

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that HARRY C MILTON

Located At 28 EIGHTH ST

Job ID: 2011-11-2626-DRG

CBL: 339- M-005-001

has permission to Demo and Replace Detached Garage

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

11/17/2011

\_\_\_\_\_  
Fire Prevention Officer

  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

*Old to close  
WUP*

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### 1. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-11-2626-DRG

Located At: 28 EIGHTH ST

CBL: 339- M-005-001

## **Conditions of Approval:**

### **Building**

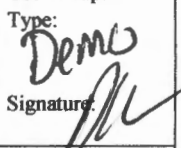
1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period. Dust prevention shall be controlled per Chapter 6 of the Municipal Ordinance and demolition per Section 3303 of the IBC 2009.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. Demolition permit only. No other construction activities allowed until a separate approved building permit is issued. The foundation hole shall be filled in and the site graded. Demo permit only! Construction requires separate permits.

### **Zoning**


1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. 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.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

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

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

Job No: 2011-11-2626-DRG	Date Applied: 10/27/2011	CBL: 339- M-005-001	
Location of Construction: 28 EIGHTH ST	Owner Name: HARRY C MILTON	Owner Address: 28 EIGHTH ST PORTLAND, ME -04103	Phone: 400-2673
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: R-3
Past Use: Single family dwelling	Proposed Use: Single family dwelling – to demolish existing garage and replace with new within the existing footprint	Cost of Work: \$13,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: Demo Signature: 
Proposed Project Description: Demo and Replace Detached Garage		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>ok with conducting</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>11/9/11</i></p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>
	<b>CERTIFICATION</b>		

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 appication 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

**Nicholas Adams - Demo sign offs**

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**From:** "Monti, Barbara" <monti@unitil.com>  
**To:** NADAMS@portlandmaine.gov; JRIUX@portlandmaine.gov; JMB@portlandmaine.go...  
**Date:** 10/3/2011 7:39 AM  
**Subject:** Demo sign offs

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Good morning all,

I have 2 demo sign offs for you today.

David Pendleton is all set with us for demo of house at 1926 Congress Street.

Harry Milton is all set with us for demo of garage at 28 Eighth Street.

Any questions please let me know.

barb

Barbara Monti  
Unitil Service Corp  
1075 Forest Avenue  
PO Box 3586  
Portland ME 04104-3586  
Phone: 207-541-2533  
Email: monti@unitil.com



# 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.

R-3

Location/Address of Construction: <u>28 EIGHTH STREET</u>			Total Square Footage of Proposed Structure/Area <u>576</u>		Square Footage of Lot <u>9975</u>		Number of Stories <u>1</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>339</u> Block# <u>M</u> Lot# <u>5</u>			Applicant: (must be owner, lessee or buyer) Name <u>HARRY MILTON</u> Address <u>28 EIGHTH ST</u> City, State & Zip <u>PORTLAND ME 04103</u>			Telephone: <u>207 400 2673</u>		
Lessee/DBA			Owner: (if different from applicant) Name Address City, State & Zip			Cost of Work: \$ <u>13,000.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____		
Current legal use (i.e. single family) <u>SINGLE FAMILY</u>			Number of Residential Units <u>1</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>Demolishing garage &amp; rebuilding</u>								
Contractor's name: <u>HARRY MILTON</u>			Email: <u>hcmilton2@hotmail.com</u>					
Address: <u>28 EIGHTH ST</u>								
City, State & Zip: <u>PORTLAND ME 04103</u>						Telephone: <u>207 400 2673</u>		
Who should we contact when the permit is ready: <u>HARRY MILTON</u>						Telephone: <u>"</u>		
Mailing address: <u>SAME AS ABOVE</u>								

11.3.11

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: [Signature] Date: 10/25/11

This is not a permit; you may not commence ANY work until the permit is issued

RECEIVED  
OCT 27 2011  
PLANNING & DEVELOPMENT DEPARTMENT  
CITY OF PORTLAND, MAINE



# Demolition Call List & Requirements

Site Address: 28 EIGHTH STREET

Owner: HALLY MILTON

Structure Type: GARAGE

Contractor: HALLY MILTON

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>WENDY 9/30/11</u>
Unitil	1-207-541-2533	<u>BARBARA MONTI 9/29/11</u>
Portland Water District	761-8310	<u>HEATHER FIELDS 9/29/11</u>
Dig Safe	1-888-344-7233	<u>KATHLEEN I 9/29/11</u>

