

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

INSPECTION PERMIT

Permit Number: 060308

This is to certify that Joseph R. Mazziotti/Southern Maine Sitework Inc.

has permission to Demolition for existing garage

AT 602 Brighton Ave

184 G00100

provided that the person or persons performing or supervising 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.

PERMIT ISSUED
MAR 21 2006
CITY OF PORTLAND

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

Notification of inspection must be given and when permission proceeds before this building or part thereof is started or closed-in 24 HOUR 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. CREQ CASE 3-13-06

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 06-0308	Issue Date:	CBL: 184 G001001
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Location of Construction: 602 Brighton Ave	Owner Name: Joseph R. Mazziotti	Owner Address: 555 Forst Av.	Phone: 207-775-3148
Business Name: n/a	Contractor Name: Southern Maine Sitework Inc	Contractor Address: 30 Long Hill Road Gray	Phone: 2078282077
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Demolitions	Zone: R-2
Past Use: Single Family	Proposed Use: Office / Demolition for existing garage to allow more parking spaces. (a change of use has also been applied for on 318106)	Permit Fee: \$39.00	Cost of Work: \$2,000.00
		CEO District: 3	
Proposed Project Description: Demolition for existing garage.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group 1, Type 5B Signature: <i>[Signature]</i>
		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			

Permit Taken By: GG	Date Applied For: 0310812006	Zoning Approval
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <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"/> <i>ok with comment</i> Date: <i>3/10/09</i>	<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>3/10/09</i>	<input 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>N/A</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

Permit No: 06-0308	Date Applied For: 03/08/2006	CBL: 184 G001001
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Location of Construction: 602 Brighton Ave	Owner Name: Joseph R. Mazziotti	Owner Address: 555 Forst Ave.	Phone: 207-775-3148
Business Name: n/a	Contractor Name: Southern Maine Sitework Inc.	Contractor Address: 30 Long Hill Road Gray	Phone: (207) 828-2077
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Demolitions	

Proposed Use: Office / Demolition for existing garage to allow more parking spaces. (a change of use has also been applied for on 3/8/06) #06-0309	Proposed Project Description: Demolition for existing garage.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/10/2006

Note: 03/10/06 Spoke to Joe M. About other permit and the need for a parking plan **Ok to Issue:**

- 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 permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) There is a separate permit for a change of use from a single family to a law practice within this building. This permit is not permission to change the use. This is only a permit for the demolition of an existing garage.
- 4) Any expansion of paving or creation of a new parking area requires a site plan review PRIOR to the start of that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 03/21/2006

Note: **Ok to Issue:**

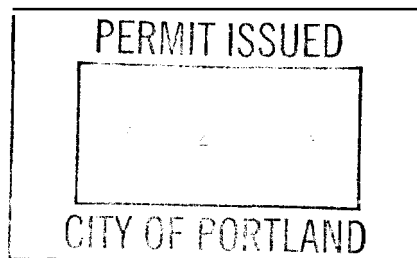
- 1) All debris must be removed from the site after the demolition is complete.

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 03/13/2006

Note: **Ok to Issue:**

Comments:

3/8/2006-GG: Hold for gas co. (emailed request on 3/15/06) and pre-demo walkthrough (scheduled for 3/16/06)



City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0308	Date Applied For: 03/08/2006	CBL: 184 G001001
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Location of Construction: 602 Brighton Ave	Owner Name: Joseph R .Mazziotti	Owner Address: 555 Forst Ave.	Phone: 207-775-3 148
Business Name: n/a	Contractor Name: Southern Maine Sitework Inc.	Contractor Address: 30 Long Hill Road Gray	Phone (207) 828-2077
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Demolitions	

Proposed Use: Office / Demolition for existing garage to allow more parking spaces. (a change of use has also been applied for on 3/8/06) #06-	Proposed Project Description: Demolition for existing garage.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/10/2006

Note: 03/10/06 Spoke to Joe M. About other permit and the need for a parking plan **Ok to Issue:**

- 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) Any expansion of paving or creation of a new parking area requires a site plan review PRIOR to the start of that work.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) There is a separate permit for a change of use from a single family to a law practice within this building. This permit is not permission to change the use. This is only a permit for the demolition of an existing garage.

Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:**

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 03/13/2006

Note: **Ok to Issue:**

Comments:
3/8/2006-GG: Hold for gas co. (emailed request on 3/15/06) and pre-demo walkthrough (scheduled for 3/16/06)

All Purpose Building Permit Application for Demolition of A Structure

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>602 BRIGHTON AVENUE</u>		
Total Square Footage of Proposed Structure <u>GARAGE 375 sq ft</u>	Square Footage of Lot <u>10.500</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>184</u> Block# <u>7</u> Lot# <u>001</u>	Owner: <u>Joseph R. MAZZIOTTI</u>	Telephone: <u>775-3148</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Joseph R. MAZZIOTTI 555 FOREST AVE PORTLAND MAINE</u>	cost Of Work: \$ <u>2,000.00</u> Fee: \$ _____
<u>VACANT</u>		
If the location is currently vacant, what was prior use: <u>GARAGE (1 CAR)</u>		
Approximately how long has it been vacant: <u>SEVERAL YEARS</u>		
Project description: DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION		
Contractor's name, address & telephone: <u>SUNNAN MAINE SITEWORK INC 10 LONG HILL RD GERM ME. 04039 828 2077</u>		
Whom should we contact when the permit is ready: <u>Joseph R. MAZZIOTTI</u>		
Mailing address: <u>555 FOREST AVE. PORTLAND ME 0410</u>		
		Phone: <u>775-3148</u>

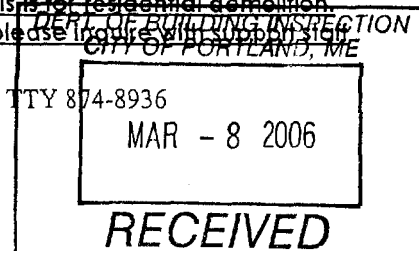
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>Joseph R. Mazzotti</u>	Date: <u>March 8, 2006</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 refer to the Building Department.

389 Congress St Portland, Maine 04101 (207) 874-8703 FAX 874-8716 TTY 874-8936



**City of Portland
Inspection Services Division
Demolition Call List and Requirements**

Site Address: 602 Brighton
 Structure Type: GARAGE

Owner: Joseph R. Marziotti
 Contractor: So. Maine Site work

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
Central Maine Power	1-800-750-4000	<u>3-7-06 Dae Last name can't be given</u>
Verizon	1-800-941-9900	<u>3-7-06 Luke Jolbert</u>
Northern Utilities	797-8002 ext 6241	<u>3-7-06 MARK Allen</u>
Portland Water District	761-8310	<u>3-7-06 Kevin Sihara</u>
Time Warner Cable Co.	253-2222	<u>3-7-06 Mic ext 4203</u>
Dig Safe ***	1-888-344-7233	<u>3-7-06 3-10-06 start date 7006 1002548</u>

*** (After Call, There is a wait of 72 Business Hours before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
DPW/ Traffic Division	874-8891	<u>(L. Cote) Lucy 3-7-06</u>
DPW/ Forestry Division	874-8389	<u>JL Tarling) Number not in svc</u>
DPW/ Sealed Drain Permit	874-8822	<u>(C. Merritt) - 3-7-06</u>
Building Inspections (Insp. Req'd.)	874-8703	<u>Del Andrews</u>
Historic Preservation	874-8726	<u>Deb Andrews ^{Scott} 3-7-06</u>
Fire Dispatcher	874-8576	<u>Ben Diaz 3-7-06</u>
DEP - Environmental (Augusta)	287-2651	<u>Chris Redmond 3-7-06 ^{JEP} Ranny McMullin</u>

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

ADDITIONAL REQUIREMENTS:

- 1) Written Notice to Adjoining Owners: Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. Provide a list of those notified and a copy of the notification sent with your completed application.
- 2) A Photo of the Structure(s) to be demolished must be submitted with your application.
- 3) Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.

I have contacted all of the necessary companies / departments as indicated above and attached all required documentation.

