

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

**BUILDING DEPARTMENT**  
**PERMIT**

Please Read Application And Notes, If Any, Attached

Permit Number: 070846

**PERMIT ISSUED**  
AUG 17 2007  
CITY OF PORTLAND

This is to certify that CITY OF PORTLAND / Len Mark  
has permission to Demolition of old garage rebuild new garage on existing foundation  
AT 19 ARBOR ST 146 D006001

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 given and written permission procured before this building or part thereof altered or closed-in. **HEAR 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 \_\_\_\_\_

*[Signature]* 8/2/07  
Director - Building & Inspection Services

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- N/A Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A Foundation Inspection: Prior to placing ANY backfill
- Call Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Call Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

       If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Thomas Curwils  
Signature of Applicant/Designee

Jeff Smeets  
Signature of Inspections Official

8-17-07  
Date

8/17/07  
Date

CBL: 146 12006 Building Permit #: 070846

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

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

Permit No: 07-0846	Issue Date:	CBL: 146 D006001
-----------------------	-------------	---------------------

Location of Construction: 19 ARBOR ST	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: Lenard, Mark	Contractor Address: 124 Cape Road Hollis	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: B-2

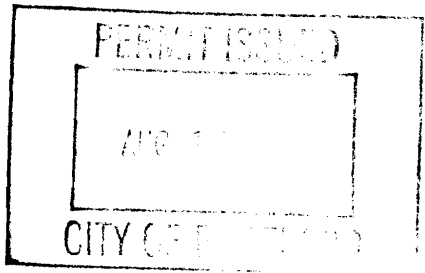
Past Use: Garage for P&R Parts & Rec	Proposed Use: Garage - Demolition of old garage rebuild new garage on existing foundation	Permit Fee: \$180.00	Cost of Work: \$16,000.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: U Type: SB <i>IRC 2003</i>	

Proposed Project Description: Demolition of old garage rebuild new garage on existing foundation	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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: 07/13/2007	<b>Zoning Approval</b>		
-----------------------------	---------------------------------	------------------------	--	--

- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 7/16/07 <i>AM</i>	Date:	Date: <i>AM</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

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

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

<b>Permit No:</b> 07-0846	<b>Date Applied For:</b> 07/13/2007	<b>CBL:</b> 146 D006001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 19 ARBOR ST	<b>Owner Name:</b> CITY OF PORTLAND	<b>Owner Address:</b> 389 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Lenard, Mark	<b>Contractor Address:</b> 124 Cape Road Hollis	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Demolitions - Building	

<b>Proposed Use:</b> Garage - Demolition of old garage rebuild new garage on existing foundation	<b>Proposed Project Description:</b> Demolition of old garage rebuild new garage on existing foundation
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/16/2007

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

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) The garage must be rebuilt within the existing footprint and previous shell of the building since it does not meet the side setback abutting a residential use.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 08/02/2007

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

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Minimum 2 - 2" x 4" header is required over the 3'-0" entry door.



# 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>17 Arbor St.</b>		
Total Square Footage of Proposed Structure <b>640</b>	Square Footage of Lot <b>7862</b>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>146            D            7,6,40</b>	Owner: <b>CITY OF PORTLAND</b>	Telephone: <b>874-8793</b>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <b>Portland Parks + Rec. Dept. Tom Civiello, Asst. Dir. 17 Arbor St. Portland, Me 04103</b>	Cost of Work: \$ <b>16,000</b> Fee: \$ _____
Current legal use: (i.e. garage, warehouse) <u><b>GARAGE</b></u> If vacant, what was the previous use? _____ How long has it been vacant?: _____		
Project description: <b>DEMO GARAGE AND<sup>1</sup> REPLACE WITH NEW GARAGE ON SAME FOOT PRINT 28' X 32' ON EXISTING foundation</b>		
Contractor's name, address & telephone: <b>MARK LENARD 124 CAPE RD. HOLLIS, ME 04042</b>		
Who should we contact when the permit is ready: <b>TOM CIVIELLO, ASST. PARKS + REC DIR.</b>		
Mailing address: <b>Portland Parks + Rec. 17 ARBOR ST. PORTLAND, ME 04103</b> Phone: <b>874-8793</b> *		

