

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 071151

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME

This is to certify that DYNDA MATTHEW M & FEMAR MONIA JTA Top

has permission to demo existing 19' x 22' detached garage & rebuild garage in existing footprint.

AT 72 HOLM AVE 269 B011001

OCT 12 2007

provided that the person or persons, firm or corporation accepting 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.

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 occupied or closed-in. HEAVY 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 R. Mahley 10/10/07
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

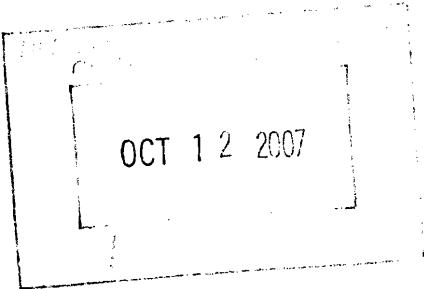
Permit No: 07-1151	Issue Date:	CBL: 269 B011001
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Location of Construction: 72 HOLM AVE	Owner Name: DYNDA MATTHEW M & ROSE	Owner Address: 74 HOLM AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family - demo existing 19' x 22' detached garage and rebuild garage in existing footprint.	Permit Fee: \$130.00	Cost of Work: \$10,500.00	CEO District: 3
Proposed Project Description: demo existing 19' x 22' detached garage and rebuild garage in existing footprint.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature:	Signature: <i>Jm 10/10/07</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: 09/18/2007	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"/> <i>OK w/cond. has</i> Date: <i>10/11/07</i> <i>ASB</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 <i>ASB</i> Date: _____
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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

BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** (ONLY)

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.

- Footing/Building Location Inspection: Prior to pouring concrete —
- Re-Bar Schedule Inspection: Prior to pouring concrete —
- Foundation Inspection: Prior to placing ANY backfill —
- 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~~

X *Y. M. Dunder*

Signature of Applicant/Designee

10-12-07

Date

Debra J. ...

Signature of Inspections Official

10-12-07

Date

CBL: 269-B-11 Building Permit #: 071151

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1151	Date Applied For: 09/18/2007	CBL: 269 B011001
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Location of Construction: 72 HOLM AVE	Owner Name: DYNDA MATTHEW M & ROSEM	Owner Address: 74 HOLM AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Single Family - demo existing 19' x 22' detached garage and rebuild garage in existing footprint.	Proposed Project Description: demo existing 19' x 22' detached garage and rebuild garage in existing footprint.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/09/2007
Note: Met with owner 10/2/07. Current garage has a flat roof. Allowing a slight pitch to the roof so there will be no pooling on roof.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) The size of the existing garage must be confirmed at the pre-demolition inspection. 3) 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 with Conditions	Reviewer: Tom Markley	Approval Date: 10/10/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Comments: 9/25/2007-amachado: Left message for Rosemarie. Garage is legally nonconforming so it must be rebuilt within the existing footprint and shell. The height of the roof can't change. 10/9/2007-: Gave permit to Lannie to schedule predemolition inspection.
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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>74/72 Holm Ave Portland</u>		
Total Square Footage of Proposed Structure: <u>412</u>		Square Footage of Lot: <u>12598</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>2109 B 11</u>	Owner: <u>Matthew Dynda</u> <u>Rosemarie Cartona Dynda</u>	Telephone: <u>877-7874</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Rosemarie Dynda</u> <u>72 (74) Holm Ave port 04102</u> <u>877-7874</u>	Cost Of Work: \$ _____ Fee: \$ _____
Current Specific use: <u>Garage</u> If vacant, what was the previous use? _____ How long has it been vacant?: _____		
Project description: <u>Demo wood structure garage + Rebuild</u>		
Contractor's name, address & telephone: <u>Home owner</u>		
Who should we contact when the permit is ready: <u>Rosemarie Dynda</u> Mailing address: _____ Phone: <u>877-7874</u> <u>74 Holm Ave</u> <u>Portland ME 04102</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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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>Rosemarie Dynda</u>	Date: <u>9/11/07</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: 72 Helen Ave, Portland
74 Helen

Owner: Matthew Dyada Rosemarie Carbin Dyada

Structure Type: Garage

Contractor: Home owner

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Frye 9/12/07</u>
Northern Utilities	797-8002 ext 6241	<u>Mark Allen 9/11/07</u>
Portland Water District	761-8310	<u>Tom Charlette 9/11/07</u>
Dig Safe	1-888-344-7233	<u>300.7380.2354 Christina 9/17/07</u>

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

DPW/ Traffic Division (L. Cote)	874-8891	<u>L. Cote 9/12/07</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Carol Merritt 9/11/07</u>
Historic Preservation	874-8726	<u>Deb Andrews 9/11/07</u>
Fire Dispatcher	874-8576	<u>Andrew DZIEGIELEWSKI 9/11/07</u>

Additional Requirements

- ✓ 1) Written Notice to Adjoining Owners
- ✓ 2) A Photo of the Structure(s) to be demolished
- ~~3) Certification from an asbestos abatement company~~

DEP – Environmental (Augusta) 287-2651 Sandy Morzy 9/11/07

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: Matthew Dyada

Date: 9/17/07

Rosemarie & Matthew Dynda
74 Holm Avenue
Portland, ME 04102
(207) 871-7871

Septmeber 11, 2007

To: The Barron Center
1145 Brighton Avenue
Portland, ME 04102

Attention Property Management,

Hello, I am the owner of the property that is behind the Barron Center (towards highway end) and recently we have decided to rebuild our garage. However, it has been brought to our attention that we are required by the city to notify our adjoining neighbors. There will be a demolition of the existing garage and a pretty new one will be built in its place. I am hopeful this project will be completed by November, however if you have questions or concerns please feel free to call us or the City of Portland anytime. Thank you for your time we appreciate it.

