

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that KRIS & KIM GOSS

Located At 65 BEST ST

Job ID: 2012-07-4456-DRG

CBL: 134- E-003-001

has permission to Demolish an existing 18 by 18 foot Garage and replace with a 6 by 8 foot Shed (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

07/24/2012

\_\_\_\_\_  
**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](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.**
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](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-07-4456-DRG

Located At: 65 BEST ST

CBL: 134- E-003-001

## **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 garage 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. It is understood that the 6'x8' shed is to be placed in the legal nonconforming rear corner of the demoed garage footprint. To reserve the setback for the proposed shed, it shall be placed prior to the ending of one year from the demolition of the garage.
3. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

### **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).
3. This structure is exempt from meeting the City of Portland Building Code based on size.

Recd

**Cheryl**

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**From:** "Monti, Barbara" <monti@unitil.com>  
**To:** "Donald McPherson" <dmcpherson@portlandmaine.gov>; "Georgé Froehlich" <gef@portlandmaine.gov>; "Jeanie Bourke" <jmb@portlandmaine.gov>; "Jonathan Rioux" <jrioux@portlandmaine.gov>; "Paul Fagone" <psf@portlandmaine.gov>  
**Cc:** <cdamon@thegroundscrew.com>  
**Sent:** Monday, July 16, 2012 4:57 PM  
**Subject:** 65 Best St.  
Good afternoon all,

The Grounds Crew is all set with us to demo the garage at this location.

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

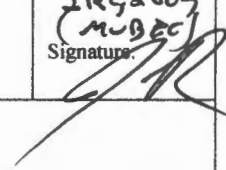
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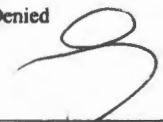
JUL 20 2012

Dept. of Building Inspections  
City of Portland, Maine

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

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

Job No: 2012-07-4456-DRG	Date Applied: 7/13/2012	CBL: 134- E-003-001	
Location of Construction: 65 BEST ST	Owner Name: KRIS & KIM GOSS	Owner Address: 65 BEST STREET PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: The Grounds Crew LLC – Cheryl Damon	Contractor Address: 177 GRAY RD FALMOUTH MAINE 04105	Phone: (207) 878-6335
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO & SHED	Zone: R-5
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling – to remove & dispose of garage and return footprint to lawn – to also add 6' x 8' shed in the rear corner of old garage footprint	Cost of Work: \$3,000.00	CEO District:
Proposed Project Description: Demo garage and Build a 6' x 8' Shed		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SBTU IRG 609 (MUBEC) Signature: 
		Pedestrian Activities District (P.A.D.)	

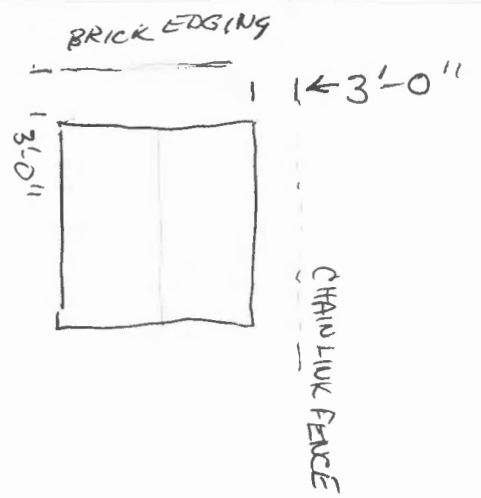
Permit Taken By: Lannie	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  ___ Maj ___ Min ___ MM Date: <i>AK with condit</i>	<b>Zoning Appeal</b> <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: 	<b>Historic Preservation</b> <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: 
	<b>CERTIFICATION</b>		

