

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that GEORGE LEBARES

Located At 40 SAUNDERS ST

Job ID: 2012-07-4515-DEMO

CBL: 130- F-009-001

has permission to demolish a detached garage 12' x 18 (Single Family Residence).

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 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

08/10/2012

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.**
1. Pre-demolition
 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 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: 2012-07-4515-DEMO

Located At: 40 SAUNDERS ST

CBL: 130- F-009-001

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. You have not indicated that you would like to rebuild this garage at this time.
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. If one year expires without exercising your right to rebuild in the same footprint and building envelope, you will extinguish all legal nonconforming rights to rebuild in the future.


Building

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

City of Portland, Maine - Building or Use Permit Application

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

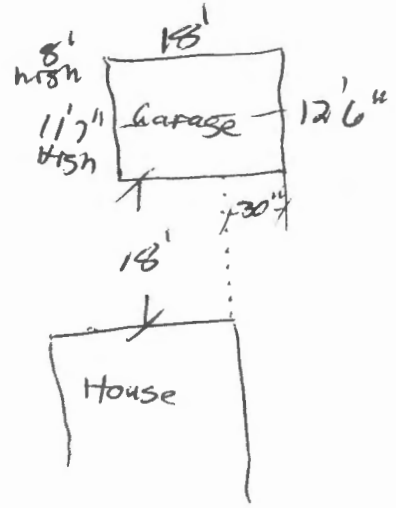
Job No: 2012-07-4515-DEMO	Date Applied: 7/23/2012	CBL: 130- F-009-001		
Location of Construction: 40 SAUNDERS ST	Owner Name: GEORGE LEBARES	Owner Address: 40 SAUNDERS ST PORTLAND, ME 04103	Phone: 828-0649	
Business Name:	Contractor Name: owner	Contractor Address:	Phone:	
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO	Zone: R-5	
Past Use: Two family dwelling	Proposed Use: Same: Two family dwelling -- to demolish 12' x 18' detached garage in rear	Cost of Work: \$1,000.00	CEO District:	
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB DEMO MUSEC Signature: 	
Proposed Project Description: demo garage		Pedestrian Activities District (P.A.D.)		
Permit Taken By: Gayle		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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Date: <i>7/27/12</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: <i>7/27/12</i>	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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: 
	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

8-6-12 DWM Pre demo OK no utilities





Demolition of a Structure Permit Application

2012 074515

66

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>40 Saunders</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot: <u>7,121 per ASSESSORS</u>
Tax Assessor's Chart, Block & Lot: Chart# <u>130</u> Block# <u>F</u> Lot# <u>009</u>	Owner: <u>George Lebares</u>	Telephone: <u>828-0649</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>40 SAUNDERS ST. PORTLAND</u>	Cost Of Work: \$ _____ Fee: \$ <u>600.00</u>
Current legal use: (i.e. garage, warehouse) <u>NONE</u> If vacant, what was the previous use? <u>NONE</u> How long has it been vacant? _____		<u>2 unit permit</u>
Project description: <u>12' x 18' dilapidated garage situated at right rear of lot.</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>George Lebares</u>		
Mailing address: <u>40 SAUNDERS ST. PORTLAND</u>		Telephone: <u>828-0649</u> RECEIVED

Electronic files in pdf format are also required

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

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: <u>[Signature]</u>	Date: <u>7-17-12</u>
--	----------------------

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



Demolition Call List & Requirements

Site Address: _____

Owner: _____

Structure Type: _____

Contractor: _____

Utility Approvals

Number

Contact Name/Date

Central Maine Power

1-800-750-4000

ANITA 7-17-12

Unitil

1-207-541-2533

E-MAIL

Portland Water District

761-8310

HEATHER FIELDS

Dig Safe

1-888-344-7233

PAT

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

DPW/ Traffic Division

874-8891

MS. BARTLETT

DPW/ Sealed Drain Permit

874-8822

CAROL MERRITT

Historic Preservation

874-8726

DEB ANDREWS

DEP – Environmental (Augusta)

