

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

HORIE AYUMI C /Greg Frangoulis

Located at

1266 WESTBROOK ST

PERMIT ID: 2013-00208

CBL: 213 C011001

has permission to **Demo garage**

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 cloed-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 procured prior to occupancy.

A handwritten signature in black ink, appearing to be "A. Frangoulis", written over a horizontal line.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00208

Located at: 1266 WESTBROOK ST

CBL: 213 C011001

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00208	Date Applied For: 01/31/2013	CBL: 213 C011001
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Location of Construction: 1266 WESTBROOK ST	Owner Name: HORIE AYUMI C	Owner Address: 1266 WESTBROOK ST	Phone:
Business Name:	Contractor Name: Greg Frangoulis	Contractor Address: 134 Brackett Street Portland	Phone (207) 653-6640
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Single Family	Proposed Project Description: Demo garage
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 02/08/2013
Note: Gave permit to Lannie to schedule the predemolition inspection.			Ok to Issue: <input checked="" type="checkbox"/>
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.			
Dept: Building	Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 02/28/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
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 2009.			
2) Demolition permit only. No other construction activities allowed until a separate approved building permit is issued. The foundation hole shall be filled in and the site graded. Demo permit only! Construction requires separate permits.			

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: 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.**

REQUIRED INSPECTIONS:

Pre-Demolition Inspection

Final Inspection

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.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00208	Issue Date:	CBL: 213 C011001
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Location of Construction: 1266 WESTBROOK ST	Owner Name: HORIE AYUMI C	Owner Address: 1266 WESTBROOK ST PORTLAND, ME 04102	Phone:
Business Name:	Contractor Name: Greg Frangoulis	Contractor Address: 134 Brackett Street Portland ME 04102	Phone (207) 653-6640
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: R2
Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$70.00	Cost of Work: \$5,000.00
Proposed Project Description: Demo garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature: <i>[Signature]</i>	INSPECTION: Use Group: R-3 Type: U <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: gg	Date Applied For: 01/31/2013	Zoning Approval
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland buildings well beyond 75' setback</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision <i>part 12 - buildings zone AE</i></p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minof <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>2/13/13</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 type="checkbox"/> Not in District or Landmark</p> <p><input checked="" 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>ABM</i></p>
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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

2-11-13 DMC Greg F 653-6640

Pre Demo OK NO GAS or Elec.



Demolition of a Structure Permit Application

*Entered
electronic file*

2013 00208

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>1266 Westbrook Street, Portland, Me. 04102</u>		
Total Square Footage of Proposed Structure <u>634 SF</u>		Square Footage of Lot: <u>23,160 sq ft.</u>
Tax Assessor's Chart, Block & Lot: Chart# <u>213</u> Block# <u>C</u> Lot# <u>11</u>	Owner: <u>Ayumi Horie</u>	Telephone: <u>207-522-4599</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>1266 Westbrook St. Portland, Maine 04102</u>	Cost Of Work: \$ <u>5,000</u> Fee: \$ <u>70.00</u>
Current legal use: (i.e. garage, warehouse) <u>garage</u> If vacant, what was the previous use? <u>garage/workshop</u> How long has it been vacant? _____ Project description: <u>replace existing garage with new artist studio with a connector to main house</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Greg Frangoulis / Ayumi Horie</u>		
Mailing address: <u>139 Brackett Street Portland, Maine 04102</u>		Telephone: <u>207-653-6640</u> <u>207-522-4599</u>
<u>greg.frangoulis.design@gmail.com</u>		

Electronic files in pdf format are also required

RECEIVED

Please submit all of the information outlined in the Demolition call list. Failure to do so **JAN 31 2013** 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, 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: <u><i>[Signature]</i></u>	Date: <u>Jan 29, 2013</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Demolition Call List & Requirements

Site Address: 1266 Westbrook St. Portland Me, 04102 Owner: AYUMI HORIE
 Structure Type: garage Contractor: George Barstow

Utility Approvals	Number	Contact Name/Date
Central Maine Power	i-newservice 1-800-750-4000	<u>Carlyssa - Jan 29.</u>
Unitil	1-207-541-2533	<u>Mark Allen - Jan 29</u>
Portland Water District	761-8310	<u>Hester - Jan. 28 - '13</u>
Dig Safe	1-888-344-7233	<u>Danielle - Jan. 28 - '13</u>

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

DPW/ Traffic Division	874-8891	<u>Kevin Thomas - Jan 29</u>
DPW/ Sealed Drain Permit	874-8822	<u>Carol Merrit - Jan 29</u>
Historic Preservation	874-8726	<u>DeB Andrews - Jan 30</u>
DEP - Environmental (Augusta)	287-2651	<u>Sandy Moody - Jan 30</u>