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: <b>Thomas Civiello</b>	Date: <b>6-28-07</b>
--	----------------------

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



# Demolition Call List & Requirements

Site Address: 17 Arbor St. Portland

Owner: CITY OF PORTLAND

Structure Type: GARAGE

Contractor: City

Utility Approvals	Number	Contact Name/Date
Central Maine Power <u>NO POWER</u>	1-800-750-4000	<u>Debbie</u> 6-28-07
Northern Utilities <u>NO GAS</u>	797-8002 ext 6241	<u>Mac Allen</u> 7-12-07
Portland Water District <u>NO WATER</u>	761-8310	<u>Jan</u> 7-12-07
Dig Safe <u>NO DIGGING</u>	1-888-344-7233	Permit <u>20072808466</u> 7-12-07 # <u>33417</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin. Begin { Tues. July 17  
after 10:00  
expires Aug. 12 -

Lucie Cote 7-2-07

Cliff 6-28-07

Andrews/Scott Hanson

Dispatcher Williams 7/2/07

- ATT
- Verizon
- MCI
- Northern Utilities
- CMF
- Time Warner Cable
- Portland Water
- Portland Wastewater + Sewer

State notification to:

its as indicated above and attached all

ate: 7/2/07

nit applications visit the Inspections Division on  
dmaine.gov



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

sent via us mail  
 7-9-07



**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 residential 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.

Prior to issuing 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 unit)

property address: 17 Arbor St. Portland, Me.	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: garage unfinished wood frame construction - no hazardous material
asbestos survey performed by: (name & address) Tom Civiello 17 Arbor St. Portland, Me 04103 telephone: 207-874-8793	asbestos inspection performed by: (name of licensed Asbestos Consultant) Thomas Civiello telephone: 874-8793
property owner: (name & address) City of Portland Parks + Rec. Dept. 17 Arbor St. Portland, Me telephone: 207-874-8793	demolition contractor: (name & address) Parks + Rec. Dept. 17 Arbor St. telephone: 874-8793
demolition start date: July 9, 2007	demolition end date: July 27, 2007

