

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that BRETON HINES

Located At 43 BOLTON ST

Job ID: 2012-04-3873-DRG

CBL: 186-D-008-001

has permission to Demo garage; install shed

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

N/A

[Signature]

6/15/12

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3873-DRG

Located At: 43 BOLTON ST

CBL: 186- D-008-001

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 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. It is understood that you are replacing the garage with an 10' x 12' shed. The shed may not be placed any closer to the property lines then the existing garage. 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.
3. This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Section IBC105.2(1) of the International Building Code states that single story, detached structures 120 square feet or under are exempt from building code review. This structure has not been reviewed for codes or safety under the building codes. The owner takes full responsibility for structural integrity.
5. 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 2003.
6. This permit is being issued to demolish the garage and place a 10' x 12' shed on the rear of the existing slab. It does not permit any expansion of the driveway.

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 IBC 2003.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3873-DRG	Date Applied: 4/27/2012	CBL: 186- D-008-001	
Location of Construction: 43 BOLTON ST	Owner Name: BRETON HINES	Owner Address: 43 BOLTON STREET PORTLAND, ME 04102	Phone: 207-504-6434
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO - Demolition Permit	Zone: R-5
Past Use: Three family	Proposed Use: Same -Three family – demolish 12' x 18' garage – remove half of slab & place 12' x 10' shed on remaining slab	Cost of Work: 2000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: Signature: <i>N/A</i>
Proposed Project Description: Demo of garage; Install of prefab shed		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

<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>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>not required - see email</i></p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ cond. for 5/11/12 ABN</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABN</i></p>
	<p>CERTIFICATION 6/15/12</p>		

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



General Building Permit Application

Entered 4/27/12

(S)

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.

2012-01-3873-D26

Location/Address of Construction: <u>43 Bolton St.</u>		
Total Square Footage of Proposed Structure/Area <u>120 sq. ft.</u>	Square Footage of Lot <u>5,400 sq. ft.</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>186 D 008</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Breton Hines</u> Address <u>43 Bolton St.</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>(207) 504-6434</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>40.00</u>
Current legal use (i.e. single family) <u>- 3 family</u> Number of Residential Units <u>3 -</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>shed</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Demo garage + install shed 10' x 12' on back half of slab</u>		
Contractor's name: <u>Home Depot delivery</u> Address: <u>43 Bolton St.</u> City, State & Zip: <u>Portland, ME 04102</u> Who should we contact when the permit is ready: <u>Breton Hines</u> Mailing address: <u>same</u>		RECEIVED APR 27 2012 Dept. of Building Inspections City of Portland Maine Telephone: _____ Telephone: <u>(207) 504-6434</u>

Please submit all of the information outlined on the applicable Checklist. 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, 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: [Signature] Date: 4-27-12

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



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Receipts Details:

Tender Information: Check , Check Number: 106

Tender Amount: 40.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 4/27/2012

Receipt Number: 43347

Receipt Details:

Referance ID:	6303	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	40.00	Charge Amount:	40.00
Job ID: Job ID: 2012-04-3873-DRG - Demo of garage; Install of prefab shed			
Additional Comments: 43 Bolton			

Thank You for your Payment!

Ann Machado - 43 Bolton

From: Barbara Barhydt
To: Machado, Ann
Date: 6/11/2012 11:22 AM
Subject: 43 Bolton

Hi Ann:

The demolition of the garage and replacement with a shed does not trigger site plan review. If Mr. Hines seeks to expand the paved parking area that will trigger site plan review. The level of review is determined by the amount of new pavement proposed.

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

June 15, 2012

I agree that the permit I am applying for includes demolition of my garage and installation of a shed only. I agree that any paving for my driveway will include a new application for that work before any work is done. My address is:

43 Bolton St.



Breton Hines

RECEIVED

JUN 15 2012

Dept. of Building Inspections
City of Portland Maine

Ann Machado - 43 Bolton Street

From: Ann Machado
To: Barbara Barhydt
Date: 5/4/2012 3:48 PM
Subject: 43 Bolton Street

Barbara -

This is the property that I talked to you about the other day. It is a three family building. Breton Hines, the owner, applied for a permit to demolish the detached 18' x 12' garage. He is going to have the front part of the slab from the garage torn up, and place a 10' x 12' prefab shed on the rear of the old garage slab.