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 - DEP approval (not necessary)
- ✓ 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 call @ 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: Jan 29, 2013

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

Ayumi Horie
1266 Westbrook St
Portland, ME 04102
207-522-4599
January 31, 2013

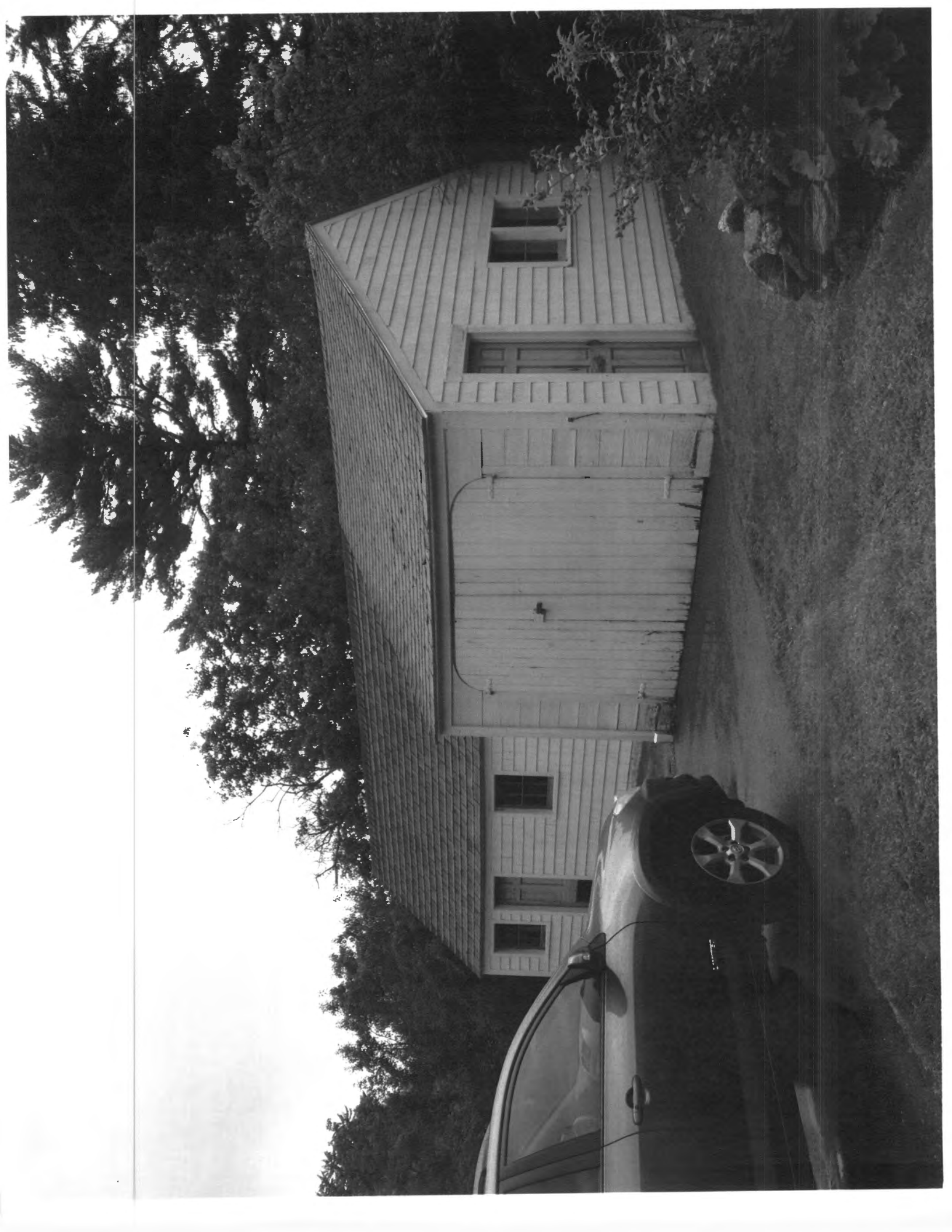
Anne Taintor and Nathan
1258 Westbrook St
Portland, ME 04102