Signed: Joseph Marziotti

Date: March 7, 2006



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



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 DBP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1986. 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 M 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 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 207-287-1786. 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: 602 Brighton Ave 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
asbestos survey performed by: (name & address) Robert Rickert Abatement Professionals Corp 590 County Road Westbrook, ME 04092 telephone: 7731276	asbestos inspection performed by: (name of licensed Asbestos Consultant) Same telephone: Same
property owner: (name & address) Joe Mazzotti 602 Brighton Ave Portland, ME telephone: 7753148	demolition contractor: (name & address) telephone:
demolition start date: TBD	demolition end date:

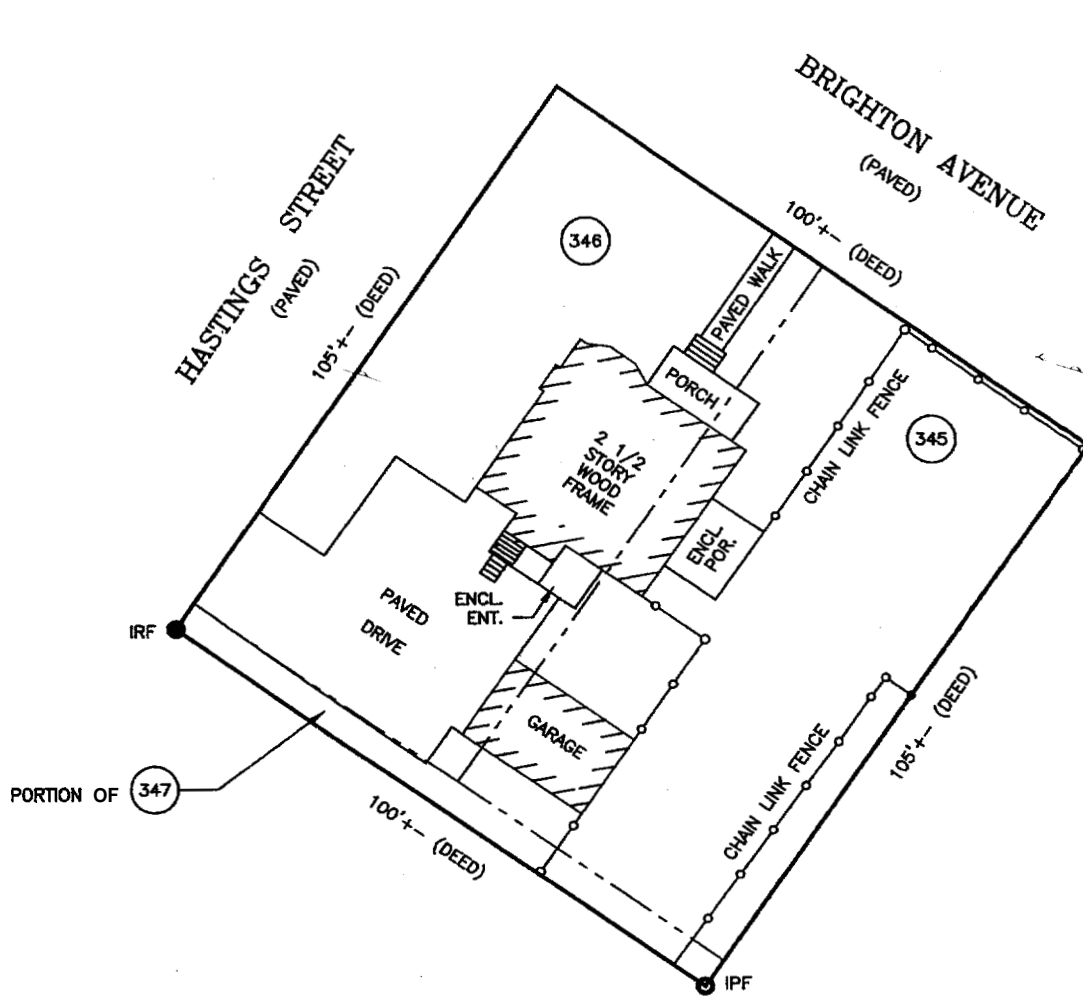
Notification Submitted by: (please print) Robert Rickert

3-7-06
 Date Submitted

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



Mortgage Loan Inspection



SCALE: 1" = 30'

The dwelling **DOES** conform to the local zoning at the time of construction.
The dwelling **IS NOT** in a special flood hazard zone as shown on the Flood Insurance Rate Map.

THIS IS NOT A STANDARD BOUNDARY SURVEY. information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on apparent lines of occupation, current deed information, and Municipal tax maps. A **STANDARD BOUNDARY SURVEY IS RECOMMENDED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN.** Any one using this plan for anything other than mortgage loan purposes does so at their own risk. This plan may not be recorded or used for any land divisions. The property on this plan may be subject to easements, covenants, and restrictions of record, which may or may not be shown on this plan.