You said that he did not have to do administrative authorization as long as he was not increasing the pavement.

I met with him today and he is planning on widening the driveway and bringing it closer to the house.

I gave him your number and asked him to call you.

Please let me know what kind of review you want him to do if the driveway for a three family is being widened.

Thanks.

Ann

Ann Machado - Re: Breton Hines - 43 Bolton St. - Driveway plan

Permit 2012-04-3873

18b-D 008

From: Barbara Barhydt
To: Machado, Ann
Date: 5/16/2012 8:53 AM
Subject: Re: Breton Hines - 43 Bolton St. - Driveway plan

I just saw your other e-mail. I guess it is okay to issue the demo. I just want it to be clear that the paving and building permit for the shed are not issued without a site plan.

>>> Barbara Barhydt Wednesday, May 16, 2012 8:39 AM >>>
Let's discuss at development review.

>>> Ann Machado Wednesday, May 16, 2012 8:33 AM >>>
Barbara -

This started out as a question of whether Breton Hines needed an administrative authorization to demolish his existing garage and replace it with a smaller shed. I understand because of the amount of the paving, that he needs to do a site alteration review. I was wondering if he could go ahead and demo the garage before the site alteration application is approved because it is in really bad shape. He could hold off on installing the shed until the site alteration plan is approved.

Thanks.

Ann

>>> Barbara Barhydt 5/15/2012 3:47 PM >>>
Good afternoon:

I heard your voice message. I am attaching an application for a Level I site alteration. The review criteria and check list of materials to submit are contained within the application. The plan must be based upon a survey of the site and show the extent of paving that is proposed. You will need to address the grading and stormwater controls for the pavement expansion.

I do wonder if there are ways you could reduce the paving and meet your needs. You may want to discuss this with a civil engineer to see if a different configuration would work for your site.

If you have questions, please let me know. Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101

(207) 874-8699

Fax: (207) 756-8256

bab@portlandmaine.gov>>> Breton Hines <bretonhines@hotmail.com> Thursday, May 10, 2012 3:37 PM >>>

Hello Barbara,

I have attached a copy of the layout of the old driveway and the new one. There are 4 pages... skip over the two pages that appear to be messed up, the two pages that are clear are the ones needed.

Let me know if there are any other issues.

Thanks,

Breton Hines



Demolition Call List & Requirements

Site Address: 43 Bolton St

Owner: Breton Mines

Structure Type: Shed / garage

Contractor: None... Kit

Utility Approvals

Central Maine Power

Number

1-800-750-4000

Contact Name/Date

Unitil

1-207-541-2533

Portland Water District

761-8310

Dig Safe

1-888-344-7233

N/A
Robin - called on 5-2
20121807799

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

DPW/ Traffic Division (L. Cote)

874-8891

DPW/ Sealed Drain Permit (C. Merritt)

874-8822

Historic Preservation

874-8726

DEP - Environmental (Augusta)

287-2651

N/A

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

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: [Signature]

Date: 4-27-12

or more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

To whom it may concern,

My name is Breton Hines. I am the owner of the property at 43 Bolton St. I plan to remove the garage that is currently on the lot and replace it with a 10' x 12' shed. This is a letter to notify you of the work to be done and was required by the City of Portland for permitting purposes. Please feel free to contact me in writing if there is an issue, or you would like to speak with me regarding details. I live in the 3rd floor apartment and receive mail in the box bearing my last name on my front porch.

