

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BU **PERMIT** ION

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 090936

This is to certify that WILLIAMS JOANNE E / Richards Remodeling Inc on Richard
has permission to Demolish Garage / Storage building
AT 67 TUCKER AVE 332 C021001

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 lath or other is used-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

[Signature]
2/3/07
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: 09-0936	Issue Date:	CBL: 332 C021001
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Location of Construction: 67 TUCKER AVE	Owner Name: WILLIAMS JOANNE E	Owner Address: 67 TUCKER AVE	Phone:
Business Name:	Contractor Name: Richards Remodeling / Ryan Richar	Contractor Address: 19 Dow Road Standish	Phone 2078382390
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: R-3

Past Use: Single Family Home - Garage/Storage	Proposed Use: Single Family Home - Garage/Storage - Demolish Garage / Storage buiding	Permit Fee: \$50.00	Cost of Work: \$2,200.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3/6</i> Type: <i>5B</i> <i>IRC 2003</i>	

Proposed Project Description: Demolish Garage / Storage buiding	Signature:	Signature:
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: Ldobson	Date Applied For: 08/28/2009	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	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/ conditions</i> Date: <i>9/2/09</i> <i>ASU</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>ASU</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.

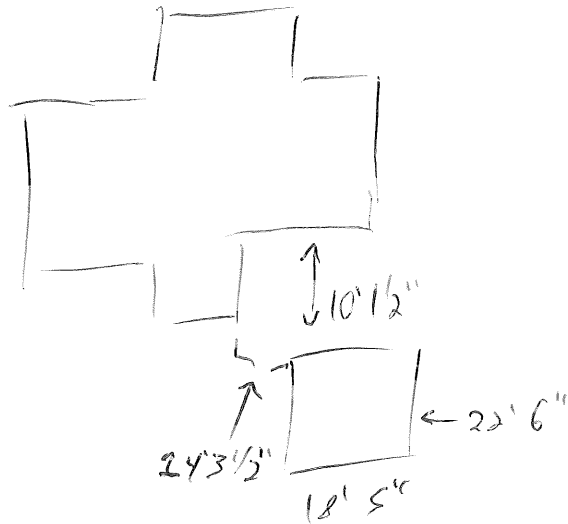
 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

09-01-09 Pic. Done

18' 5" by Approx 22' 6"

No signs of hazards; old elect. wiring shed is
empty. JAR



City of Portland, Maine - Building or Use Permit
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0936	Date Applied For: 08/28/2009	CBL: 332 C021001
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Business Name:	Contractor Name: Richards Remodeling / Ryan Richar	Contractor Address: 19 Dow Road Standish	Phone (207) 838-2390
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Single Family Home - Garage/Storage - Demolish Garage / Storage buiding	Proposed Project Description: Demolish Garage / Storage buiding
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/02/2009
Note: Permit for 18' x 22' garage from 1947 on microfiche. **Ok to Issue:**

- 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.
- 2) This property shall remain a single 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 09/03/2009
Note: **Ok to Issue:**

- 1) All demolition debris must be removed from the site. The demolition location must be graded, seeded, and stabilized.

Comments:
 8/31/2009-amachado: Left vcm for Ryan Richards, contractor. Need copy of written notice to adjoining owners. Is garage going to be rebuilt? Only have year to rebuild it.
 9/1/2009-amachado: Received notice to abutters.