Date: 1/31/2006, File No.: , Job No: M31-79,

Lending Institution: Lender's Network

Client: Joseph R. Mazziotti

Location: 602 Brighton Ave., Portland, Cumberland County

Plan reference: Blk. 1395, Pl. 140 Lot : 345, 346, portion of 347

Tax Map No. 184, Lot No. 1, Block No. G

Bruce W. Goodwin, PLS 1118

Tel: 1-207-883-3677

Fax: 1-207-883-3677

602 BFUGHTON AVENUE

NARRATIVE SUMMARY

The building at 602 Brighton Avenue was originally constructed as a residence and used as such until approximately 1986, when it was used as an office although there seems to be no record of that use. The property is however, located in an R-P zone thus an office use is a permissible use under the City of Portland Zoning Ordinance. My plan is to relocate my law practice from Forest Avenue as soon as possible.

Because of the prior use of the property as an office much of the work needed to suit my purposes has been done. A small amount of repair and cosmetic work is all that is required for my use, and I have attached a projected budget for those costs estimated at \$7,500.00

The building is comprised of 1835 square feet of heated living space, and the site contains a paved parking area of approximately 1525 square feet. I believe this is more than what is required for this building, and once the garage is removed the parking area will increase.

As I mentioned in my cover letter the new owners of the building I presently occupy have given me notice that I must vacate not later than March 31,2006. In view of this time constraint I would appreciate any assistance you could offer to expedite my application.

Gayle

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, JUDITH L. DERY (A/K/A JUDITH BERRY-DERY AND JUDITH L. BERRY) of Portland, County of Cumberland, State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by JOSEPH R. MAZZIOTTI of Portland, County of Cumberland, State of Maine, the receipt whereof I do hereby acknowledge, do hereby give grant, bargain, sell and convey unto the said JOSEPH R. MAZZIOTTI; whose mailing address is PO Box 1319, Portland, Maine 04104; his heirs and assigns forever, a certain lot or parcel of land with the buildings thereon located in Portland, County of Cumberland, State of Maine, bounded and described as follows:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Brighton Avenue, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at the intersection of the southeasterly side line of Hastings Street with the southwesterly side line of Brighton Avenue; thence southwesterly along the southeasterly side line of Hastings Street, one hundred five (105) feet; thence southeasterly at right angles with Hastings Street one hundred (100) feet; thence northeasterly, parallel with said Hastings Street one hundred five (105) feet to said Brighton Avenue; thence northwesterly along said side line of Brighton Avenue one hundred (100) feet to the point of beginning; being lot numbered 345, lot numbered 346, and five (5) feet from the northerly side of Lot numbered 347, as shown on a Plan of Greater Brighton, which plan is recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 111, to which plan reference is hereby made.

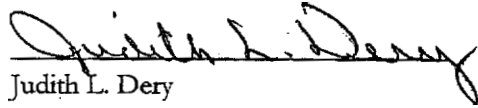
Being the same premises as conveyed by Warranty Deed from Baiso J. Spizzuoco and Barbara W. Spizzuoco to Judith L. Berry, dated February 24, 1984 and recorded at the Cumberland County Registry of Deeds in Book 6395, Page 40.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Joseph R. Mazziotti, his heirs and assigns, to them and their use and behoof forever.

And I do COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises and that they are free of all encumbrances; that I had good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, Judith L. Dery have hereunto set my hand and seal this 17th day of February, 2006.

WITNESS

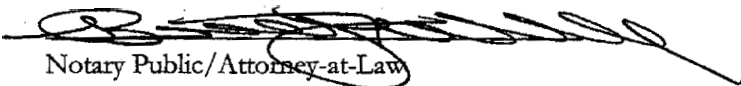

Judith L. Dery

STATE OF MAINE
CUMBERLAND, ss.

2/17/2006

Personally appeared the above-named Judith L. Dery and acknowledged the above instrument to be her free act and deed.

Before me.


Notary Public/Attorney-at-Law

Printed Name: _____

My Commission Expires _____

BETTY T. WILLS
Notary Public, Maine
My Commission Expires September 13, 2008

Received
Recorded Register of Deeds
Feb 28, 2006 10:35:03A
Cumberland County
John B O'Brien