

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that ANNAM AXELSEN

Located At 62 WESTMINSTER AVE

Job ID: 2011-10-2353-DEMO

CBL: 181-A-005-001

has permission to Demolish a detached Eighteen (18) Foot by Twelve (12) Foot garage.

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

10/07/2011

**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)

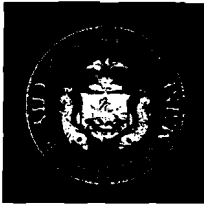
With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need 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.**

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.

1. Pre-Demolition
2. Final Inspection



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-10-2353-DEMO

Located At: 62 WESTMINSTER  
AVE

CBL: 181- A-005-001

## **Conditions of Approval:**

### **Zoning**

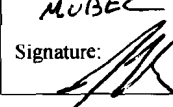
1. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this 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.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Building**

1. 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 MUBEC.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

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

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

Job No: 2011-10-2353-DEMO	Date Applied: 9/15/2011	CBL: 181- A-005-001	
Location of Construction: 62 WESTMINSTER AVE	Owner Name: THOMAS C. & KAREN L. PARADIS	Owner Address: 62 WESTMINSTER AVE PORTLAND, ME 04103	Phone: 207-761-9685
Business Name:	Contractor Name: owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO - Demolition Permit	Zone: R-3
Past Use: Single Family	Proposed Use: Same - Single family - demo detached 18' x 12' garage	Cost of Work: 1000.000000	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB MUBEC Signature: 
Proposed Project Description: Demo detached 1 car garage		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
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 informatin may invalidate a building permit and stop all work.	<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  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/conditions</i> <i>10/11/11 ABU</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: <i>ABU</i>
	<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

R-3 2011 10 23 53  
rec'd 10/14



# 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: <u>62 Westminister Ave.</u>		
Total Square Footage of Proposed Structure <u>216</u>	Square Footage of Lot: <u>4500</u>	
Tax Assessor's Chart, Block & Lot: Chart# <u>181</u> Block# <u>A</u> Lot# <u>005</u>	Owner: <u>Thomas C + Karen L Paradis</u>	Telephone: <u>207/761-9685</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Thomas C + Karen L Paradis</u> <u>62 Westminister Ave.</u> <u>207/761-9685</u>	Cost Of Work: \$ <u>500.00</u> Fee: \$ <u>30.00</u>
Current legal use: (i.e. garage, warehouse) <u>garage</u> If vacant, what was the previous use? _____ How long has it been vacant? _____		
Project description: <u>Remove in sections, one story one car wood frame garage on slab, and slabs and buildings new addition of living space and existing Home Occupatio</u>		
Contractor's name, address & telephone: <u>Owner</u>		
Who should we contact when the permit is ready: <u>Owner</u>		
Mailing address: <u>62 Westminister Ave. Portland</u> Telephone: <u>207-761-9685</u> <u>(C) 207-318-5986</u>		

RECEIVED

Electronic files in pdf format are also required

SEP 15 2011

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. Dept. of Building Inspections City of Portland Maine

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: [Signature] Date: 9/15/2011

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

**Jonathan Rioux - 62 Westminster Ave**

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**From:** "Monti, Barbara" <monti@unitil.com>  
**To:** NADAMS@portlandmaine.gov; JRIOUX@portlandmaine.gov;  
JMB@portlandmaine.go...  
**Date:** 9/6/2011 5:16 PM  
**Subject:** 62 Westminster Ave

Good afternoon all,

Mr Paradis is ok to demo detached garage. Gas service is only to the house.

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



# Demolition Call List & Requirements

Site Address: 62 Westminister Ave

Owner: Tom + Karen Paradis

Structure Type: Garage - 1 car

Contractor: Owner

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Denise</u> 9/1/11
Unitil	1-207-541-2533	<u>Barbara Monty</u> 9/1/11
Portland Water District	761-8310	<u>Alicia</u> 9/1/11
Dig Safe <i>Ticket # 2011-360589</i>	1-888-344-7233	<u>Christina</u> 9/1/11

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

DPW/ Traffic Division (L. Cote)	874-8891	<u>Maynard</u> 9/1/11
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Carol Merritt</u> 9/14/11
Historic Preservation	874-8726	<u>Deb Andrews</u> 9/14/11
DEP - Environmental (Augusta)	287-2651	<u>Sandy Moody</u> 9/1/11

## 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 *N/A*
- 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: *Tom Paradis*

Date: 9/15/2011

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)



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

Sept 15 2011

Received from Tom Parulis

Location of Work 62 Westminster Ave

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (1L)  Plumbing (1S)  Electrical (1Z)  Site Plan (U2)