Sincerely,
Rosemarie & Matthew Dynda

C.C
Simon & April Sandstrom
Racheal Gildard
Portland City Hall

Rosemarie & Matthew Dynda
74 Holm Avenue
Portland, ME 04102
(207) 871-7871

Septmeber 11, 2007

To: Racheal Gildard
88 Holm Avenue
Portland, ME 04102

Dear Racheal,

Hello, recently Matt and I have decided to rebuild our garage. However, it has been brought to our attention that we are required by the city to notify our adjoining neighbors. There will be a demolition of the existing garage and a pretty new one will be built in its place. I am hopeful this project will be completed by November, however if you have questions or concerns please feel free to call us or the City of Portland anytime. Thank you for your time we appreciate it.

Sincerely,
Rosemarie & Matthew Dynda

C.C
Simon & April Sandstrom
The Barron Center
Portland City Hall

Rosemarie & Matthew Dynda
74 Holm Avenue
Portland, ME 04102
(207) 871-7871

Septmeber 11, 2007

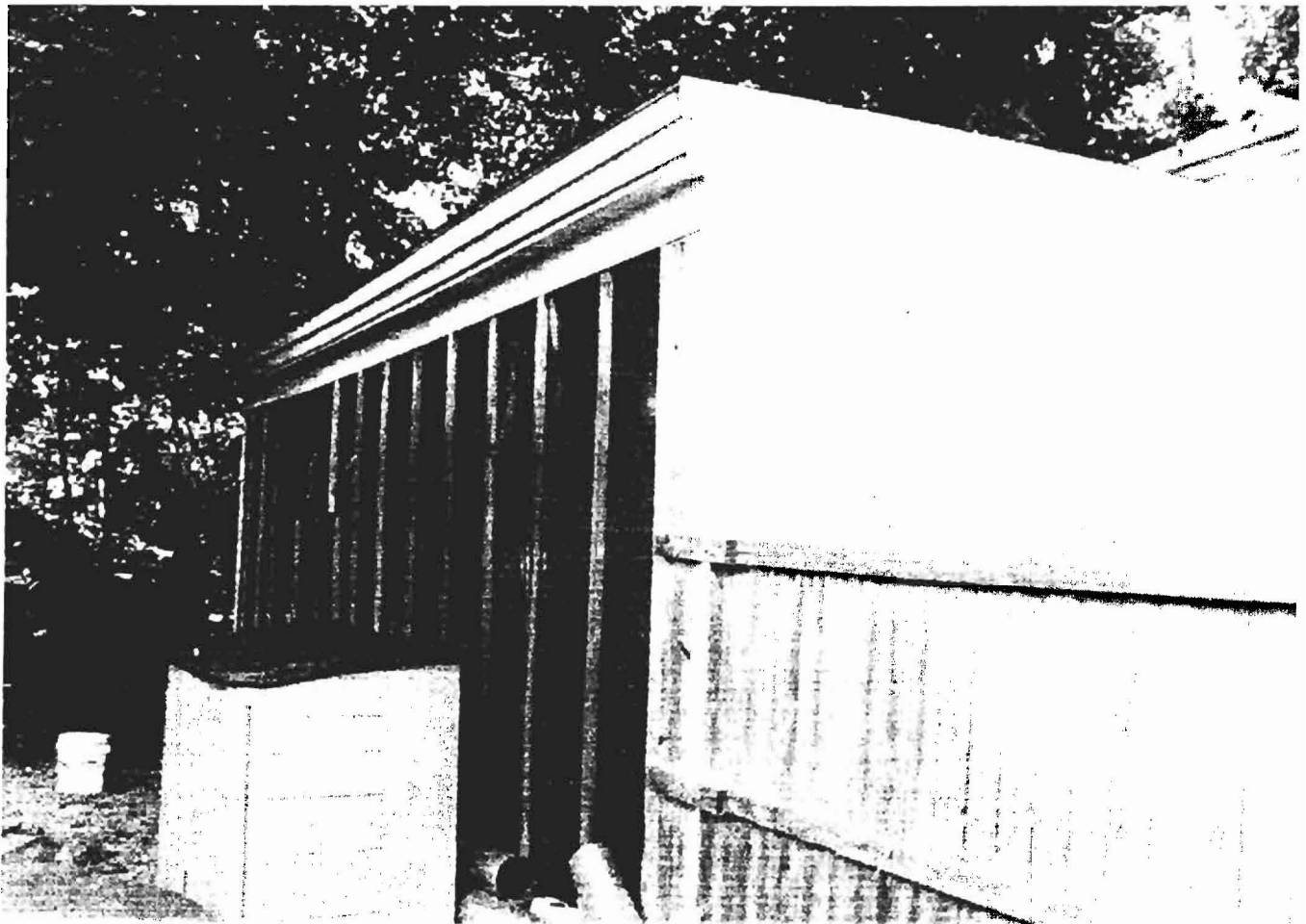
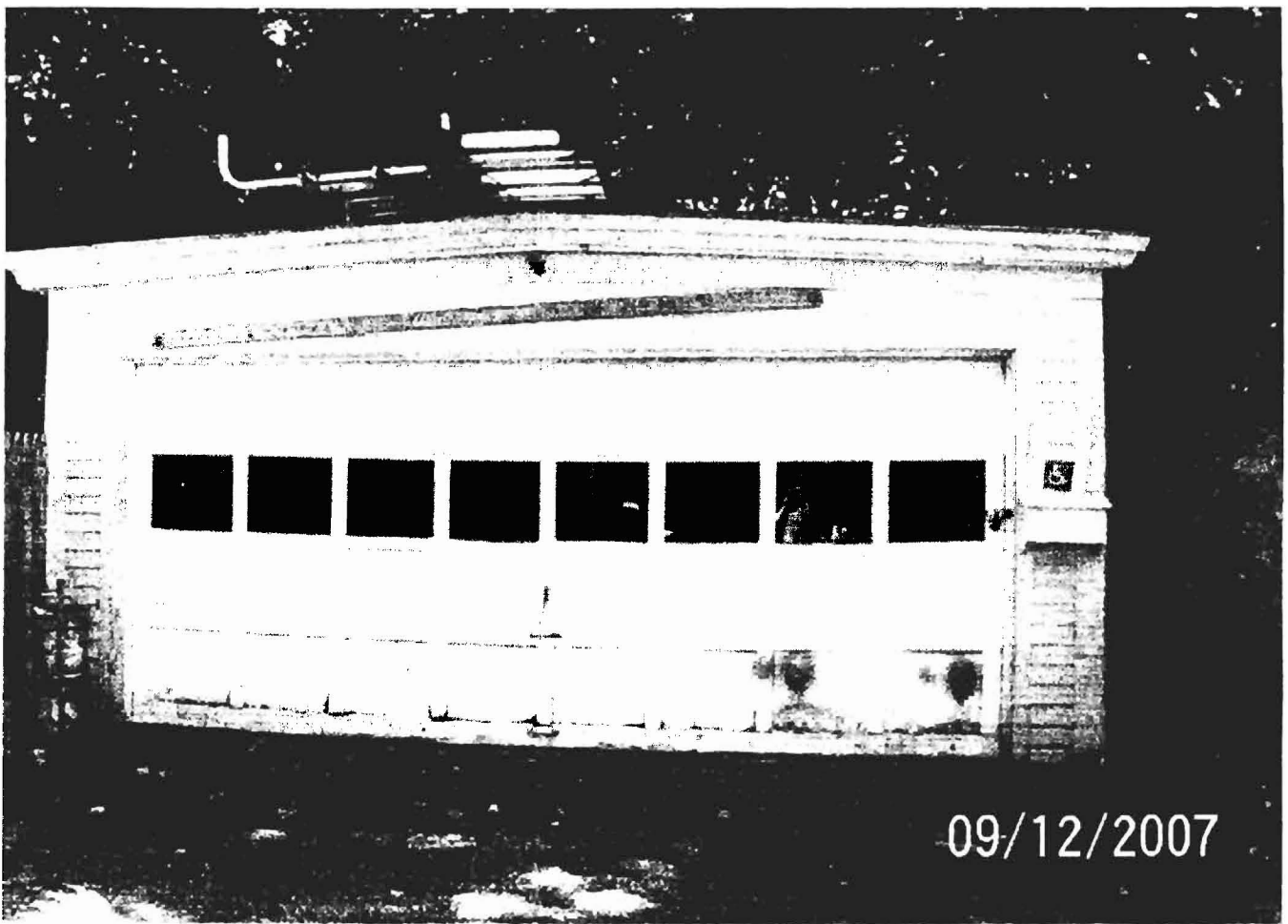
To: Simon & April Sandstrom
76 Holm Avenue
Portland, ME 04102

