

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

DEPARTMENT OF BUILDING INSPECTION  
**PERMIT**

**PERMIT ISSUED**  
Permit Number: 051231  
SEP 24 2005  
CITY OF PORTLAND

This is to certify that GREEN RIVER PROPERTIES LLC

has permission to Demolish single family Home green site

AT 209 RIVERSIDE ST

268 B008001

provided that the person or persons, firm or organization 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 written permission procured before this building or part thereof is altered or closed-in.  
**FOUR HOURS 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

*[Signature]* 9/22/05  
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: 05-1231	Issue Date: <b>PERMIT ISSUED</b> SEP 24 2005	GBL: 268 B008001
Owner Address: 209 RIVERSIDE ST	Phone:	
Contractor Address:	Phone:	
Permit Type:	CITY OF PORTLAND	
		Zone: B-4

Location of Construction: 209 RIVERSIDE ST	Owner Name: GREEN RIVER PROPERTIES LL
Business Name:	Contractor Name:
Lessee/Buyer's Name	Phone:

Past Use: Single Family Home	Proposed Use: Vacant land / green space/ Demolish single famiy Home for green space
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Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 3
FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R/V</i> Type: <i>5B</i> <i>IRC 2003</i>	
Signature:	Signature:	

Proposed Project Description:  
Demolish single famiy Home for green space

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 08/26/2005
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**Zoning Approval**

- 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**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan

Maj  Minor  MM

*OK with conditions*  
Date: *01/31/05*

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

Date: *3*

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review  
 Approved  
 Approved w/Conditions  
 Denied

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

# BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** to schedule your inspections as agreed upon

Permits expire in **6 months**, if the project is not started or ceases for 6 months,

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in **48-72** hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- ~~NA~~ **Footing/Building Location Inspection:** Prior to pouring concrete
- ~~NA~~ **Re-Bar Schedule Inspection:** Prior to pouring concrete
- ~~NA~~ **Foundation Inspection:** Prior to placing ANY backfill
- ~~NA~~ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

**If any of the** inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature] 9/23/05  
Signature of Applicant/Designee Date  
[Signature] 9/23/05  
Signature of Inspections Official Date

CBL: 268 B 008 Building Permit #: 051231

Don't tear down or remove bldg until after inspection by K. Carroll.

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

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

<b>Permit No:</b> 05-1231	<b>Date Applied For:</b> 08/26/2005	<b>CBL:</b> 268 B008001
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<b>Location of Construction:</b> 209 RIVERSIDE ST	<b>Owner Name:</b> GREEN RIVER PROPERTIES LLC	<b>Owner Address:</b> 209 RIVERSIDE ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Demolitions	
<b>Proposed Use:</b> Vacant land / green space/ Demolish single famiy Home for green space		<b>Proposed Project Description:</b> Demolish single famiy Home for green space	

**Dept:** Zoning      **Status:** Appi oved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/31/2005

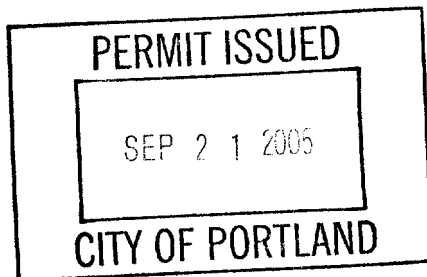
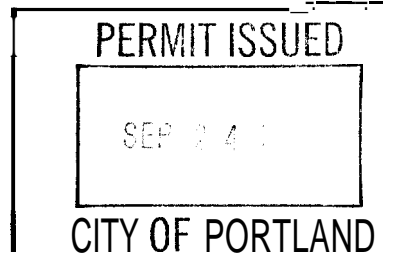
**Note:** **Ok to Issue:**

- 1) PLEASE NOTE: Currently this single family home is legally nonconforming as to use. With the demolition of this single family dwelling any and all legal nonconforming rights shall be extinguished if rebuilding for the same use, in the same footprint and same height is not completed within one year of demolition. Please contact your code enforcement officer to document the date of demolition and location of this structure prior to demolition if you wish to rebuild within the allowable time period stated above.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 09/22/2005

**Note:** per Kandi - **ok** to issue **Ok to Issue:**

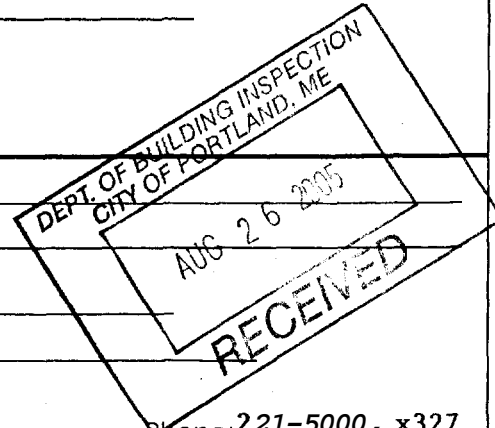
- 1) Any change of use to this property, other than green space, requires site plan review.