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

DPW/ Traffic Division (L. Cote)	874-8891	<u>KEVIN THOMAS 9/30/11</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>CAROL MERRITT 9/29/11</u>
Historic Preservation	874-8726	<u>DEB ANDREWS 9/30/11</u>
DEP -- Environmental (Augusta)	287-2651	<u>N/A</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 N/A
- 5) Electronic files in pdf format are also required in addition to hard copy

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

**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: 10/25/11

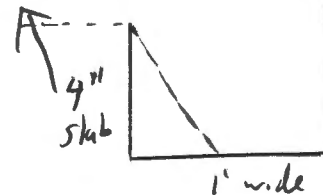
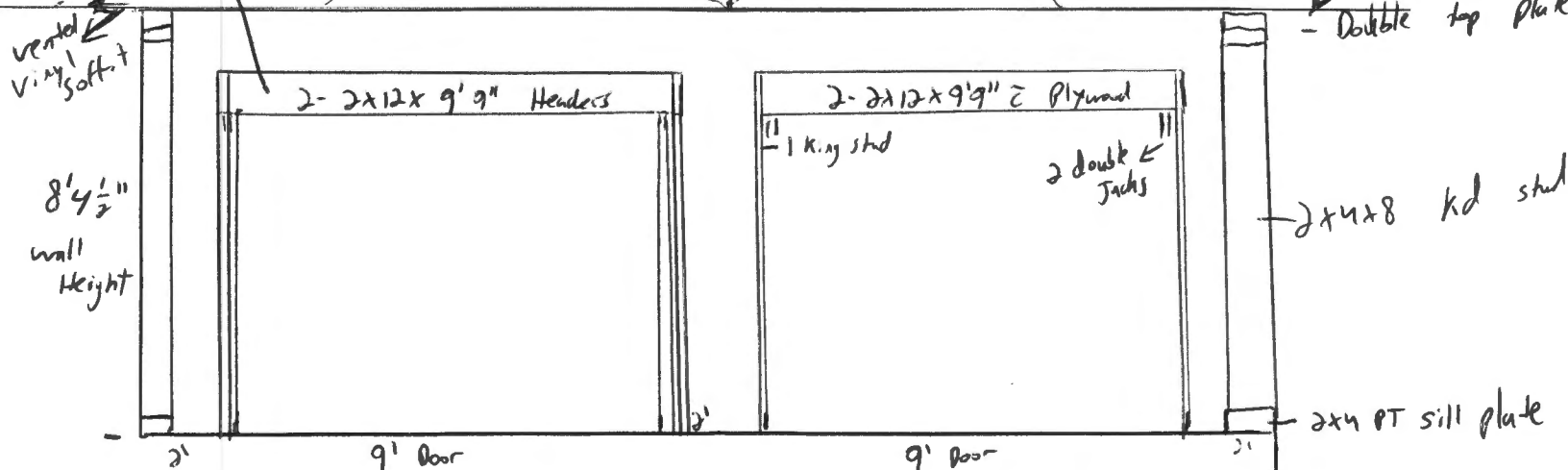
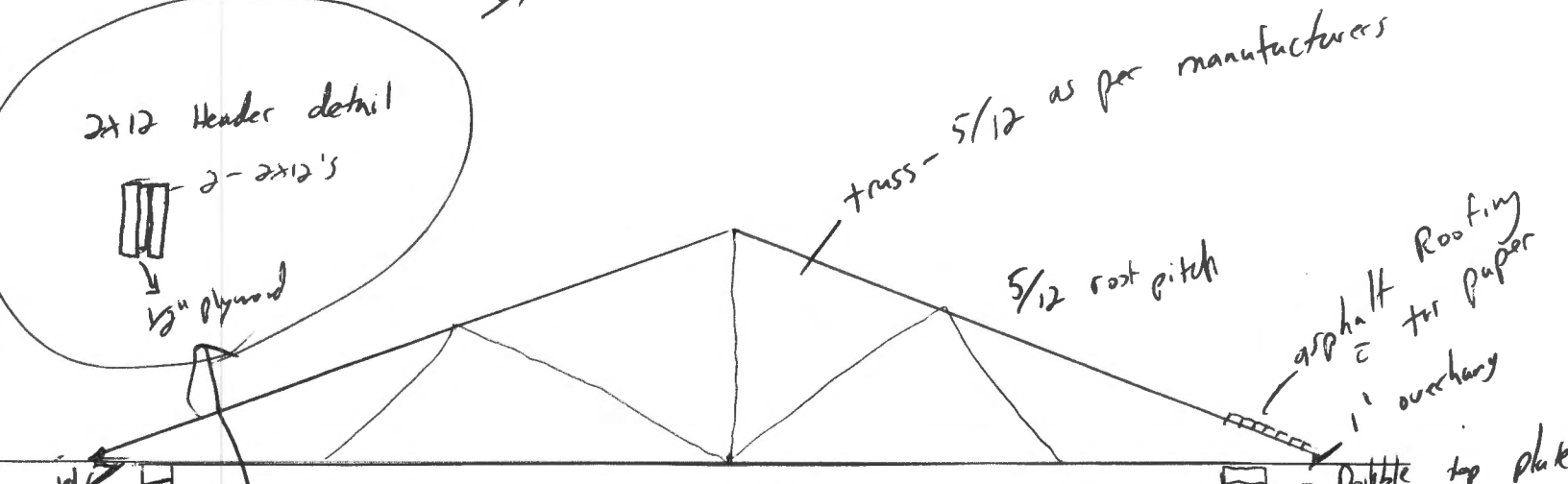
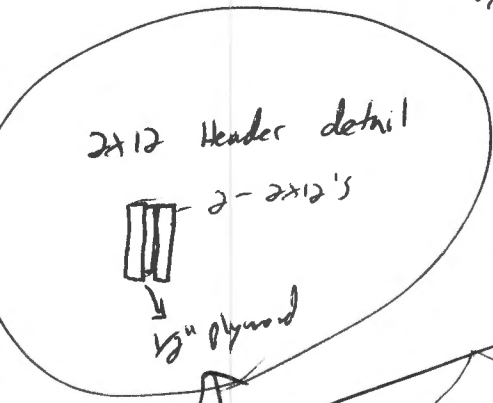
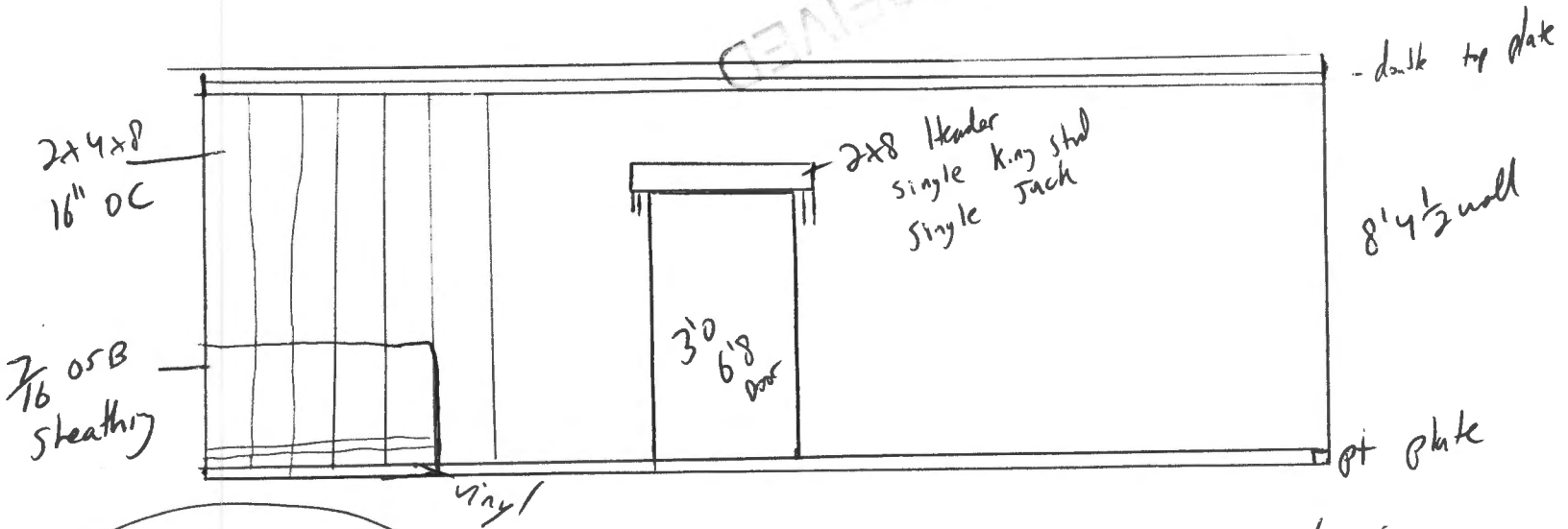
or more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