Other Demol 20.00

CPL: 181 A003 Plg - 1,100.00

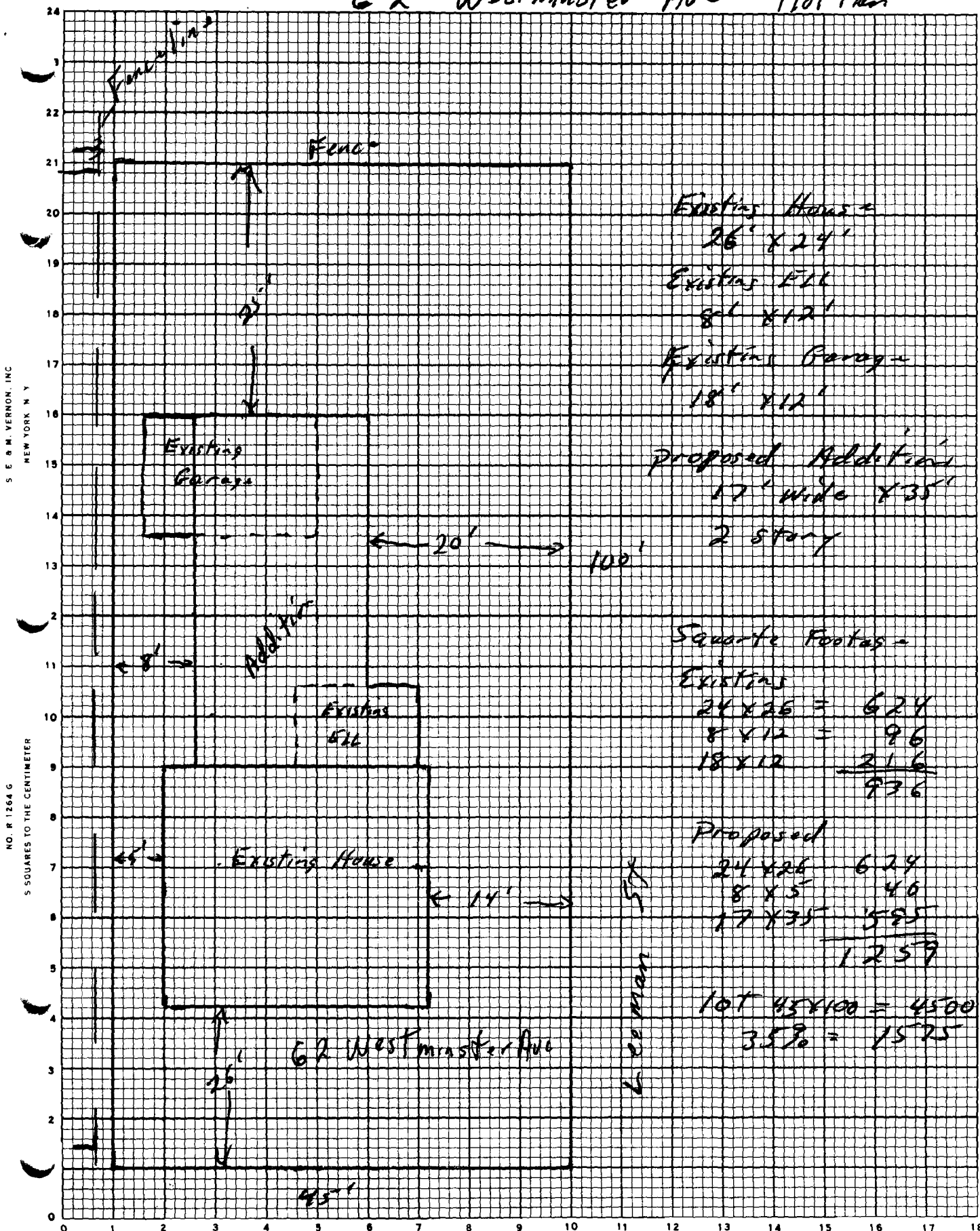
Check #: 1390 Total Collected \$ 1,150.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

62 Westminster Ave Plot Plan







September 1, 2011

Tom & Karen Paradis  
62 Westminster Ave.  
Portland, Me 04103  
761-9685

Dear neighbor,

We are planning an addition and are in the permit process. As part of this plan we are removing the garage that is currently on our property and building an extension to the rear of our current house which will include a salon for Karen to operate a hairstyling business from home. According to the permit process we are required to inform you of our plans to do so.

Therefore, this will serve as your notice of our intent. If you have any questions regarding our plans please feel free to stop by and ask, or call us.



Tom & Karen Paradis



Paradis



62 Westminster Ave Portland