287-2651

ERIC HAMLIN 822-6344

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~~
- 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 call @ 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: _____

Date: 7-17-12

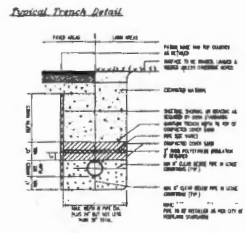
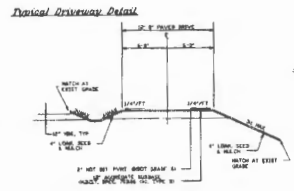
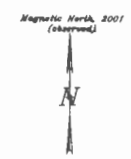
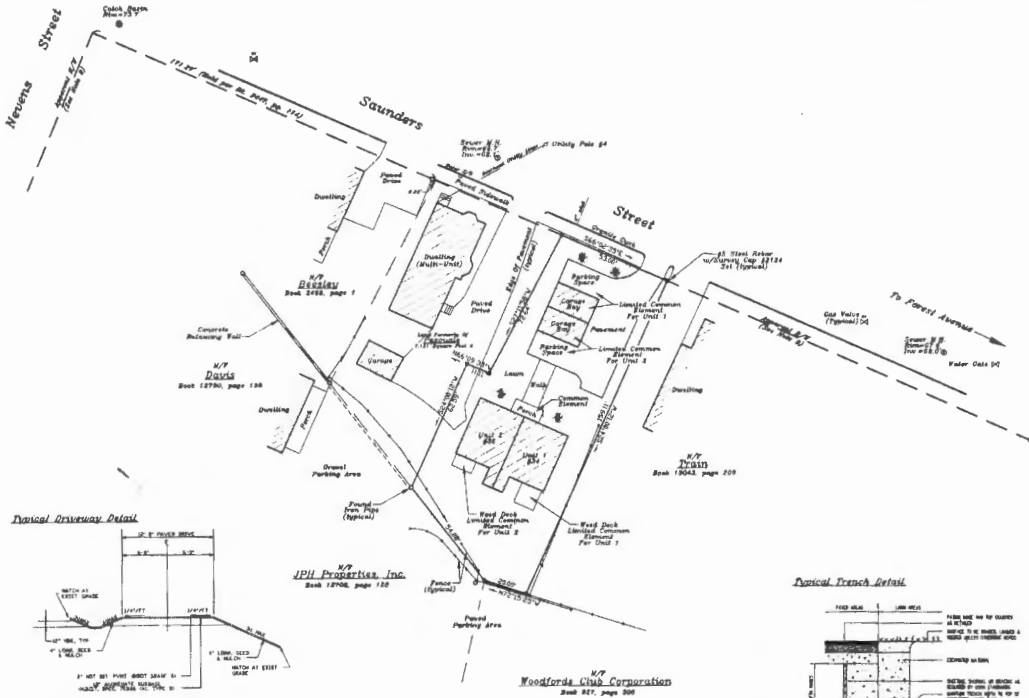
For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Plan References

1. Plans depicting the details of a boundary, party and division of land shall be taken to constitute and constitute a part of the boundary of the land shown.
2. Plans depicting the proposed location of a building and detached garage shall be taken to constitute and constitute a part of the boundary of the land shown.

General Notes

1. This plan is not intended to be used for any purpose other than that for which it is prepared.
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15. This plan is not intended to be used for any purpose other than that for which it is prepared.
16. This plan is not intended to be used for any purpose other than that for which it is prepared.