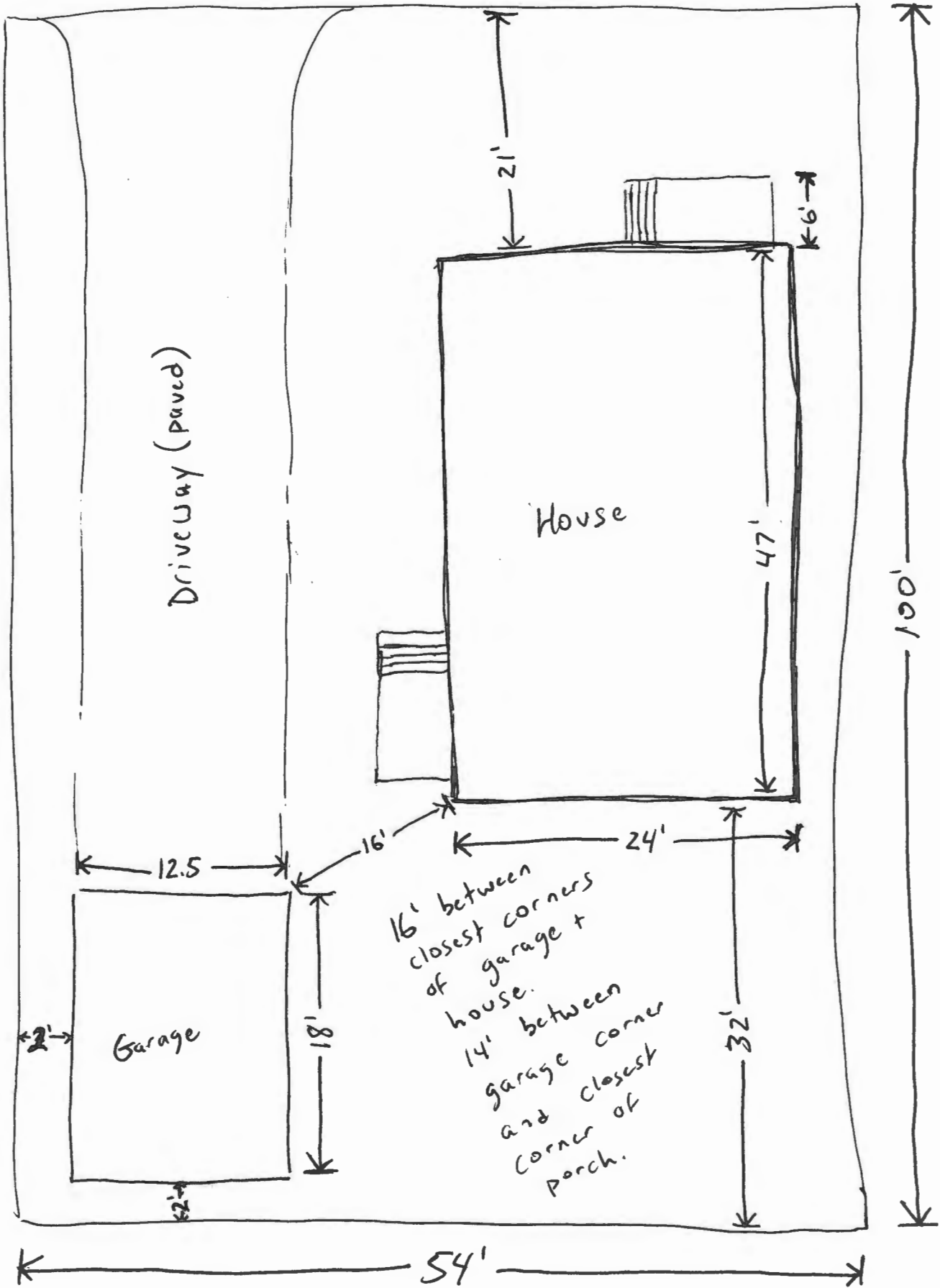
Thank you,



Breton Hines







Driveway (paved)

House

Garage

16' between
closest corners
of garage +
house.
14' between
garage corner
and closest
corner of
porch.

54'

100'

Proposed.

RECEIVED
MAY 04 2012
Dept. of Building Inspections
City of Portland Maine