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

7-20-12 GF

unit ok





iBP

2012-07 4456

# 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>65 BEST St. Portland, Maine 04103</u>		
Total Square Footage of Proposed Structure <u>324</u>	Square Footage of Lot: <u>3,758</u>	
Tax Assessor's Chart, Block & Lot: Chart#      Block#      Lot# <u>134 EDD 3001</u>	Owner: <u>KRIS &amp; KIM GOSS</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>KRIS GOSS 65 BEST ST PORTLAND, ME</u>	Cost Of Work: \$ <u>2505.<sup>00</sup></u> Fee: \$ <u>50</u>
Current legal use: (i.e. garage, warehouse) <u>GARAGE</u> If vacant, what was the previous use? <u>N/A</u> How long has it been vacant? <u>N/A</u> Project description: <u>REMOVE &amp; DISPOSE OF GARAGE. MAKE FOOT PRINT LAWN AND 6x8 SHED.</u>		
Contractor's name, address & telephone: <u>THE GROUNDS CREW LLC 177 GRAY RD. FALMOUTH, ME 04105</u> Who should we contact when the permit is ready: <u>CHERYL DAMON @ THE GROUNDS CREW</u> Mailing address: <u>177 GRAY RD FALMOUTH, ME 04105</u> Telephone: <u>878-6335</u>		

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.

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 for 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.

JUL 13 2012  
Dept of Building Inspections  
City of Portland Maine

1051

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>Cheryl Damon</u>	Date: <u>7/13/12</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



# Demolition Call List & Requirements

Site Address: 65 BEST ST

Owner: KRIS & KIM GROSS

Structure Type: Garage

Contractor: The Grownds Crew

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Amanda ? 7/10/12</u>
Unitil	1-207-541-2533	<u>Barbara Monte 7/10/12 (She will email city of Portland)</u>
Portland Water District	761-8310	<u>Mary/Ryan Staples 7/10/12</u>
Dig Safe	1-888-344-7233	<u>Mary 2012-2804258 7/13/12 garage demo</u>

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

DPW/ Traffic Division (L. Cote)	874-8891	<u>N/A</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>N/A</u>
Historic Preservation	874-8726	<u>N/A</u>
DEP – Environmental (Augusta)	287-2651	<u>Steve Ansley - no inspection necessary because its a single family dwelling.</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
- 5) Electronic files in pdf format are also required in addition to hard copy N/A

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: Cheryl Dann Date: 7/13/12

or 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)