# 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>209 Riverside St.</u>		
Total Square Footage of Proposed Structure <u>1,008± s.f.</u>	Square Footage of Lot <u>15,700± s.f.</u>	
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#      Block#      Lot# <u>268            B            8±9</u>	Owner: <u>Green River Properties, LLC</u>	Telephone: <u>221-5000 ext. 327</u>
Lessee/Buyer's Name (If Applicable)  <u>N/A</u>	Applicant name, address & telephone: <u>Tucker Cole</u> <u>PO Box 1038</u> <u>221-5000 Portland, 04104</u>	cost Of Work: \$ _____ Fee: \$ _____
Current use: <u>Vacant</u>		
If the location is currently vacant, what was prior use: <u>Single family residence</u>		
Approximately how long has it been vacant: <u>6 months</u>		
Project description: <b>DEMOLITION CALL LIST MUST BE SUMITTED WITH THIS APPLICATION</b>		
Contractor's name, address & telephone: _____		
Whom should we contact when the permit is ready: <u>Tucker Cole</u>		
Mailing address: <u>c/o Evergreen Credit Union</u> <u>PO Box 1038, Portland, 04104-1038</u>		



Phone: 221-5000, x327

**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 APROVE THIS PERMIT.**

red by

Signature of applicant: <u></u>	Date: <u>8-25-05</u>
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# City of Portland Inspection Services Division Demolition Call List and Requirements

Site Address: 209 Riverside Street

Owner: Green River Properties, LLC

Structure Type: single family residence

Contractor: \_\_\_\_\_

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
Central Maine Power	1-800-750-4000	<u>Janelle. x3825 7/1/05</u>
Verizon	1-800-941-9900	<u>Stacy 7/1/05</u>
Northern Utilities	797-8002 ext 6241	<u>Mark Allen 7/1/05</u>
Portland Water District	761-8310	<u>Mary 7/1/05</u>
Time Warner Cable Co.	253-2222	<u>Danielle 7/1/05</u>
Dig Safe ***	1-888-344-7233	<u>Jan 8/29/05</u>

\*\*\*(After Call, There is a wait of 72 Business Hours before digging can begin) #2005-3510125  
8/31 after 9am

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
DPW/ Traffic Division	874-8891	<u>(L. Cote) 7/7/05</u>
DPW/ Forestry Division	874-8389	<u>(J. Tarling) LMTC</u>
DPW/ Sealed Drain Permit	874-8822	<u>(C. Merritt) 7/12/05</u>
Building Inspections (Insp. Req'd.)	874-8703	<u>Lannie 7/7/05</u>
Historic Preservation	874-8726	<u>D. Andrews 7/12/05</u>
Fire Dispatcher	874-8576	<u>V. DiFillino 6/21/05</u>
DEP - Environmental (Augusta)	287-2651	<u>Jamie Tansey 7/6/05</u>

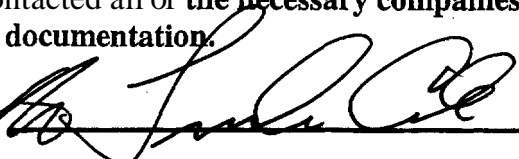
U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

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:  \_\_\_\_\_

Date: 8-25-05



# Maine Department of Environmental Protection

Asbestos/Lead Unit

17 State House Station

Augusta, Me 04333-0017

Tel (207)287-2651 FAX (207)287-7826



## Building Demolition Form (BDF)

### A) Pre-Demolition Building Inspection and Abatement Information

#### *Important Notice: This Notification is Required by Law*

**Maine Law** requires that buildings be inspected for asbestos and that asbestos-containing materials be removed from any building prior to demolition. Demolition means the tearing down or intentional burning of a building or part of a building. This includes any institutional, commercial, public, industrial, or *residential* building. Inspection and/or removal of more than 3 square feet or 3 linear feet of asbestos-containing materials must be performed by an asbestos firm licensed by the ME DEP.