John
3-25-04

State of Maine, Cumberland Co.
Registry of Deeds
Portland, ME 04102
Maine Book & Map Co., Inc.
1000
Maine

Saunders Street Condominiums
34-36 Saunders Street, Portland, Maine
Douglas A. Willott, Declarant
Made Per

PREPARED BY **NADEAU & LODGE, INC.**
PROFESSIONAL LAND SURVEYORS
118 BRISTOL AVENUE
PORTLAND, ME 04102
(407) 878-7878

332 CLARENCE BRIDGE ROAD
LYMAN, ME 04022
(207) 744-0331

DATE OF SURVEY	DATE OF PLAN	DATE OF SALE	DATE OF SALE
03/25/04	03/25/04	03/25/04	03/25/04

Douglas A. Willott
1000
1000



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: Visa, Check Number: 14058

Tender Amount: 30.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 7/23/2012

Receipt Number: 46246

Receipt Details:

Referance ID:	7359	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-07-4515-DEMO - demo garage			
Additional Comments: 40 Saunders, George Lebases			

Thank You for your Payment!

Jonathan Rioux - 40 Saunders St demo sign off

From: "Monti, Barbara" <monti@unitil.com>
To: PSF@portlandmaine.gov; JRIOUX@portlandmaine.gov; JMB@portlandmaine.gov; ...
Date: 7/18/2012 8:10 AM
Subject: 40 Saunders St demo sign off
CC: g_lebares@hotmail.com

Good morning all,

Mr Lebares is all set with us to demo the garage at this location. No gas service to garage and gas service to the house was retired 07/12/91.

Any questions please let me know.

