

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 070401

This is to certify that NADEAU JAMES D /Proper Development Services

has permission to Demo garage, w/ no rebuild

AT 924 BRIGHTON AVE

260 B010001

PERMIT ISSUED
MAY 11 2007
CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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.

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 procured before this building or part thereof is laid 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas M. Markley 4/23/07
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

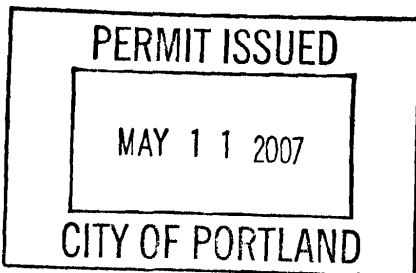
Permit No: 07-0401	Issue Date:	CBL: 260 B010001
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Location of Construction: 924 BRIGHTON AVE	Owner Name: NADEAU JAMES D	Owner Address: 924 BRIGHTON AVE	Phone:
Business Name:	Contractor Name: Property Development Services	Contractor Address: P.O. Box 2612 South Portland	Phone: 2074152013
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	Zone: B-1

Past Use: Residential 2 family	Proposed Use: Residential 2 family demo garage, w/no rebuild	Permit Fee: \$30.00	Cost of Work: \$300.00	CEO District: 3
Proposed Project Description: Demo garage, w/ no rebuild <i>Legal use of principal structure; 2 res. D.U.</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	
		Signature:	Signature: <i>Jm 4/23/07</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: dmartin	Date Applied For: 04/18/2007	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 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"/> Date: <i>AS 4/18/07</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>OK with conditions</i> Date:		



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



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>924-926 BRIGHTON AVE</u>		
Total Square Footage of Proposed Structure <u>18.4' x 20.4' 375 S.F.</u>		Square Footage of Lot <u>17,170 SF PER-TAX MAP</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>2600 B 10, 11, 12, 45</u> <u>33, 34, 35</u>	Owner: <u>JAMES D. NADEAU</u>	Telephone: <u>415-6543</u>
Lessee/Buyer's Name (If Applicable) <u>/</u>	Applicant name, address & telephone: <u>JAMES D. NADEAU</u> <u>918 BRIGHTON AVE</u> <u>PORTLAND, ME 04102</u>	Cost Of Work: \$ <u>300</u> Fee: \$ _____
Current legal use: (i.e. <u>garage</u> , warehouse) <u>LEGAL NON-CONFORMING</u> If vacant, what was the previous use? <u>N/A</u> How long has it been vacant?: <u>N/A</u>		
Project description: <u>GARAGE IN POOR CONDITION</u> <u>TEAR-DOWN W/O REBUILD</u>		
Contractor's name, address & telephone: <u>SELF</u>		
Who should we contact when the permit is ready: <u>JAMES D. NADEAU</u> Mailing address: <u>918 BRIGHTON AVE</u> <u>PORTLAND, ME 04102</u> Phone: <u>415-6543</u>		

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.

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:	Date: <u>4-2-07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

April 2, 2007

Inspection Services, City of Portland
389 Congress Street, Room 315
Portland, Maine 04101-3509

RE: Demolition of detached garage at 924-926 Brighton Avenue, Portland, Maine

Dear Jeanie,

Please accept this "Demolition of a Structure Permit Application" for the removal of my existing legal non-conforming detached garage located at the above noted address.

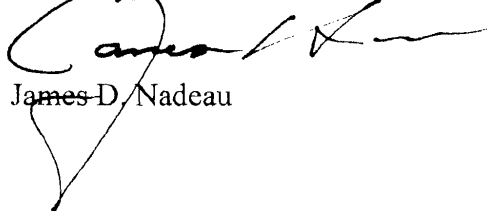
I have also enclosed letters to the only two abutters to the proposed demolition as follows:

Land & Buildings, LLC, 918 Brighton Avenue (this is my entity which rents to my land surveying practice James D. Nadeau, LLC).

Rite Aid, 936 Brighton Avenue, as posted on the front door, this store will close at the beginning of April 2007).

Please do not hesitate to call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Nadeau", written over a large, stylized, looped flourish.

James D. Nadeau

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0401	Date Applied For: 04/18/2007	CBL: 260 B010001
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Location of Construction: 924 BRIGHTON AVE	Owner Name: NADEAU JAMES D	Owner Address: 924 BRIGHTON AVE	Phone:
Business Name:	Contractor Name: Property Development Services	Contractor Address: P.O. Box 2612 South Portland	Phone (207) 415-2013
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	

Proposed Use: Residential 2 family demo garage, w/no rebuild	Proposed Project Description: Demo garage, w/ no rebuild
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/18/2007**Note:** **Ok to Issue:**

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) Your present garage 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 with Conditions **Reviewer:** Tom Markley **Approval Date:** 04/23/2007**Note:** **Ok to Issue:**

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



Demolition Call List & Requirements

Site Address: 924-9260 BRIGHTON

Owner: JAMES D. NADEAU

Structure Type: WOOD FRAME GARAGE

Contractor: SAME

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>CINDY DESCHENES CONTACTED</u>
Northern Utilities	797-8002 ext 6241	<u>MARC ALLEN CONTACTED</u>
Portland Water District	761-8310	<u>GORDON CONTACTED</u>
Dig Safe	1-888-344-7233	<u>CAN START AFTER APRIL 4 @ 3:30 AM REF# 20071308X316</u>

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

DPW/ Traffic Division (L. Cote)	874-8891	<u>LUCKY COTE CONTACTED</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>CAROL MERRITT CONTACTED</u>
Historic Preservation	874-8726	<u>DEB ANDREWS CONTACTED</u>
Fire Dispatcher	874-8576	<u>MORRISSEAU CONTACTED</u>

Additional Requirements

- 1) Written Notice to Adjoining Owners ATTACHED
- 2) A Photo of the Structure(s) to be demolished ATTACHED
- 3) Certification from an asbestos abatement company NO ASBESTOS PRESENT. WOOD FRAME STRUCTURE, NO HEAT, EXPOSED STUDS

DEP – Environmental (Augusta) 287-2651 SANDY MOODY CONTACTED

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to: SHE SAID OK

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: 4-2-2007

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

April 2, 2007

Land & Buildings LLC
918 Brighton Avenue
Portland, Maine 04102

RE: Demolition of detached garage at 924-926 Brighton Avenue, Portland, Maine

Dear Mr. Nadeau,

This letter is to inform you that I am making application to the City of Portland to demolish my existing detached garage located adjacent to our common boundary line due to it's poor condition.

I can be reached at 878-7870 should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Nadeau". The signature is stylized with a large initial "J" and a long horizontal stroke.

James D. Nadeau

A handwritten flourish or mark, possibly a stylized "D" or a similar symbol, located below the signature.

April 2, 2007

Rite Aid Store Manager
936 Brighton Avenue
Portland, Maine 04102

RE: Demolition of detached garage at 924-926 Brighton Avenue, Portland, Maine

Dear Store Manager,

This letter is to inform you that I am making application to the City of Portland to demolish my existing detached garage located adjacent to the boundary line opposite our common boundary line due to it's poor condition. I am aware that your store is currently in the process of closing and am sorry to hear the news. Good Luck !!!

I can be reached at 878-7870 should you have any questions or concerns.

Sincerely,



James D. Nadeau