Dear Mr. & Mrs. Sandstrom,

Hello, recently Matt and I have decided to rebuild our garage. However, it has been brought to our attention that we are required by the city to notify our adjoining neighbors. There will be a demolition of the existing garage and a pretty new one will be built in its place. I am hopeful this project will be completed by November, however if you have questions or concerns please feel free to call us or the City of Portland anytime. Thank you for your time we appreciate it.

Sincerely,
Rosemarie & Matthew Dynda

C.C
Racheal Gildard
The Barron Center
Portland City Hall





General Building 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>72 Holm Ave Portland</u>		
Total Square Footage of Proposed Structure <u>448 sq</u>		Square Footage of Lot <u>12598</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>✓ 269 B 11</u>	Owner: <u>Matthew Dynda</u> <u>Rosemarie Cartonia - Dynda</u>	Telephone: <u>871-7874</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Rosemarie Cartonia Dynda</u> <u>74 Holm Ave</u> <u>Portland, 871-7874</u>	Cost Of Work: \$ <u>10,500⁰⁰</u> Fee: \$ 130⁰⁰ C of O Fee: \$ <u>130.00</u>
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Permit requested is to rebuild garage only 415 sq ft</u> <u>on same footprint 1 car detached garage</u>		
Contractor's name, address & telephone: <u>Home owner</u>		
Who should we contact when the permit is ready: <u>Rosemarie Dynda</u>		<u>attached</u> <u>is The Building</u> <u>Demo</u>
Mailing address: <u>74 Holm Ave</u> <u>Portland ME. 04102</u> Phone: <u>871-7874</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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>Rosemarie Dynda</u>	Date: <u>9-10-07</u>
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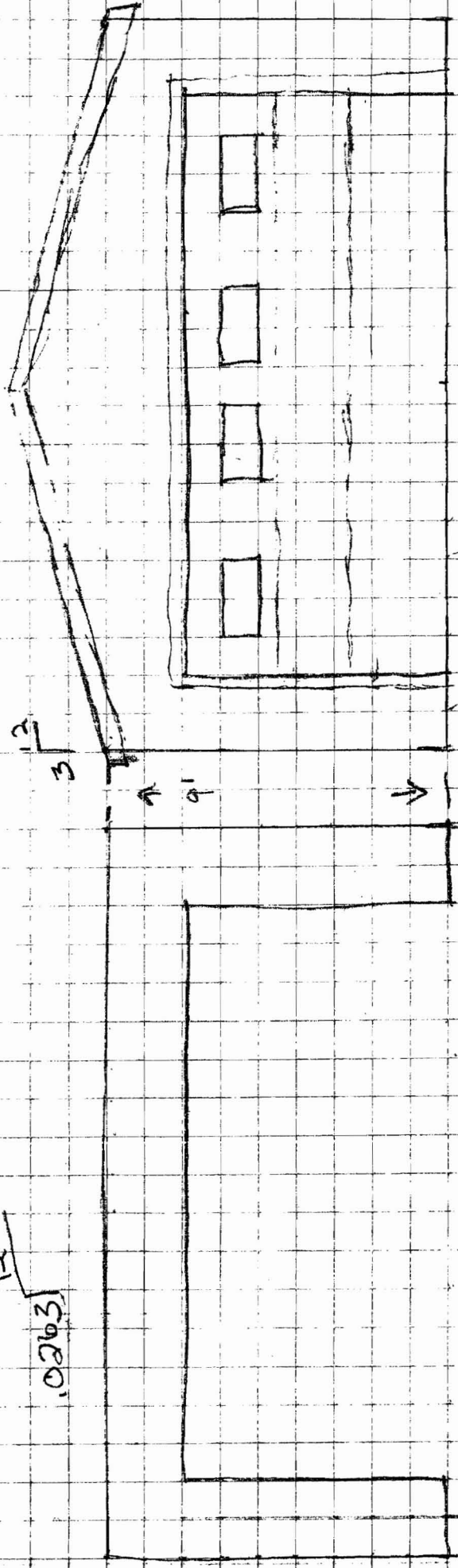
This is not a permit; you may not commence ANY work until the permit is issued.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
OCT - 2 2007