Municipalities are requested to have applicants for demolition permits complete this form prior to the issuance of a demolition permit. The Department also requests that a demolition permit **Not** be issued to an applicant for a "no" answer to any of the questions below. Please call (207) 287-265 1 with any questions.

*Please answer all questions:*

- yes*    *no*   Has the building been inspected by a DEP licensed asbestos consultant?
- yes*    *no*   If asbestos was found, has a 10day notification sent to DEP?
- yes*    *no*    *n/a*   Has the asbestos (if any) been removed by a DEP licensed asbestos contractor?

**Note:** This form constitutes notification to the Department when asbestos is not present in the building being demolished.

<i>property address:</i>  209 Riverside St. Portland, ME 04103  <i>telephone: N/A</i>	<i>asbestos survey performed by: (name &amp; address)</i>  Abatement Professionals 232 Riverside Street Portland, ME 04103  <i>telephone: (207) 878 5922</i>
<i>property owner: (name &amp; address)</i>  Green River Properties, LLC PO Box 1038 Portland, ME 04104-1038 <i>telephone: (207) 221-5000, ext. 327</i>	<i>asbestos abatement contractor: (name &amp; address)</i>  Same as above  <i>telephone:</i>
<i>demolition contractor: (name &amp; address)</i>  Portland Fire Department  <i>telephone:</i>	<i>demolition start date:</i>
	<i>demolition end date:</i>
	<i>building type: (commercial, residential, etc.)</i>  Residential

*Once filled out, please fax or mail immediately to DEP*

**Original to DEP**

**Copy to Municipality**

**Copy to Owner or Operator**

# List of Abutters Contacted

For 209 Riverside St. demolition

<u>Envelope #</u>	<u>Property</u>	<u>Type</u>	<u>Method</u>
1	11 Campbell Rd	Residence	Hand Delivered
2	Lexus/Toyota	Business	Hand Delivered
3	Tire Warehouse	Business	Hand Delivered
4	Accent Cleaners	Business	Hand Delivered
	H&R Block	Business	Closed 'til 01/02/06
5	GPM CU	Business	Hand Delivered
6	Lightship Telecom	Business	Mailed
7	Mr. Signs	Business	Hand Delivered
8	@ Work Personnel	Business	Hand Delivered
9	Sterling Motors	Business	Hand Delivered
10	Madawaska Hardscape	Business	Hand Delivered
11	Wickes Lumber	Business	Hand Delivered
12	Home Depot	Business	Hand Delivered

Completed on July 12, 2005



H. Tucker Cole, Manager  
Greenriver Properties, LLC



July 12, 2005

Re: Demolition of 209 Riverside St. Single-Family Home

Dear Property Owner,

The City of Portland Inspection Department requires us to notify all abutters of our intentions to demolish the single-family home located at the corner of Campbell Rd. and Riverside Street.

Should you have any issues or concerns, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tucker Cole', written over a horizontal line.

**Tucker Cole, Manager**  
Greenriver Properties, LLC  
(207) 221-5000, ext. 327

**\*COST ESTIMATE AND PROPOSAL\*  
ASBESTOS ABATEMENT AND DISPOSAL**



(05-227)

**Prepared For:  
Tucker Cole**

**At:  
215 Riverside Street  
Westbrook ME**

**From:  
Don Seeley  
Technical Assistant**

**ABATEMENT PROFESSIONALS  
232 RIVERSIDE INDUSTRIAL PARKWAY  
PORTLAND, ME 04103**

**July 13,2005**

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

Card Number	1 of 1
Parcel ID	268 B008001
Location	209 RIVERSIDE ST
Land Use	SINGLE FAMILY
Owner Address	GREEN RIVER PROPERTIES LLC 209 RIVERSIDE ST PORTLAND ME 04103
Book/Page	21391/155
Legal	268-8-8-9 RIVERSIDE ST 207-211 15590 SF

### Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$50,750	\$74,490	\$125,240

### Estimated Assessed Valuation For Fiscal Year 2007\*

Land	Building	Total
\$66,000	\$92,800	\$158,800

\* Value subject to change based upon review of property status as of 4/1/06.

The tax rate will be determined by City Council in May 2006.

### Property Information

Year Built 1920	Style Cape	Story Height 1	Sq. Ft 1008	Total Acres 0.358	
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic Full Finsh	Basement Full

### Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1950	Size 12X16	Grade D	Condition P
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### Sales Information

Date 06/10/2004 02/12/2002	Type LAND + BLDING LAND + BLDING	Price \$280,000	Book/Page 21391-155 17310-250
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### Picture and Sketch

[Picture](#)      [Sketch](#)      [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-