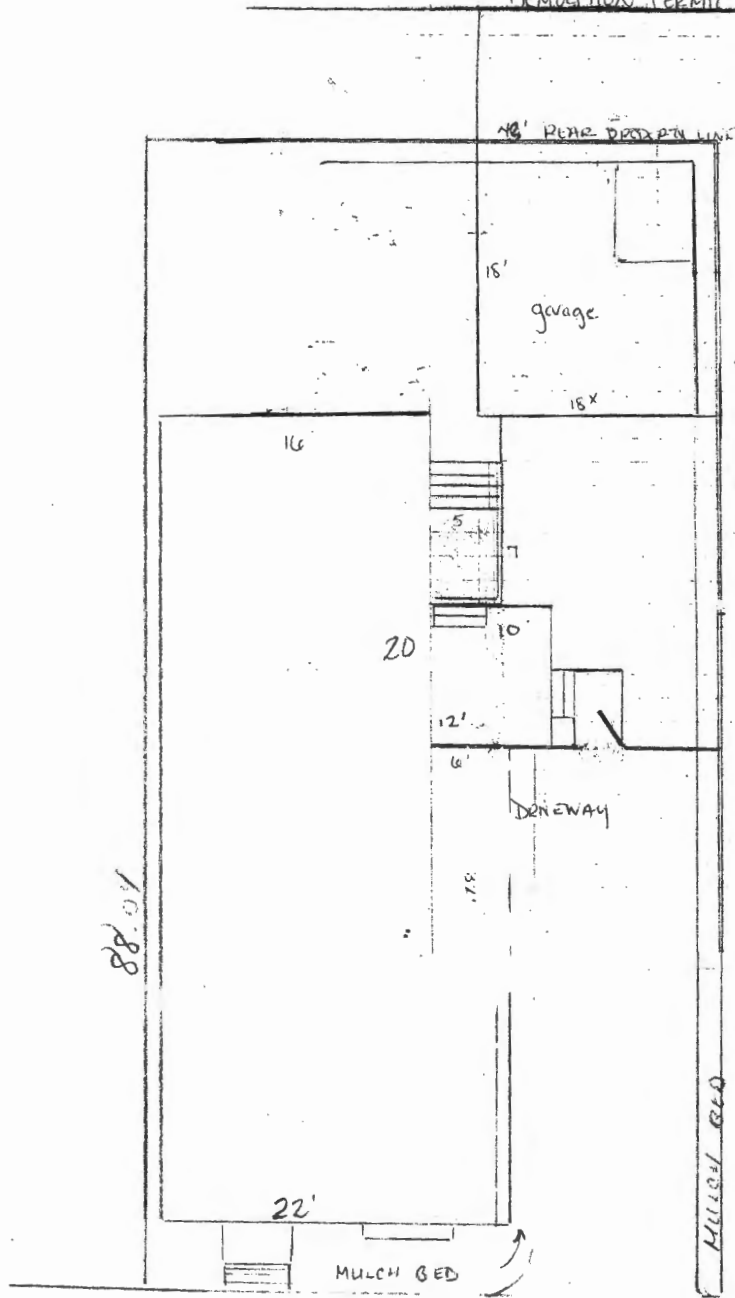








DEMOLITION PERMIT APPLICATION



remove garage 18x18  
replace w/ 6x8 SHED + 800

Kris & Kim Cuss

65 Best St  
Portland, Maine

078 1871114

CITY SIDEWALK

43.16

# DEMOLITION PERMIT APPLICATION

40' REAR PROPERTY LINE

18'

garage

18x

KRIS & KIM COSS

65 BEST ST

Portland, Maine

16'

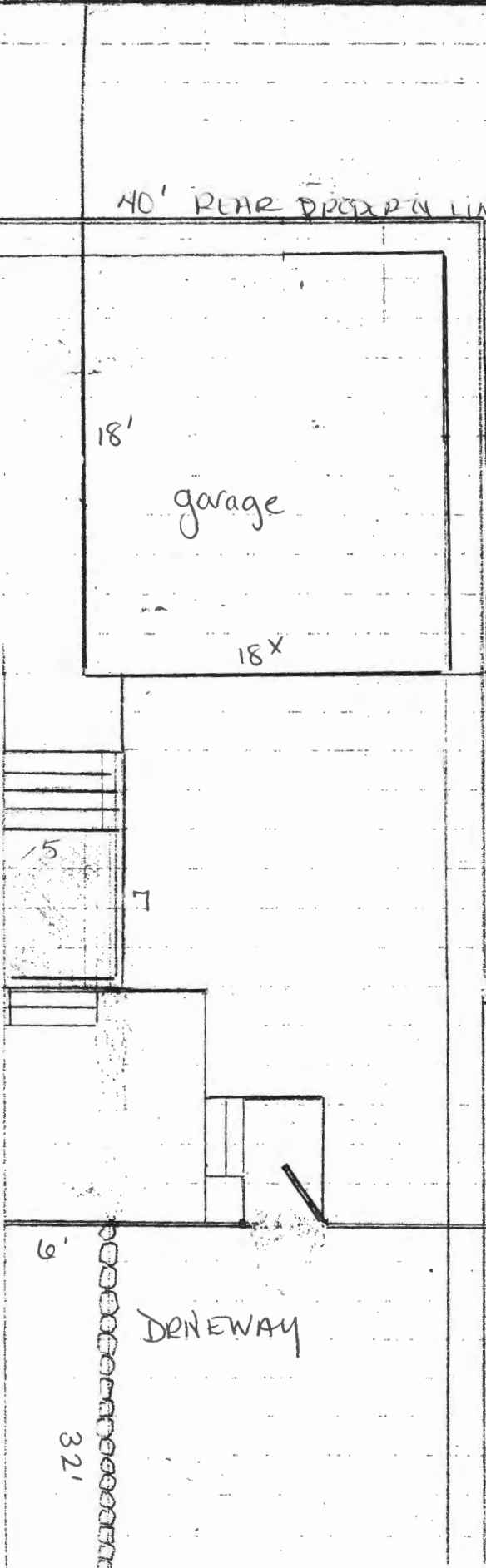
15'

7'

6'

DRIVEWAY

32'



July 11, 2012

To Our Neighbors at 54 Richardson St.

We are writing this letter to let you know that we will be starting some renovation projects next week with our yard. Part of this work will involve removing our garage structure as well as some tree work.

We wanted to communicate this to you in advance as both a courtesy and as part of the permitting process with the City of Portland. We hope that this will cause minimal disturbance and appreciate your understanding.

Please do not hesitate to contact us should you have any questions or concerns.

Best Regards,

Kristofer and Kimberley Goss

65 Best St.  
207.318.1960