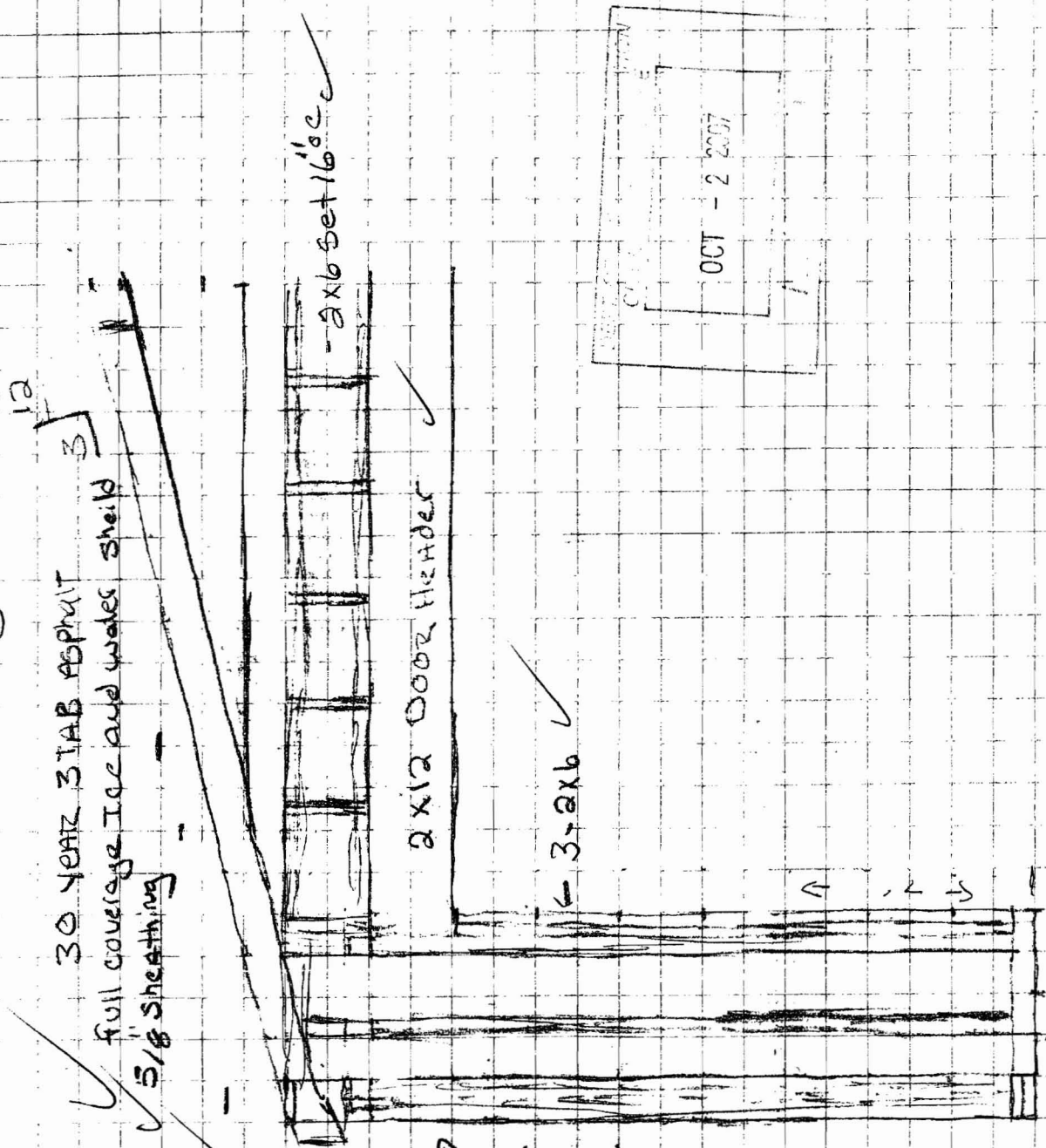
Proposed

EXISTING

12
1,0263



11



30 YEAR 3 TAB ASPH/FLT
Full coverage Ice and water shield

5/8" Sheathing

Pre Fabricated
Set @ 16" OC

2x6 set 16" OC

2x12 DOOR HEADER

3x2x6

TYVEK House wrap
VINYL SIDING
5/8" OSB Sheathing

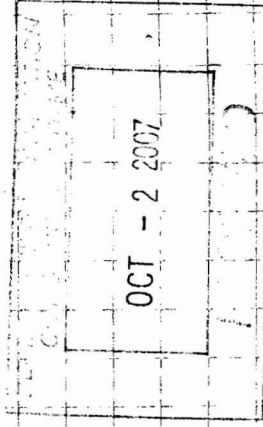
2x6 Wall studs 16" OC

2x6 PT Sill
TAP Com Screws
TO EXISTING FOUNDATION

OCT - 2 2007

6"

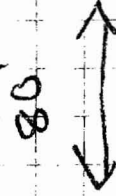
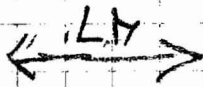
existing
Plot PLAN