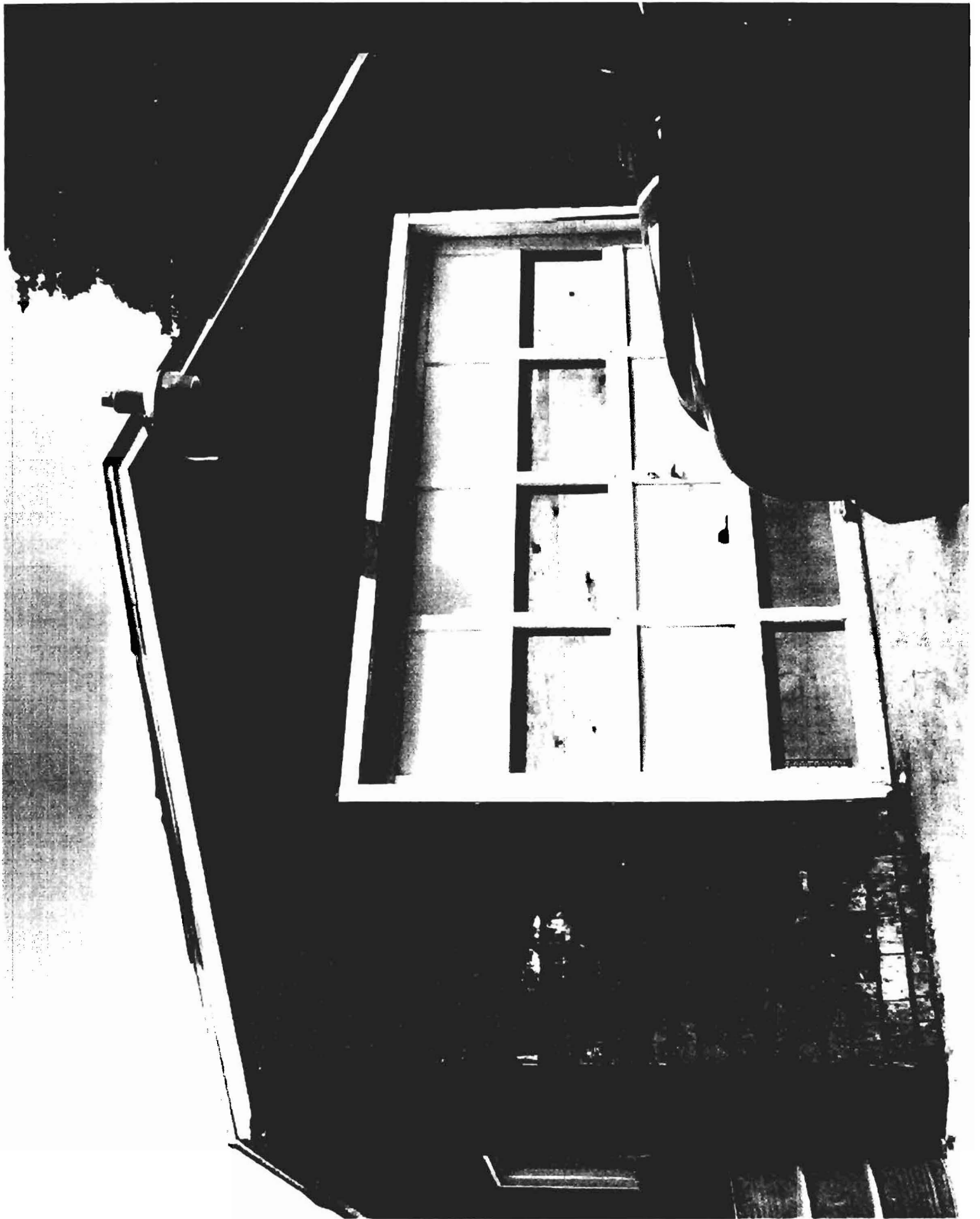
THOMAS CIVIELLO

6-28-07

Notification Submitted by: (please print)