barb

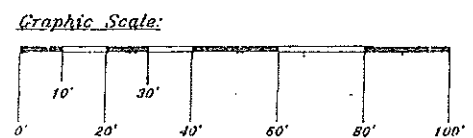
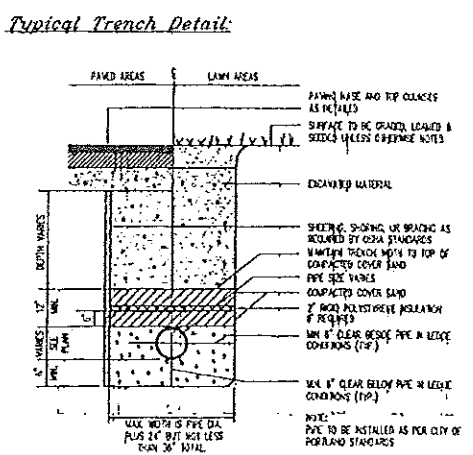
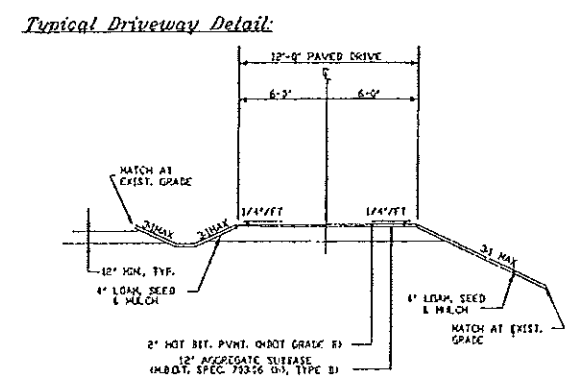
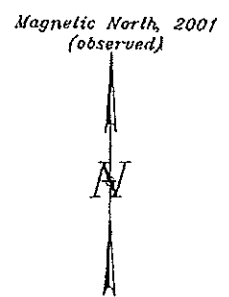
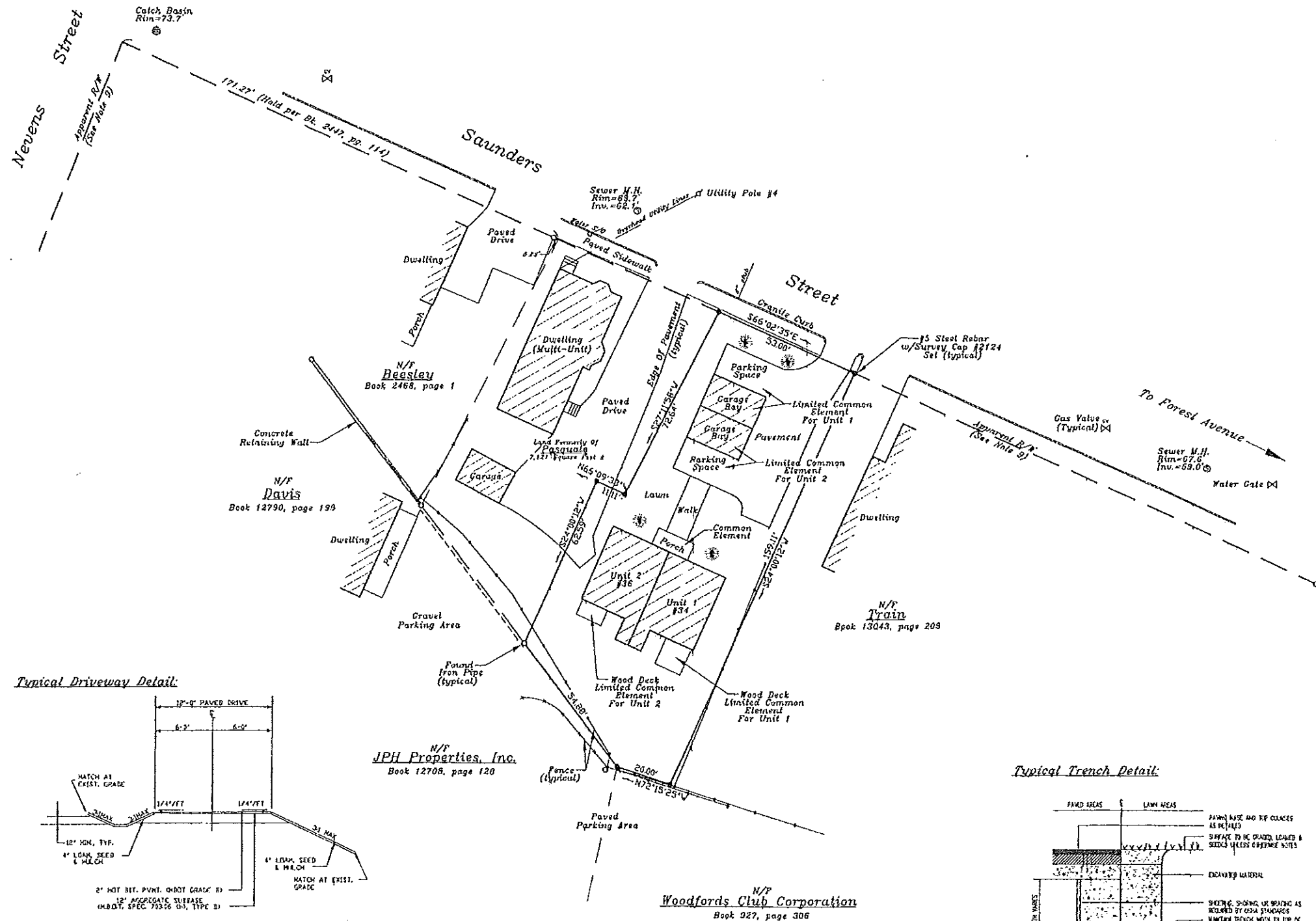
Barbara Monti
Unitil Service Corp
1075 Forest Avenue
PO Box 3586
Portland ME 04104-3586
Phone: 207-541-2533
Email: monti@unitil.com

Plan References:

1. "Plan Depicting The Results Of A Boundary Survey And Division of Land Made For John D. Pasquale and Jennifer D. Pasquale, 40 Saunders Street, Portland, Maine" dated December 31, 2001 by Nadreau & Lodge, Inc. Professional Land Surveyors, Portland and Lyman, Maine.
2. "Plan Depicting The Proposed Location Of A Duplex and Detached Garage Made For Trellina Development Corp., Douglas Willett, Saunders Street, Portland, Maine", dated November 30, 2004, revised April 30, 2005 by Nadreau & Lodge, Inc. Professional Land Surveyors, Portland and Lyman, Maine.