40

1156 Sqft

120



H Stone wall

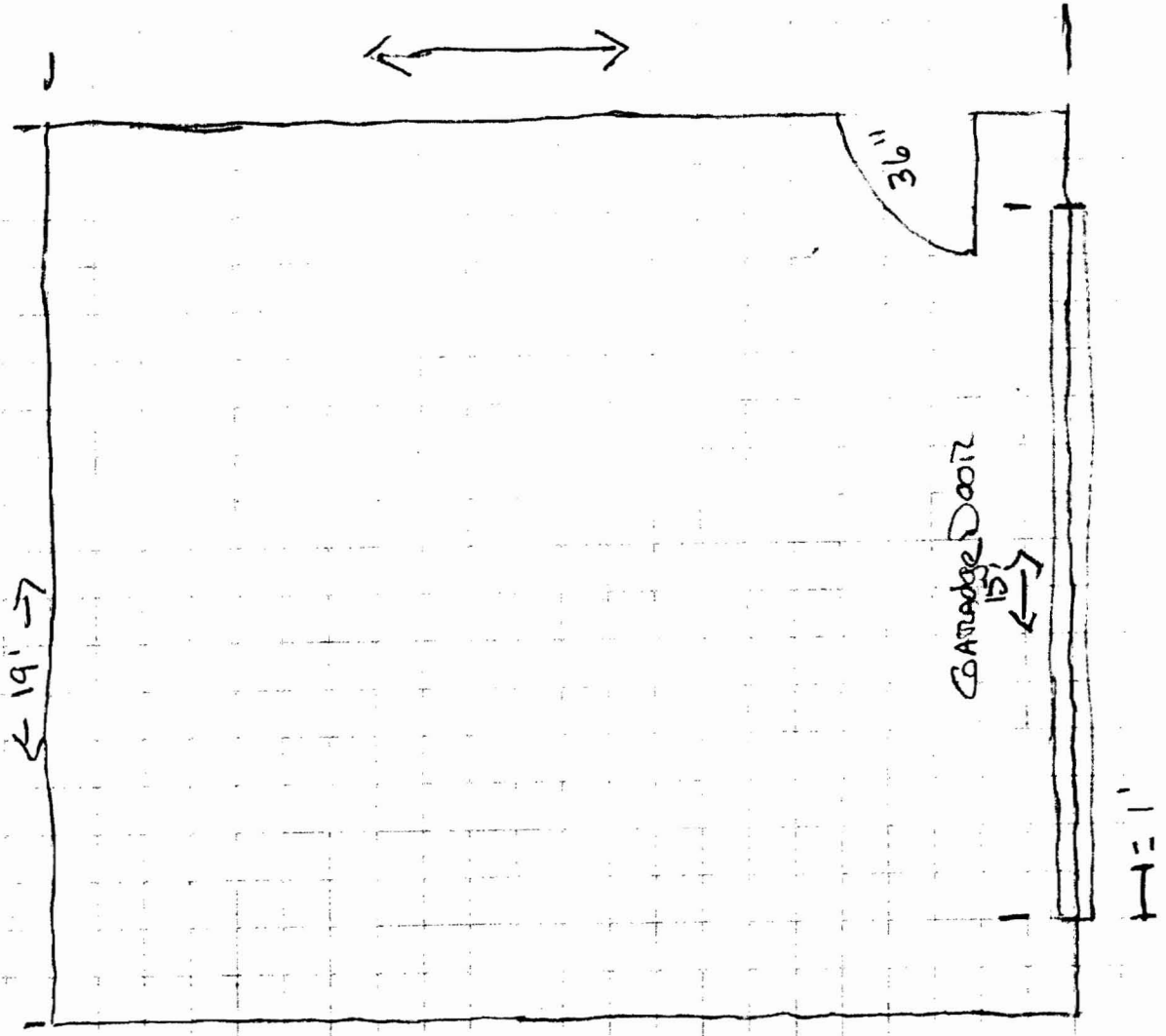
Paved Driveway

120

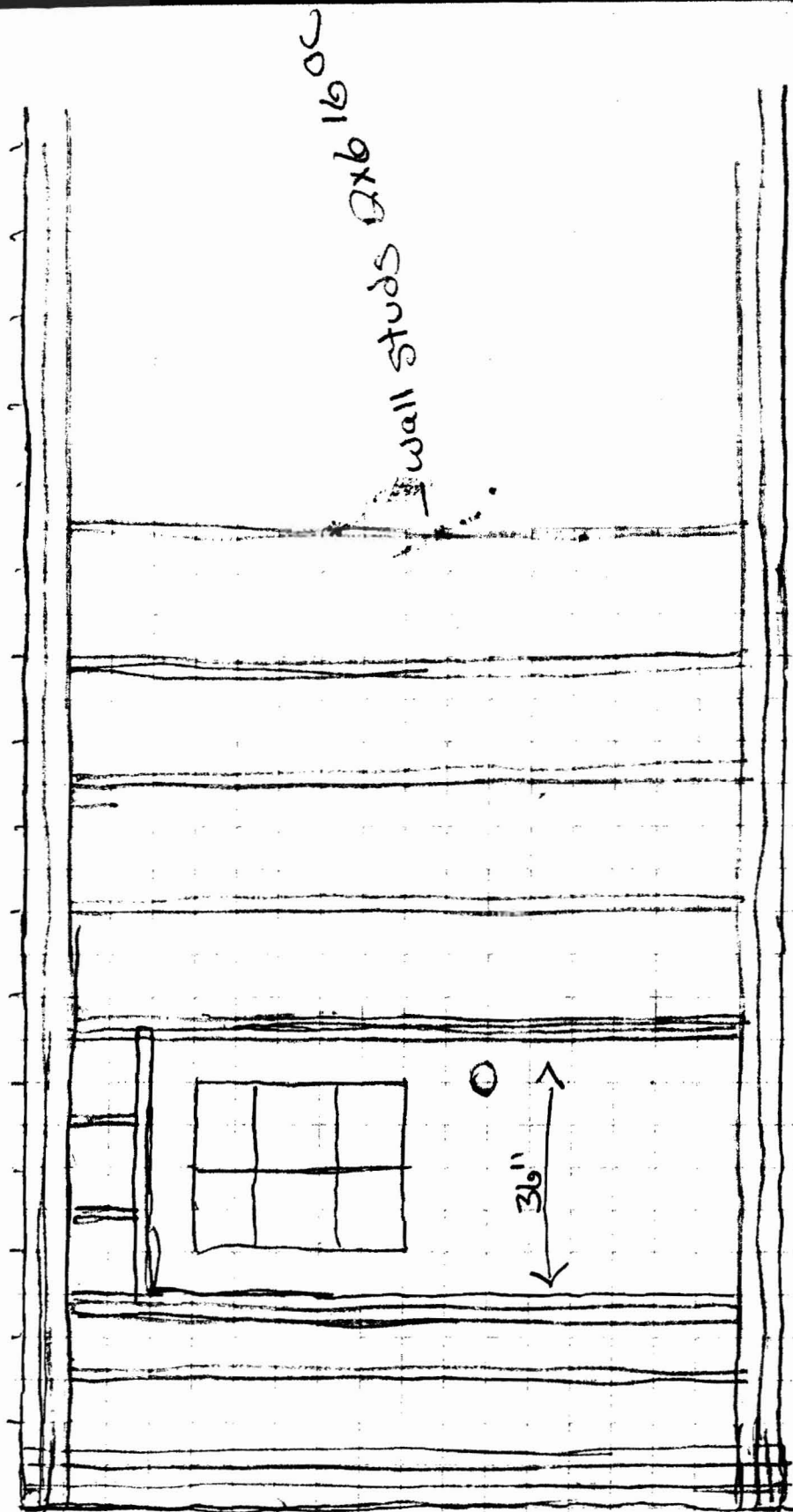
120

100

Over view of existing
and Proposed



RT side existing Cold style wall studs 18" OC
Proposed Dimensional 16" OC



front
↙

2x6 FT cill

concrete
foundation
existing

cill attached with TAP CON SCREWS

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 6904 PAGE 197 COUNTY Cumberland
PLAN BOOK 12 PAGE 23 LOT 36-39

