

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

This is to certify that Grondin Frank & /self
has permission to Demolition of single family
AT 65 Randall St

provided that the person or persons, of the provisions of the Statutes of the construction, maintenance and use of this department.

Apply to Public Works for street line and grade if nature of work requires such information.

OTHER REQUIRED APPROVALS
Dept. _____
Dept. _____
Board _____
Department Name _____

Notification and work on this permit is required or not required. Inspection must be procured in accordance with the rules and regulations of the City of Portland. A certificate of inspection must be procured before the work is started.

Permit Number: 03000527
166 A004001

PENALTY FOR REMOVING THIS CARD



A certificate procured by the applicant

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0002	Issue Date:	CBL: 166 A004001 <i>25</i>
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Location of Construction: 65 Randall St	Owner Name: Grondin Frank &	Owner Address: 11 Bartlett Rd	Phone: 207-653-8890
Business Name: n/a	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Demolitions	Zone: <i>R-5</i>

Past Use: Single Family	Proposed Use: Demolition of single family home; after the fact.	Permit Fee: \$258.00	Cost of Work: \$5,000.00	CEO District: 2
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Proposed Project Description: Demolition of single family home; after the fact.	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>N/A</i> Type: <i>11/2/03</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: gg	Date Applied For: 01/02/2003	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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 <input checked="" type="checkbox"/> Shoreland <i>Corner lot is within Shoreland</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>1/5/03</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: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District 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: <i>[Signature]</i>
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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

Permit No: 03-0002	Date Applied For: 01/02/2003	CBL: 166 A004001
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Business Name: n/a	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Demolitions	

Proposed Use: Demolition of single family home; after the fact.	Proposed Project Description: Demolition of single family home; after the fact.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 01/03/2003
Note: 65 Randall St	Ok to Issue: <input checked="" type="checkbox"/>		
1) Your previous structure is may have been legally nonconforming as to setbacks and other zoning requirements. 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. After the one year period from demolition you shall loose any "grandfathered" rights that you may have had.			
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		

December 27, 2002

Attn: Todd Merkel
Portland Public Works
55 Portland St
Portland, ME 04101

RE: 65 Randall Street
CBL: 166-A-004

Dear Mr. Merkel:

Per our phone conversation about tearing down the existing structure without a demolition permit, I am sending you this correspondence for your records, as well as Jodine Adams.

I purchased 65 Randall Street in the summer of 2001 and was originally going to renovate the building. I spoke with one of the City's Building Inspectors and made sketches of all existing walls, none of which were removed. I took out lath, plaster, drywall, insulation and many household items and appliances that the previous owner left behind.

I was in the process of redesigning the house on paper so we could make a formal submission for a building permit when a woman was interested in purchasing the lot and having me remodel it and put an addition on. She went back and forth on what she wanted and we finally had signed a contract and were going to tear down the existing structure and build an entirely new one. She changed her mind at the last minute and backed out because of financing issues.

The building was just sitting there vacant and it had been brought to my attention that adolescents had been breaking in and using the building as a party place. This was disturbing to me from a liability stand point and the neighbors were even more upset that this behavior was occurring in their neighborhood. This is ultimately what triggered my decision to tear down the building.

After contacting Digsafe, Central Maine Power, Northern Utilities (Perry Robichaud or Rick Bellmar), and the City of Portland (Dave Peterson and Todd Merkel in Sewer Dept, John Low for street openings and I can't recall the name of the person I spoke with representing the city that said I did not need a permit to tear down a building that was essentially a skeleton with an exterior shell), I thought I was clear to demo the structure. Thus, in March of 2002, I did exactly that and hauled the building away and cleaned up the lot so it would be safe and more aesthetically pleasing to the neighbors.

In the fall of 2002, the tax assessor apparently went out to evaluate the taxes on the property and reported back to Jodine Adams, Code Enforcement Officer for the City Of

Portland, that the structure wasn't there. I spoke several times with Jodine and she placed a Stop Work Order on the property.

Hence, here we are in December of 2002 and I apologize for doing work without a permit. I honestly thought I did not need one after asking other contractors and my phone conversation with the city. It was not my intent to break any rules or laws and I wish as much as you that I had gotten the person's name who misinformed me. However, it also clearly states in Sections 107.1 – 108.3 that a permit was required. I am paying all fines levied by the city upon submission of this letter and again am sorry for any inconveniences I have created for all departments and any individuals involved in the matter.