General Notes:

1. This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
2. This office reserves the right to be held harmless to all third party claims.
3. Reference is made to "Letter Of Confirmation" between Nadreau & Lodge, Inc. and the above listed client(s) for exceptions made from Chapter 30, Part 2, "Technical Standards of Practice".
4. This plan is invalid without the embossed seal of the Professional Land Surveyor who prepared this plan.
5. This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of the depicted boundary lines.
6. This survey does not purport to reflect any of the following:
 - a. easements other than those that are visible or specifically stated in the referenced documents.
 - b. building setback compliance or restrictive covenants.
 - c. zoning or other land use regulations.
 - d. the location of any underground utilities or structures.
7. The "Letter of Confirmation" referenced above shall be considered an integral part of this survey.
8. The apparent right-of-way lines depicted on this plan are based on City of Portland Engineering street notes and monumentation found in the field.
9. The locus parcel does not horizontally scale in a Special Flood Hazard Zone per Federal Emergency Management Agency Flood Insurance Rate Map Community Panel Number 130351 0013R, dated December 2, 1998. The parcel falls in Zone C.
10. Total area of locus parcel equals 2,327 square feet (0.05 acres), more or less.
11. The spot elevations shown on this plan are based on the vertical datum taken from a plan entitled "City of Portland, Me. Department of Public Works, Saunders & Nevins St. Sewer - Rehabilitation 1985".
12. Locus parcel falls in Zone R-5. See City of Portland Zoning Ordinance for regulations and restrictions pertaining to this zone.
13. This plan does not address wetland issues and/or approvals, if any.
14. Dusting served by city water and sewer.
15. Solid waste will be removed via curbside pick-up.
16. A total of four (4) trees will be planted meeting City specifications.



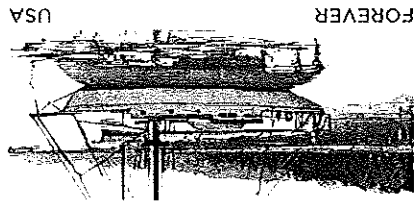
John A. Willett
3-25-04

State of Maine, Cumberland SS.
Registry of Deeds
Received March 20, 2004
at 10:08 A.M. and recorded in
Plan Book 204 Page 163
Attest: *John A. Willett*

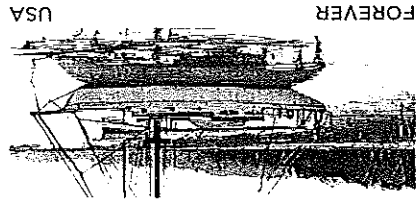
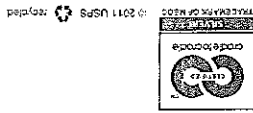
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PROFESSIONAL LAND SURVEYORS
918 BRIGHTON AVENUE 332 CLARKS WOODS ROAD
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(207) 878-7870 (207) 282-0331

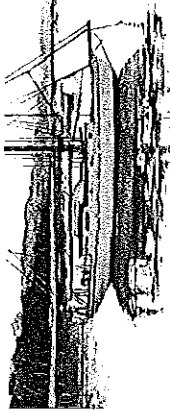
RECORD OWNER:	DRAWN BY: JDN	PLAN DATE: 03/09/04	
Douglas A. Willett	CHECKED BY: TPR/ARL	SURVEY DATE: Oct 2001	



PAULA DIMILLO
45 HILLSIDE RD.
PORTLAND, ME 04103



WALTER BEESLEY
57 COTTAGE PL
WESTBROOK, ME 04092



DAVID BELANGER
7307 SHIRLEY DR.
EASTON MD 21601



Hi David,
My garage at 40 Saunders St.
is scheduled for demolition, I am
required by the city of Portland
to notify adjacent property owners
in order to obtain permit.

Thanks, George L.

Hi Paula,
My garage at 40 Saunders St.
is scheduled for demolition. I am
required

Hi Walter,
My garage at 40 Saunders St
is scheduled to be demolished.
I am required by the city of Portland
to notify adjacent property owners
in order to obtain permit.

Thanks, George L.