ADDRESS: 72 Holm Avenue, Portland, Maine

Job Number: 171-42

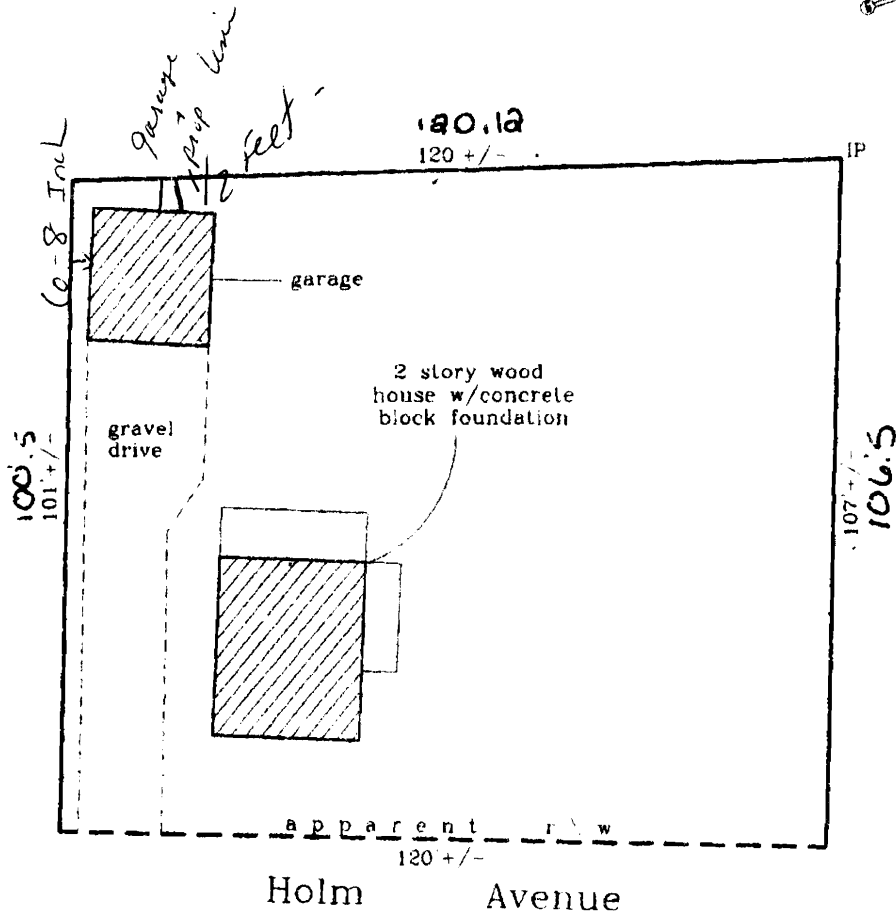
Inspection Date: 10-30-97

Scale: 1" = 30'

Client File#: 97-0871

Buyers: Matthew Dynda & Rosemarie Cartonia

Seller: Jonathan Baxter



[Handwritten signature]

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS IF ANY.

copyright © 1994

I HEREBY CERTIFY TO: Guaranty Title Corp., Cuso Mortgage Corp. and its Title Insurer

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel 230051-0006B:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone

Livingston -- Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport - Maine 04046
207 967-9761 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

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 269 8011001
Location 72 HOLM AVE
Land Use SINGLE FAMILY

Owner Address BYNDA MATTHEW R & ROSEMARIE R CARTONIA JTS
 74 HOLM AVE
 PORTLAND ME 04102

Book/Page 13503/29
Legal 269-8-11-14
 HOLM AVE 72

 12578 SF

Current Assessed Valuation

Land	Building	Total
\$43,800	\$117,400	\$161,200

Property Information

Year Built 1917	Style Old Style	Story Height 1.5	Sq. Ft. 705	Total Acres 0.289		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 5	Attic None	Basement Full	

Outbuildings

Type GARAGE-MD/CB	Quantity 1	Year Built 1955	Size 19X22	Grade C	Condition A
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Sales Information

Date 12/18/1997 12/18/1997	Type LAND + BLDING LAND + BLDING	Price	Book/Page 13503-023 13503-021
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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-mailed.

[New Search](#)

