

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 070945

PERMIT ISSUED
AUG 22 2007
CITY OF PORTLAND

This is to certify that DEUTSCHE BANK NATIONAL TRUST COMPANY TRUSTEE/

has permission to Demo entire bldg

AT 276 HOLM AVE 272 B005001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the 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 started or otherwise closed-in. 4 HOUR NOT 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. Marley 8/22/07
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: 07-0945	Issue Date:	CBL: 272 B005001
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Location of Construction: 276 HOLM AVE	Owner Name: DEUTSCHE BANK NATIONAL T	Owner Address: 505 CITY PARKWAY WEST STE 1	Phone:
Business Name:	Contractor Name: Robert Ahlemeyer	Contractor Address: 23 Atkinson rd Buxton	Phone: 2076367642
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: R-3

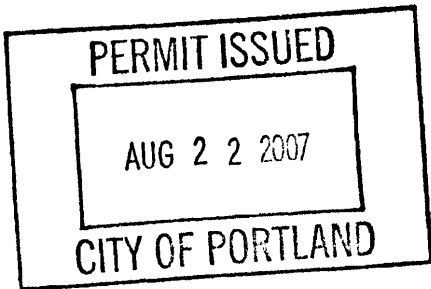
Past Use: Single Family	Proposed Use: Single Family Demo entire bldg	Permit Fee: \$30.00	Cost of Work: \$600.00	CEO District: 3	13,840 [#]
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003		

Proposed Project Description: Demo entire bldg	Signature:	Signature: <i>dm 8/22/07</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: 08/07/2007	Zoning Approval
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- 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>with conditions 8/7/07</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:
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0945	Date Applied For: 08/06/2007	CBL: 272 B005001
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Location of Construction: 276 HOLM AVE	Owner Name: DEUTSCHE BANK NATIONAL T	Owner Address: 505 CITY PARKWAY WEST STE 10	Phone:
Business Name:	Contractor Name: Robert Ahlemeyer	Contractor Address: 23 Atkinson rd Buxton	Phone (207) 636-7642
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Single Family Demo entire bldg	Proposed Project Description: Demo entire bldg
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/07/2007**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) If your present structure is legally nonconforming as to setbacks, and 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.
- 3) If this property is to be turned into parking without a principal structure such as a dwelling, it will be the responsibility of the owner to replace this single family dwelling elsewhere in the City of Portland as required by the Portland Housing Replacement Ordinance.
- 4) If you demolish this building and plan to rebuild and have not supplied the City with prior information as to your intentions, the demolition of this structure may extinguish any and/or all rights that you have to rebuild. Such responsibility to confirm the City's ordinances prior to demolition rests solely upon the owner of the property.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 08/22/2007**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.
- 2) This permit authorizes the demolition only and is not a permit to rebuild on this site.

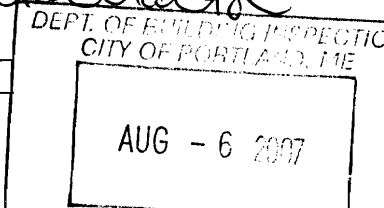
Comments:

8/7/2007-mes: Call into Robert Ahlemeyer to ask whether it is intended to rebuild within the same foot print. Robert Ahlemeyer came in with his brother-in-law, the owner of the property and we went over the demolition and the loss of nonconforming rights. I also went over allowable uses in the R-3 zone and the difference between a duplex (not allowed) and accessory dwelling unit allowed under a conditional use appeal.