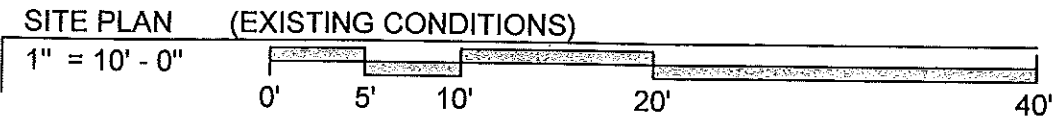
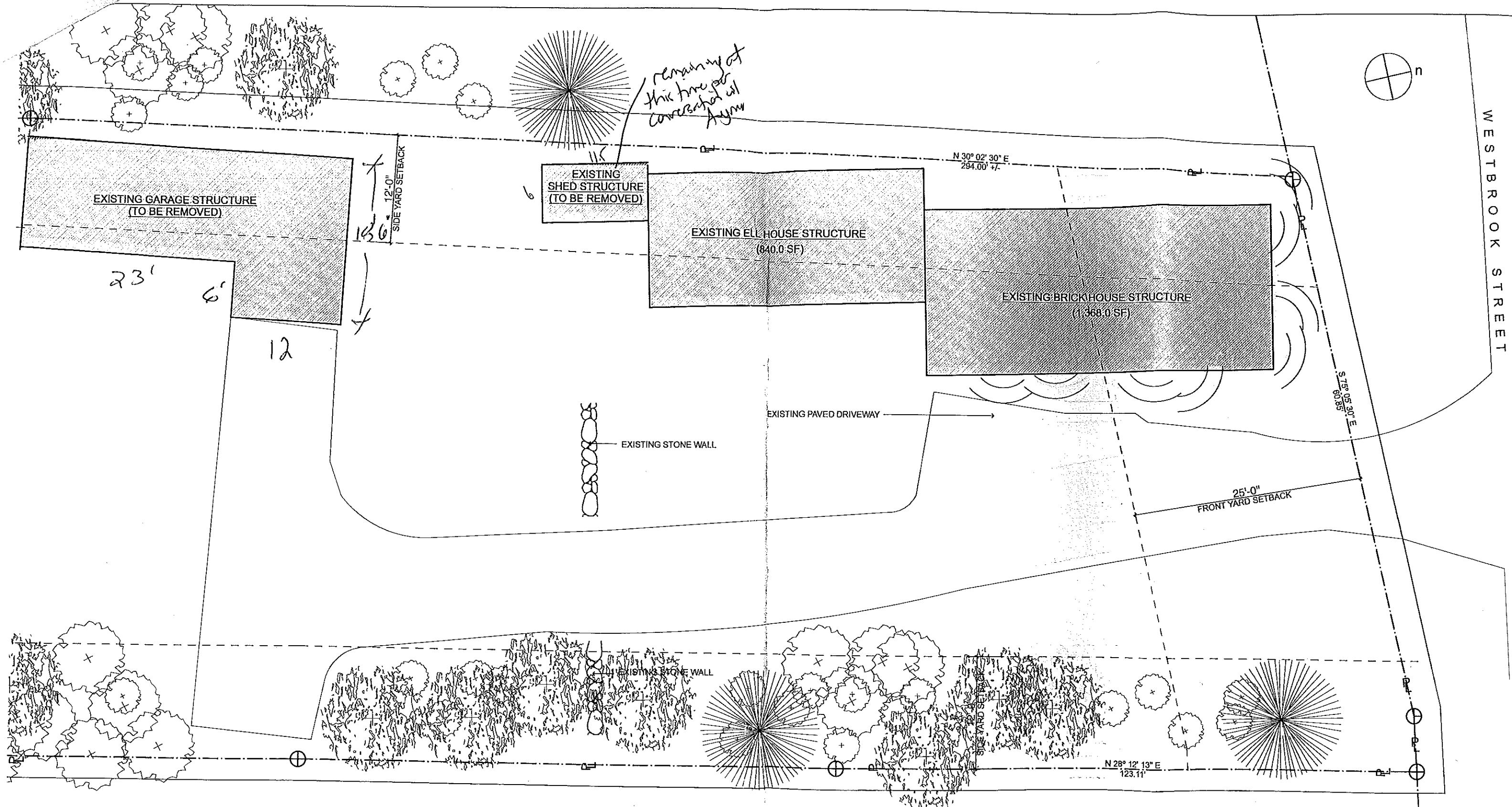
Dear Anne and Nathan,

I am writing to inform you that we will be removing the garage from my property as soon as our general building permit is granted for the new studio building. We will try our best to keep any disruption to the peace of the neighborhood as minimal as possible.

Sincerely,

Ayumi Horie





Horie Residence - Artist's Studio & Retreat
 1266 Westbrook
 Portland, Maine

Whitten Architects
 37 Silver Street
 Portland, Maine 04101
 Phone: 1-207-774-0111

Date: 10.24.12
 Drawing: CONCEPT SITE PLAN

T1-B