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>67 Tucker Ave. Portland, ME</u>		
Total Square Footage of Proposed Structure <u>412 sq ft.</u>	Square Footage of Lot: <u>4500 sq ft.</u>	
Tax Assessor's Chart, Block & Lot: Chart# <u>332</u> Block# <u>C</u> Lot# <u>21722</u>	Owner: <u>Joann Williams</u>	Telephone: <u>838-2390</u>
Lessee/Buyer's Name (If Applicable) <u>Yves Bigirimana</u> <u>Erica Brown</u>	Applicant name, address & telephone: <u>Ryan Richards</u> <u>19 Dow Rd</u> <u>Standish, ME 04084</u> <u>(207) 838-2390</u>	Cost Of Work: \$ <u>2200.00</u> Fee: \$ _____
Current legal use: (i.e. garage, warehouse) <u>Garage / Storage</u> If vacant, what was the previous use? <u>Storage</u> How long has it been vacant? <u>N/A</u> Project description: <u>Demo Building with Excavator & Put in 30 yard Dumpster</u>		
Contractor's name, address & telephone: <u>Richards Remodeling/Ryan Richards</u> <u>19 Dow Rd. Standish, ME 04084</u> Who should we contact when the permit is ready: <u>Ryan Richards</u> Mailing address: <u>19 Dow Rd</u> Telephone: <u>207 838-2390</u> <u>Standish, ME 04084</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>[Signature]</u>	Date: <u>8/26/09</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 10-08-09. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK 13294 PAGE 272 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 67 Tucker Avenue, Portland, Maine

Job Number: 669-29

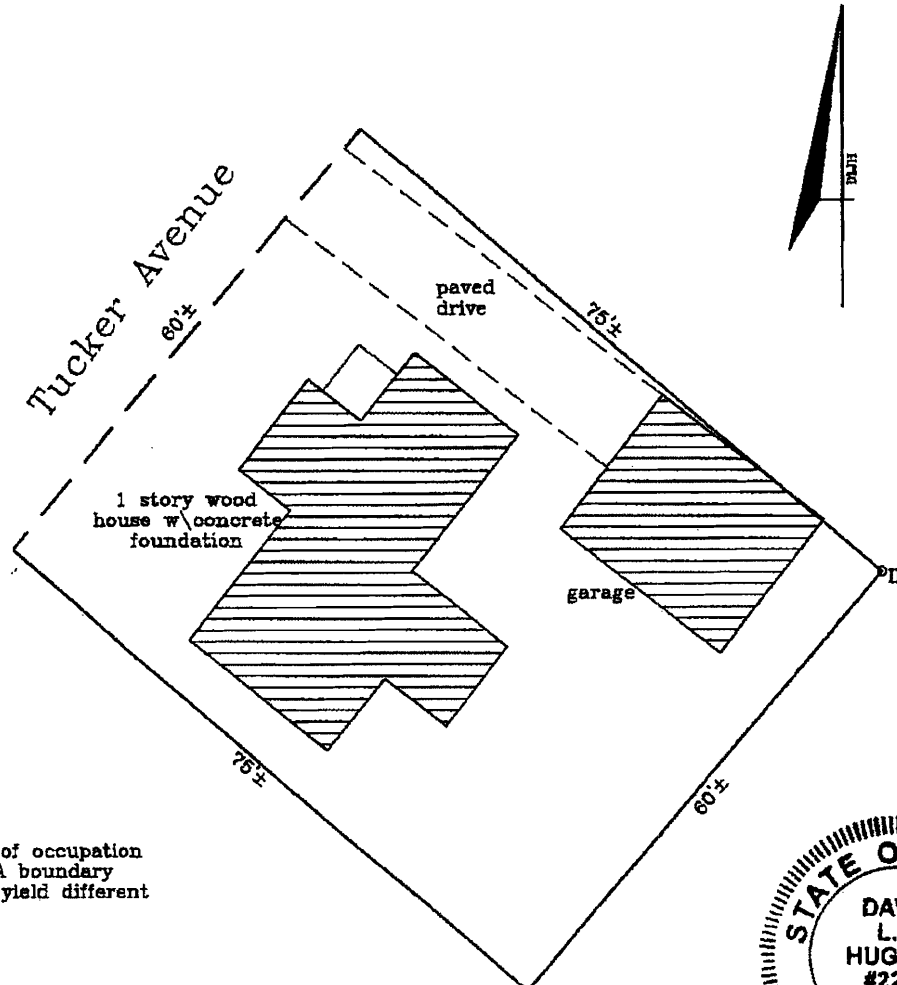
Inspection Date: 07-09-09

Scale: 1" = 20'