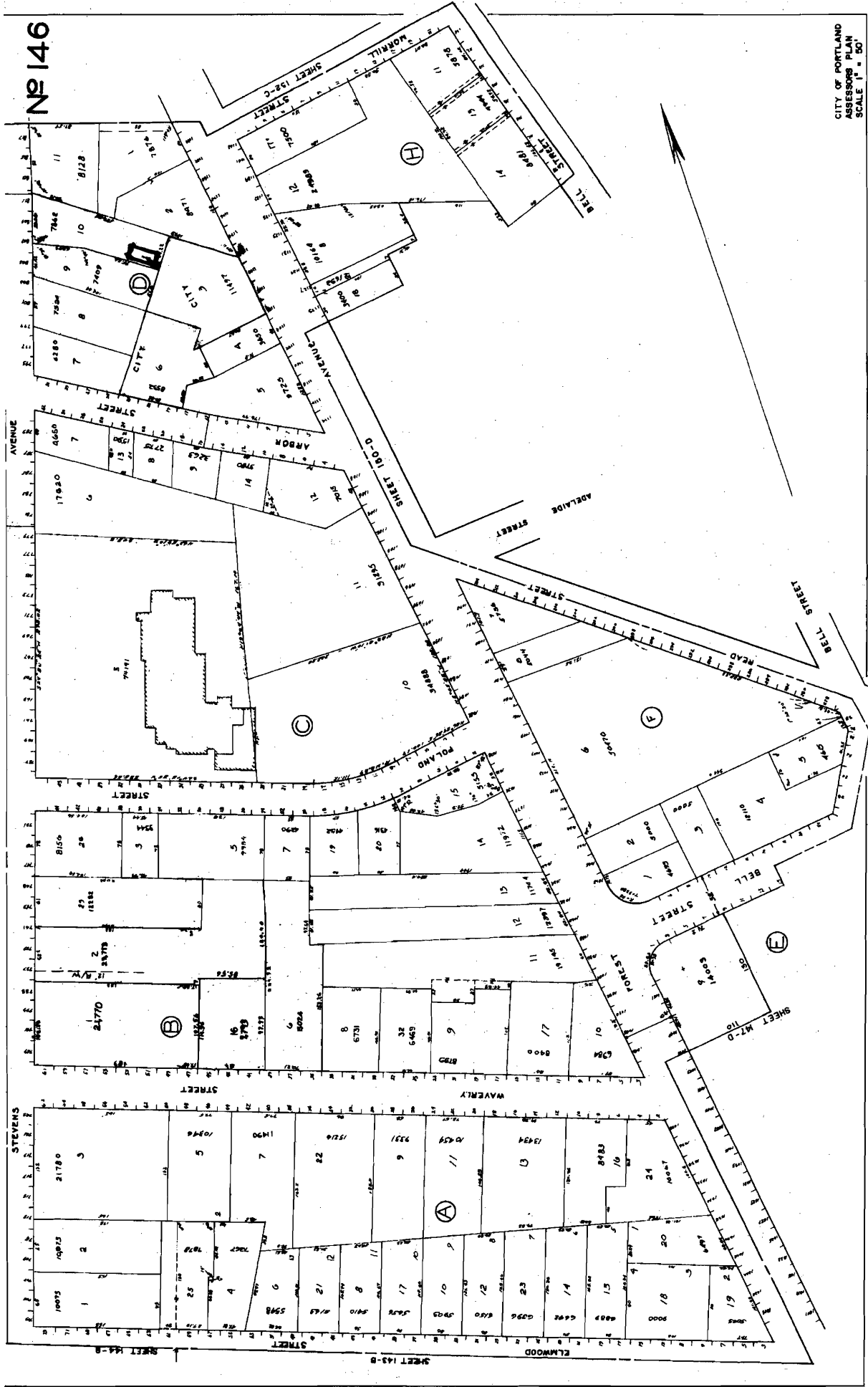
Date Submitted

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



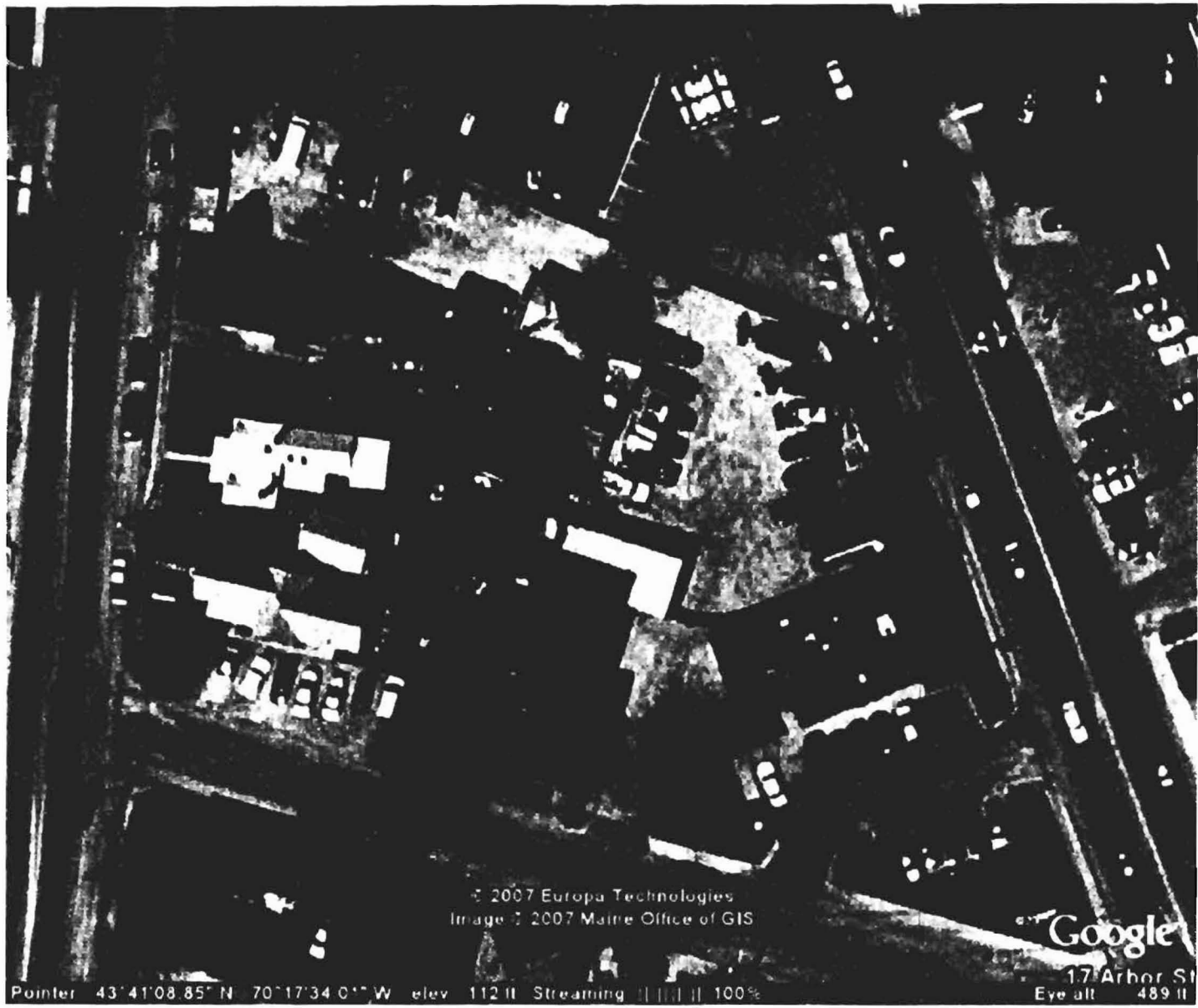


№ 146



CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1" = 50'