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: ⁹⁷⁰⁻²⁷⁸ 276 HOLM AVE, PORTLAND, MAINE, 051100		
Total Square Footage of Proposed Structure 272 B 003		Square Footage of Lot 13,510 sq
Tax Assessor's Chart, Block & Lot Chart# <u>Book</u> Block# <u>6/7</u> Lot# <u>212/213</u> 12/31/10	Owner: QUANG TRUONG - PHUONG NGUYEN	Telephone: (207) 780-0130
Lessee/Buyer's Name (If Applicable) - QUANG TRUONG - PHUONG NGUYEN	Applicant name, address & telephone: ROBERT AHLEMEYER 23 ATKINSON RD BOSTON, MAINE, 041093	Cost Of Work: \$ <u>0</u> Fee: \$ <u>600.00</u> DUMPER
Current legal use: (i.e. garage, warehouse) <u>0</u> If vacant, what was the previous use? <u>Home</u> How long has it been vacant?: <u>UNKNOWN</u> Residential		
Project description: <u>Complete Demo</u>		
Contractor's name, address & telephone: <u>Contractor</u>		
Who should we contact when the permit is ready: <u>Robert Ahlemeyer</u>		
Mailing address: <u>23 ATKINSON RD</u> <u>BOSTON, MAINE, 041093</u>	Phone: <u>617-525-7512</u> <u>OR</u> <u>780-0130 *call owner</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: <u>Quang</u>	Date: <u>7/02/07</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: 276 Holm Ave

Owner: QUANG TRUONG - PHUONG (OWNER)

Structure Type: Single Family

Contractor: Robert Ahlemeyer

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Kelly N 7/23/07</u>
Northern Utilities	797-8002 ext 6241	<u>MARK ALLEN 7/25/07</u>
Portland Water District	761-8310	<u>MELLISSA V 7/25/07</u>
Dig Safe	1-888-344-7233	<u>Cathy WED/JUL 25 4:15</u>

CONFIRMATION

After calling Dig Safe, you must wait 72 business hours before digging can begin. 7291-1564

DPW/ Traffic Division (L. Cote)	874-8891	<u>DOVE L. COTE 8/01/07</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>CARRI MERRIT 8/01/07</u>
Historic Preservation	874-8726	<u>DEB ADAMS 8/06/07</u>
Fire Dispatcher	874-8576	<u>JAMIE MORRISSE 8/06/07</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 Erin Moody

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: Robert Ahlemeyer

Date: 8/06/07

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



Maine Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program

17 State House Station, Augusta, Me 04333-0017

Tel: (207) 287-2651 Fax: (207) 287-7826



Building Demolition Notification Form (BDNF)

Important Notice: Maine law requires the filing of this "Building Demolition Notification Form" prior to demolition of any building except a single-family home

1) Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is not required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also not required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. *Demolition* means the tearing down or intentional burning of a building or part of a building.

2) Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

3) Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the *Maine Asbestos Management Regulations* by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.state.me.us/dep/rwm/asbestos/index.htm for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were asbestos-containing materials found? yes no no inspection or survey required (post-1980 2-4 unit)

property address: 276 Holm Ave Portland, Maine 04102	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other: Single Family
asbestos survey performed by: (name & address)	asbestos inspection performed by: (name of licensed Asbestos Consultant)
telephone:	telephone:
property owner: (name & address) QUANG TRUONG - PHUONG NGUYEN 63 HOLM AVE PORTLAND ME ; 04102 telephone: (207) 780-0130	demolition contractor: (name & address) Robert Ahlemeyer 23 Atkinson Rd Buxton Maine 041093 telephone: 636-7642
demolition start date: Aug 1 2007	demolition end date: Aug 30 2007

Robert Ahlemeyer 8/06/07
 Notification Submitted by: (please print) Date Submitted

Help save Maine fisheries – Remove and recycle mercury thermostats and fluorescent lamps from your building prior to demolition!



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 272 B005001
Location 276 HOLM AVE
Land Use SINGLE FAMILY

Owner Address DEUTSCHE BANK NATIONAL TRUST COMPANY TRUSTEE
 505 CITY PARKWAY WEST STE 100
 ORANGE CA 92868

Book/Page 24855/287
Legal 272-B-5 TO 8
 HOLM AVE 270-278

13840 SF

Current Assessed Valuation

Land	Building	Total
\$64,700	\$69,400	\$134,100

Property Information

Year Built 1948	Style Ranch	Story Height 1	Sq. Ft. 584	Total Acres 0.318	
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 6	Attic None	Basement Pier/slab

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	1950	10X16	C	A
SHED-METAL	1	1986	7X9	D	A

Sales Information

Date	Type	Price	Book/Page
02/21/2007	LAND + BLDING	\$154,740	24855-287
04/19/2000	LAND + BLDING		15422-095
12/08/1997	LAND + BLDING		13483-127

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!