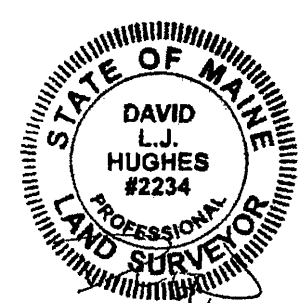
Client File #: 2009070726

Buyers: Yves Bigirimana

Sellers: Joanne E. Williams



NOTE: Lines of occupation are shown. A boundary survey may yield different results



I HEREBY CERTIFY TO: Cumberland Title Services, LLC, TD Bank, N.A.
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:

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

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

A wetlands study has not been performed.

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.

Livingston-Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport, Maine 04046
207-967-9761 phone 207-967-4831 fax
www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



Demolition Call List & Requirements

Site Address: 67 Tucker Ave.

Owner: Jann Williams

Structure Type: Garage

Contractor: Richards Remodeling

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Jan Fehann 8/24/09</u>
Northern Utilities	797-8002 ext 6241	<u>Mary Pat Guarosa 8/24/09</u>
Portland Water District	761-8310	<u>Gordon Shoemaker 8/24/09</u>
Dig Safe	1-888-344-7233	<u>#20093405966 8/19/09</u>

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

DPW/ Traffic Division (L. Cote)	874-8891	<u>Lucy Cote 8/25/09</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>C. Merritt 8/25/09</u>
Historic Preservation	874-8726	<u>Deborah Andrews 8/25/09</u>
Fire Dispatcher	874-8576	<u>Disp. Richards 8/25/09</u>
DEP – Environmental (Augusta)	287-2651	<u>Sandy Moody 8/26/09</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

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 contact Troy Moon @ 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: 8/26/09

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

Building Inspections Division • 389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936
Revised 10-17-08



ASBESTOS BUILDING DEMOLITION NOTIFICATION
MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Lead & Asbestos Hazard Prevention Program
 17 State House Station, Augusta, Maine 04333



Maine law requires the filing of the ASBESTOS BUILDING DEMOLITION NOTIFICATION with the Department prior to demolition of any building except a single-family home.

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.

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.

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.maine.gov 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 207-287-6220. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were regulated asbestos-containing building materials found? yes no

property address: 67 Tucker Ave Portland, maine	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: Garage
asbestos survey/inspection performed by: (name & address) Abatement Professionals Corp 590 County Road Westbrook, Maine 04092 telephone: 773-1276	asbestos abatement contractor N/A telephone:
property owner: (name & address) Joanne Williams 67 Tucker Ave Portland, Maine telephone: 838-2390	demolition contractor: (name & address) Ryan Richards 19 Dow Road Standish, Maine 04084 telephone: 838-2390
demolition start date: 08/31/2009 (mm/dd/yy)	demolition end date: 09/03/2009 (mm/dd/yy)

This demolition notification does not take the place of the Asbestos Project Notification if applicable

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT		
Robert Rickett Jr Print Name: Owner/Agent	President Title	 Signature
773-1276 Telephone #	772-1203 FAX #	August 27, 2009 Date

DEMOLITION NOTICE

Dear neighbor: This is to notify you that the GARAGE located at 67 TUCKER AVENUE, PORTLAND, MAINE is scheduled to be demolished within one week from the date of this Notice.

If you have any questions concerning this notice, please contact:

RYAN RICHARDS
RICHARDS REMODELLING

207-838-2390

Sincerely:



Ryan Richards
Date: September 1, 2009

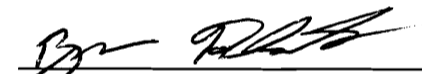
SEP - 1 2009

TO: Tammy Munson
Director
Inspection Department
City of Portland, Maine

I hereby certify that I delivered copies of the above Notice to the following addresses

65 Tucker Avenue: By Hand _____ Left Copy in Door

75 Tucker Avenue: By Hand _____ Left Copy in Door



Ryan Richards

9/1/09

Date