RETRAC ED. 4-24-87  
REVISED 12-18-81

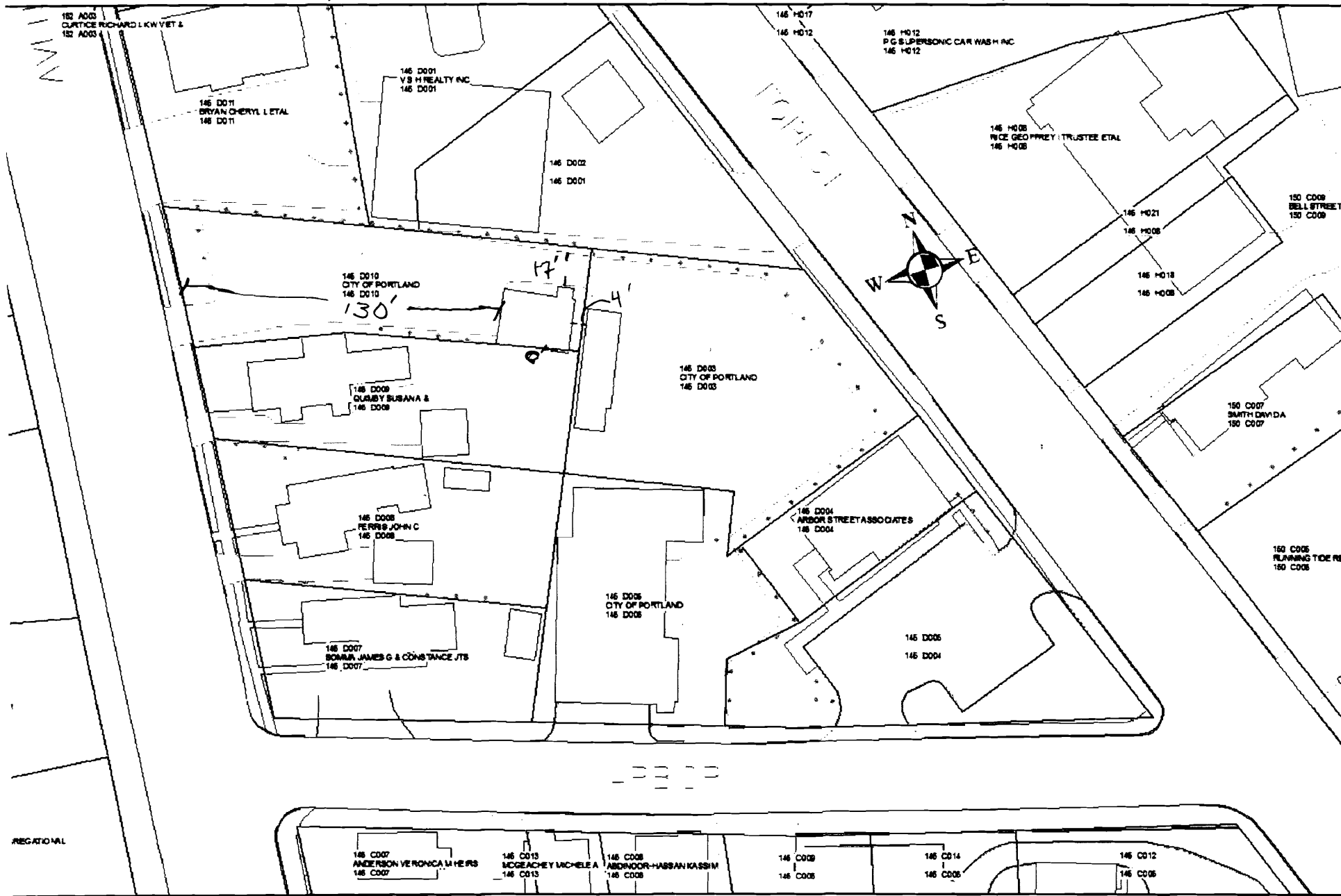


© 2007 Europa Technologies  
Image © 2007 Maine Office of GIS

