MESSAGE / CONTRACTOR INFOR

EMERGENCY
Call 911

Emergency Num
866-900-446

Considerations When Working Around Gas Services

Maine Public Utilities Commission Dig Safe Rules & Regulations

- Pre-Mark area, On Site meeting
- Safety Zone, 18" around gas lines
- Hand Shovel only in Safety Zone
- Dig Safe Tickets only good for 60 Days
- Contractor Maintains All Dig Safe Markings
- Re-Marks, On-going tickets, new dig safe required when going outside of original scope of work or outside of original pre-marks

General Information

- Types of pipe: Cast Iron, Plastic, Cast Iron Inserted with Plastic, Steel Inserted with Plastic
- Pressures range from ½ PSI to 500 PSI, or more.
- A Tracer wire is buried with plastic pipe for locating purposes.
- Warning tape isn't always present above pipes. It wasn't used on older mains and isn't used with trenchless methods of construction; such as directional drilling (HDD)
- **NO LEAK**; Notify the gas company if you damage a gas line, damage can be anything from scrapping the coating, undermining a cast iron main, breaking a tracer wire

Recognizing an Emergency: **EMERGENCY Call 911**

- Hissing
- Blowing Dirt
- Rotten Egg / Sulfur Smell
- Water Blowing or bubbling from a pond or creek
- Dry spot in a normally wet area
- Broken Pipe

In the Event of an Emergency:

- Clear the area and eliminate sources of ignition
- Call 911 or the appropriate emergency number for the area
- Call the emergency number for the appropriate utility

If You Hit a Gas Pipe and there is No Apparent Leak:

- Notify the appropriate utility, **Do not backfill or attempt to repair until inspected by the utility company representative**
- If a pipe is hit, and pulled, a leak could be created nearby
- A coating nick on a steel pipe could cause a corrosion leak in the future
- A minor gouge could create a stress concentration and result in future pipe failure
- A broken tracer wire please call routine business number

Emergency Number 866-900-4460

2012-07-4496
Demo



Demolition of a Structure Permit Application

R-5

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 Fessenden St</u>		
Total Square Footage of Proposed Structure <u>517 sf footprint</u>	Square Footage of Lot: <u>4,674 sf (.108 acres)</u>	
Tax Assessor's Chart, Block & Lot: Chart# <u>117</u> Block# <u>A</u> Lot# <u>16</u>	Owner: <u>Anne McClure</u>	Telephone: <u>207 229 6991</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Mueller Architects 100 Commercial St. Suite 205 Portland, Maine</u>	Cost of Work: <u>\$5,000</u> Fee: <u>\$70</u>
Current legal use: (i.e. garage, warehouse) <u>garage, workshop upstairs - legal Zoning</u> If vacant, what was the previous use? _____ How long has it been vacant? _____	Project description: <u>Remove the existing garage. The current building is in dis-repair and is structurally unsound.</u>	
Contractor's name, address & telephone: <u>Monaghan Woodworks Portland Maine</u>		
Who should we contact when the permit is ready: <u>Michael Monaghan</u>		
Mailing address: <u>100 Commercial Str. Suite 105 Portland 04101</u>		Telephone: <u>715-2683</u>

2802

Electronic files in pdf format are also required

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, 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: Anne McClure Date: 7-7-12

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



Demolition Call List & Requirements

Site Address: 76 Fessenden St

Owner: Anne McClure

Structure Type: Wood frame garage

Contractor: _____

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Chelsea / 6-29-12</u>
Unitil	1-207-541-2533	<u>Barbara Monti / 6-29-12</u>
Portland Water District	761-8310	<u>Heather / 6-29-12</u>
Dig Safe	1-888-344-7233	<u>Julie / 6-29-12</u>

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

DPW/ Traffic Division (L. Cote)	874-8891	<u>Kevin Thomas / 7-6-12</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Carol Merritt / 6-29-12</u>
Historic Preservation	874-8726	<u>Deb Andrews / 6-29-12</u>
DEP – Environmental (Augusta)	287-2651	<u>Sandy Moody / 7-3-12</u>

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 needed
- 5) Electronic files in pdf format are also required in addition to hard copy

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: Anne McClure Date: 7-7-12

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