Proposed Floor Plan

Old plan
Car it do
NA

Storage

at the kitchen side
10' x 10' area

2' x 12' Storage

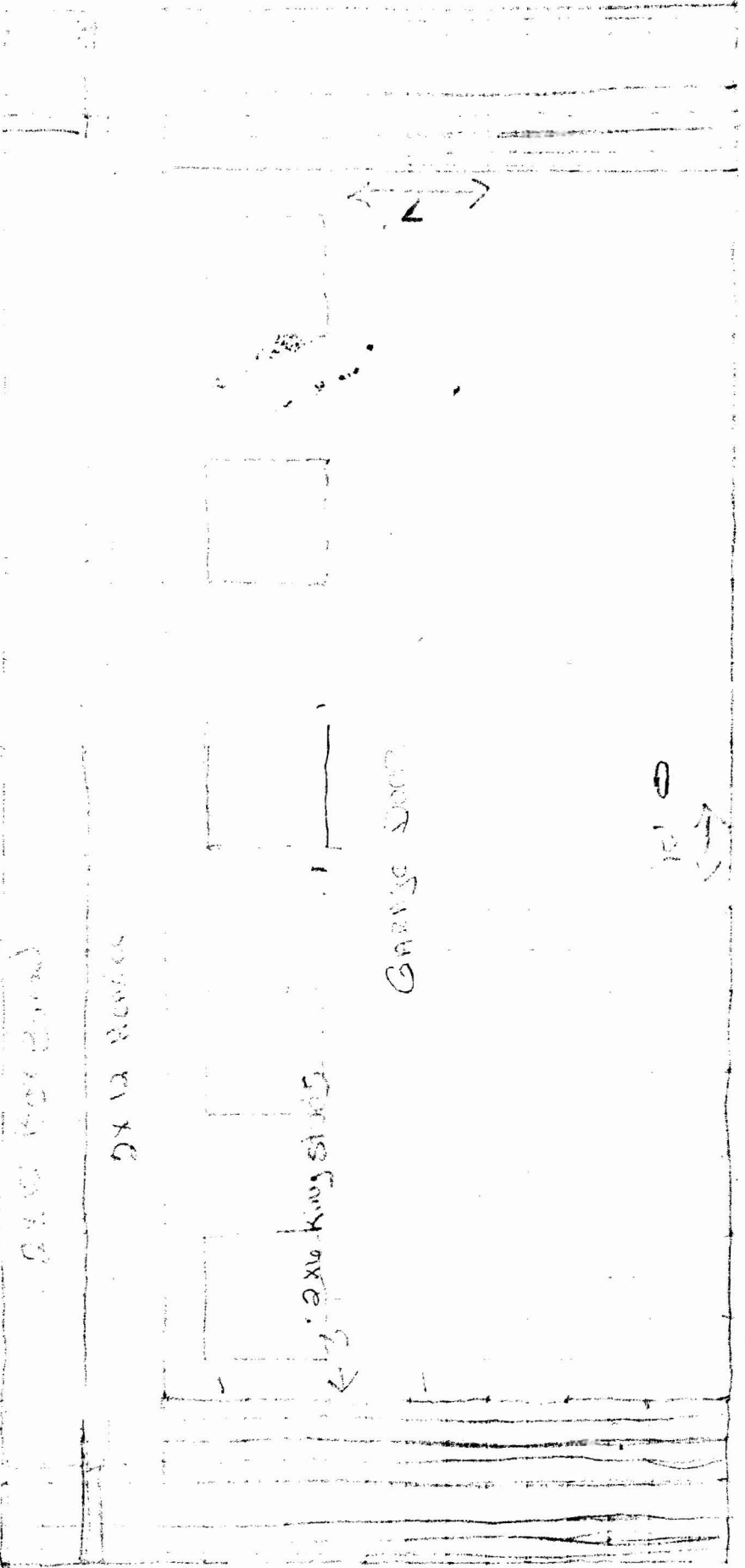
2' x 12' Storage

2' x 10' King Storage

Garage Door

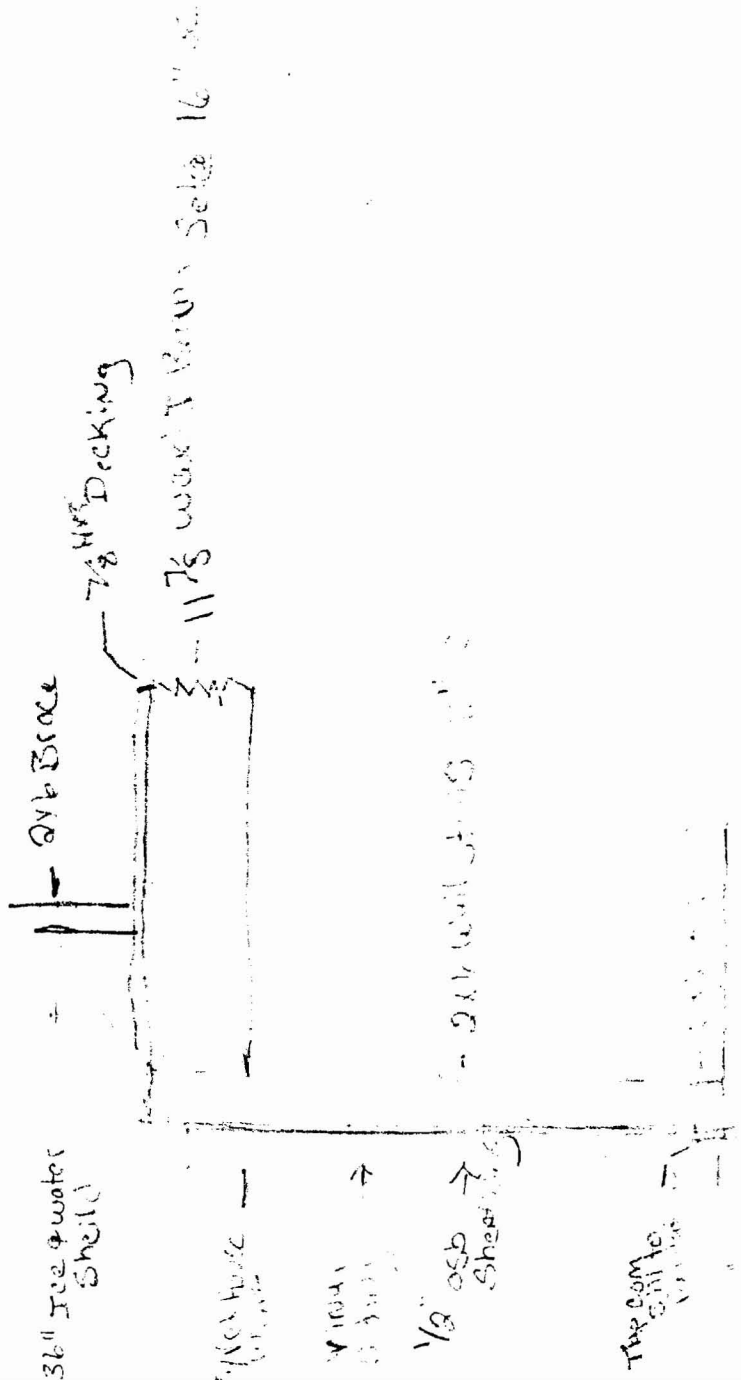
10' 0"

11' 1"



(Older
cardo
N/A)

12" x 12" 2x8 brace
 Full coverage V-H tapes -
 5/8" sheathing - 2x4 studs



The com
 cant to
 V-H tapes