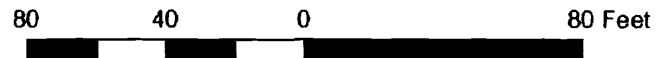
Google

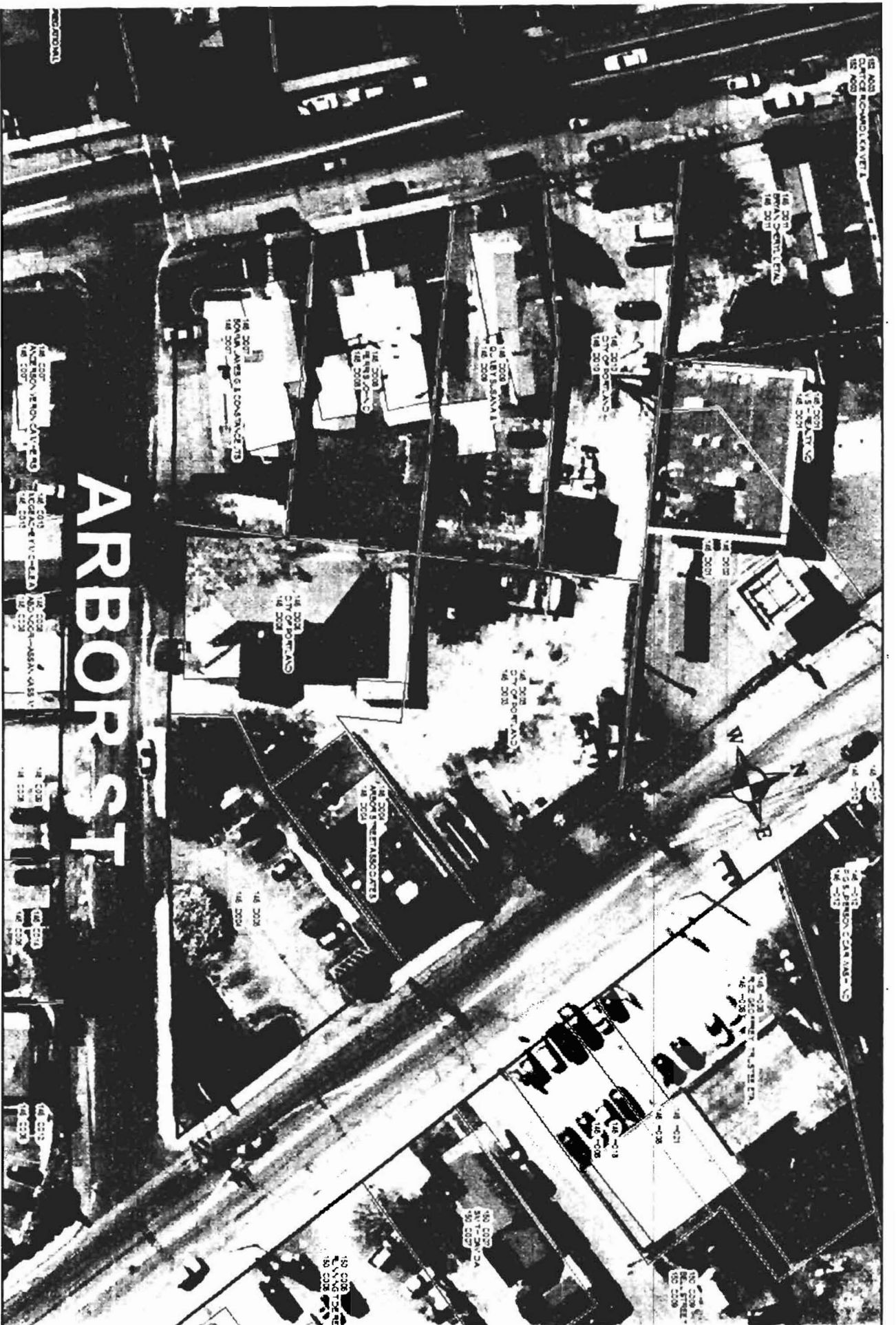
Pointer 43°41'08.85" N 70°17'34.01" W elev 112 ft Streaming [||||] 100%