Regretfully Yours,



Frank D Grondin

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 166 A004001
Location 65 RANDALL ST
Land Use SINGLE FAMILY

Owner Address GRONDIN FRANK & PHILIP H GRONDIN JR
 11 BARTLETT RD
 GORHAM ME 04038

Book/Page 17779/236
Legal 166-A-4-5
 RANDALL ST 65-71
 15000 SF

Valuation Information

Land	Building	Total
\$44,310	\$68,780	\$113,090

Property Information

Year Built 1890	Style Old Style	Story Height 1.5	Sq. Ft. 1532	Total Acres 0.344		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 7	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
06/01/2002	LAND + BLDING	\$65,000	17779-236
06/16/2001	LAND + BLDING	\$125,000	16422-174

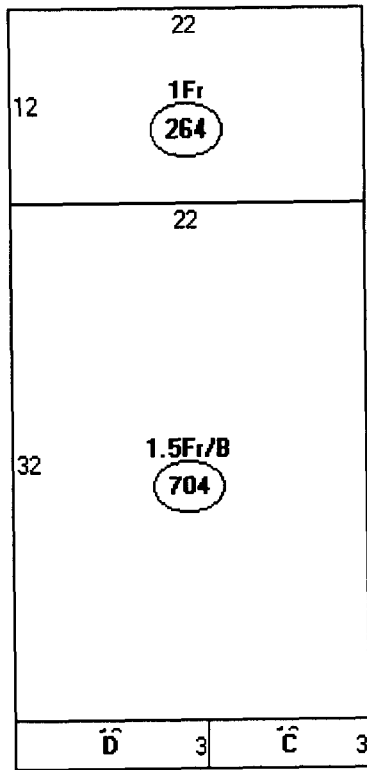
Picture and Sketch

[Picture](#) [Sketch](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed.](#)





Descriptor/Area

A: 1.5Fr/B
704 sqft

B: 1Fr
264 sqft

C: EP
30 sqft

D: 1Fr/B
36 sqft

All Purpose Building Permit Application for Demolition

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: 65 Randall Street Portland, ME

Total Square Footage of Proposed Structure <u>approx. 2000 ft² 1532 SF</u>	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Chart# <u>166</u> Block# <u>A</u> Lot# <u>4</u>	Owner: <u>Frank D. Grandin and Phillip Grandin JR</u>	Telephone: <u>653-8890</u>
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Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Frank D Grandin Tel: 653-8890</u> <u>11 Bartlett Rd. Gorham, Me 04038</u>	Cost Of Work: <u>\$ 9,000</u> Fee: <u>\$ 258.00</u>
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Current use: Residential

If the location is currently vacant, what was prior use: Residential

Approximately how long has it been vacant: 6 months

Project description:

DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION

After Fact \$200.00 + permit fee per 1,000

Contractor's name, address & telephone: Frank D Grandin 11 Bartlett Rd. Gorham, ME 04038


Who should we contact when the permit is ready: Frank D. Grandin

Mailing address: 11 Bartlett Rd Gorham, ME 04038

Phone: 653-8890

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>12/5/02</u>
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This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit, please inquire with support staff



CITY OF PORTLAND

The Demolition Call List must be submitted with a Building Permit Application

Property location: 65 Randall St.

Chart/Block/Lot 166-A-4

The call list below must be submitted with the building permit application. Please note any "commercial use" demolition will need additional approvals.

When making the submission please include a plot plan showing the location of the structure that is being removed along with a photograph. You may not remove or disconnect any type of lines (private or public) until you have received an approved building permit. If the building does not have one of the below utilities please put "does not apply". All Departments in bold must be notified under all circumstances.

City Approvals

Table with 4 columns: Department, Number, Contact, Date/Who you spoke with. Rows include Public Works Sewer, Public Works Traffic, Public Works Sealed Drain Permit, Historical Preservation, and Fire Dispatch.

Utility Approvals

Table with 4 columns: Department, Number, Contact, Date/Who you spoke with. Rows include Dig Safe and Asbestos.

I have contacted all the necessary companies and departments as indicated above.

Signature [Signature] Date: 12/5/02