17 Arbor St  
Eye alt 489 ft



PLOT PLAN FOR ARBOR STREET GARAGE

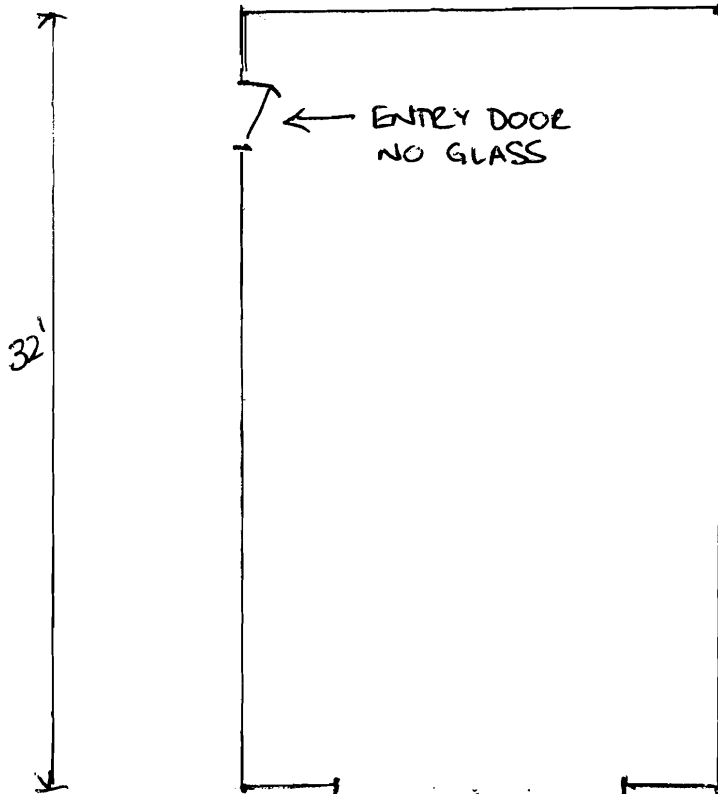
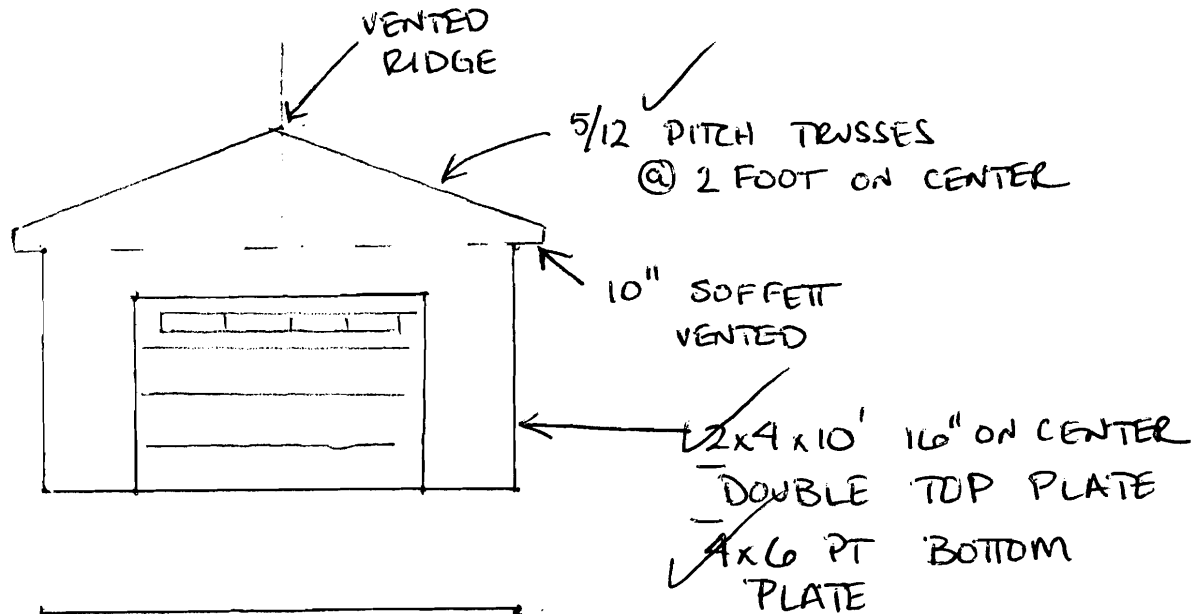




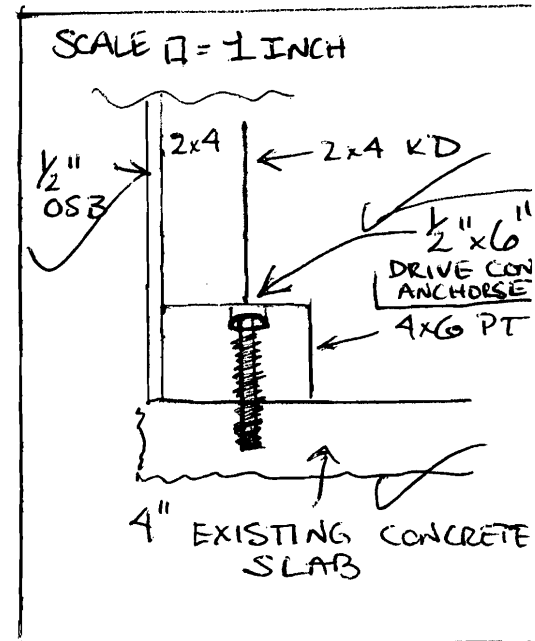
PLOT PLAN FOR ARBOR STREET GARAGE



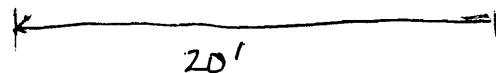
# ARBOR ST GARAGE



CONCRETE ANCHORS EVERY 4' AND 1' FROM EACH CORNER



SCALE 1" = 1 FOOT



12' x 8' UNINSULATED GARAGE DOOR W/ GLASS

**From:** Deb Andrews  
**To:** Tom Civiello  
**Date:** 7/2/2007 3:50:54 PM  
**Subject:** Re: Arbor St. garage

No worry--feel free to rebuild. Deb

>>> Tom Civiello 7/2/2007 2:32:28 PM >>>  
Hi Deb and Scott,

Here is the photo of the garage that we are tearing down and rebuilding. Please let me know if there is any problem from your stand point. Thank you.

Best, Tom

Thomas G. Civiello, CPRP  
Assistant Director  
City of Portland Parks & Recreation  
PH 207-874-8793 FX 207-756-8390  
[tgc@portlandmaine.gov](mailto:tgc@portlandmaine.gov)

QUIMBY SUSAN A & STEVEN G BOUREY JTS  
805 STEVEN AVE  
Portland, ME 04103

BRYAN CHERYL L ETAL  
815 STEVENS AVE  
Portland, ME 04103

D'Angelo Sandwich Shop  
Store Manager  
1124 Forest Ave.  
Portland, ME 04103

ARBOR STREET ASSOCIATES  
42 GRAY RD  
CUMBERLAND, ME 04021

V S H REALTY INC  
777 DEDHAM ST # V0492  
CANTON, MA 02021

Cumberland Farms  
Store Manager  
1132 Forest Ave.  
Portland, ME 04103