Dept. of Building Inspections  
City of Portland Maine

OCT 27 2011

RECEIVED

Harry Milton  
28 EIGHT ST.  
Portland, ME



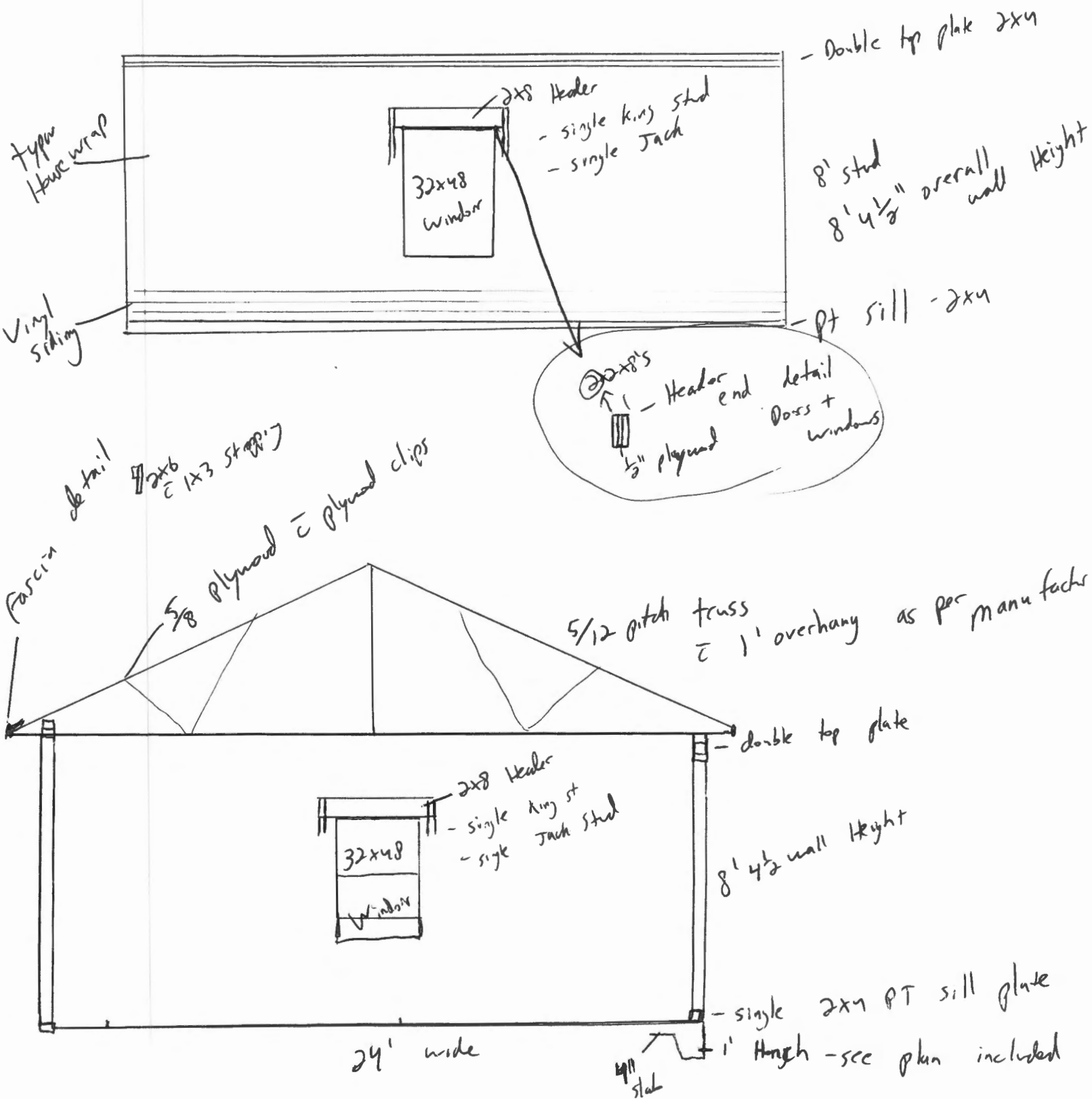
1" Hunch  
See plan included

1/4" = 1'

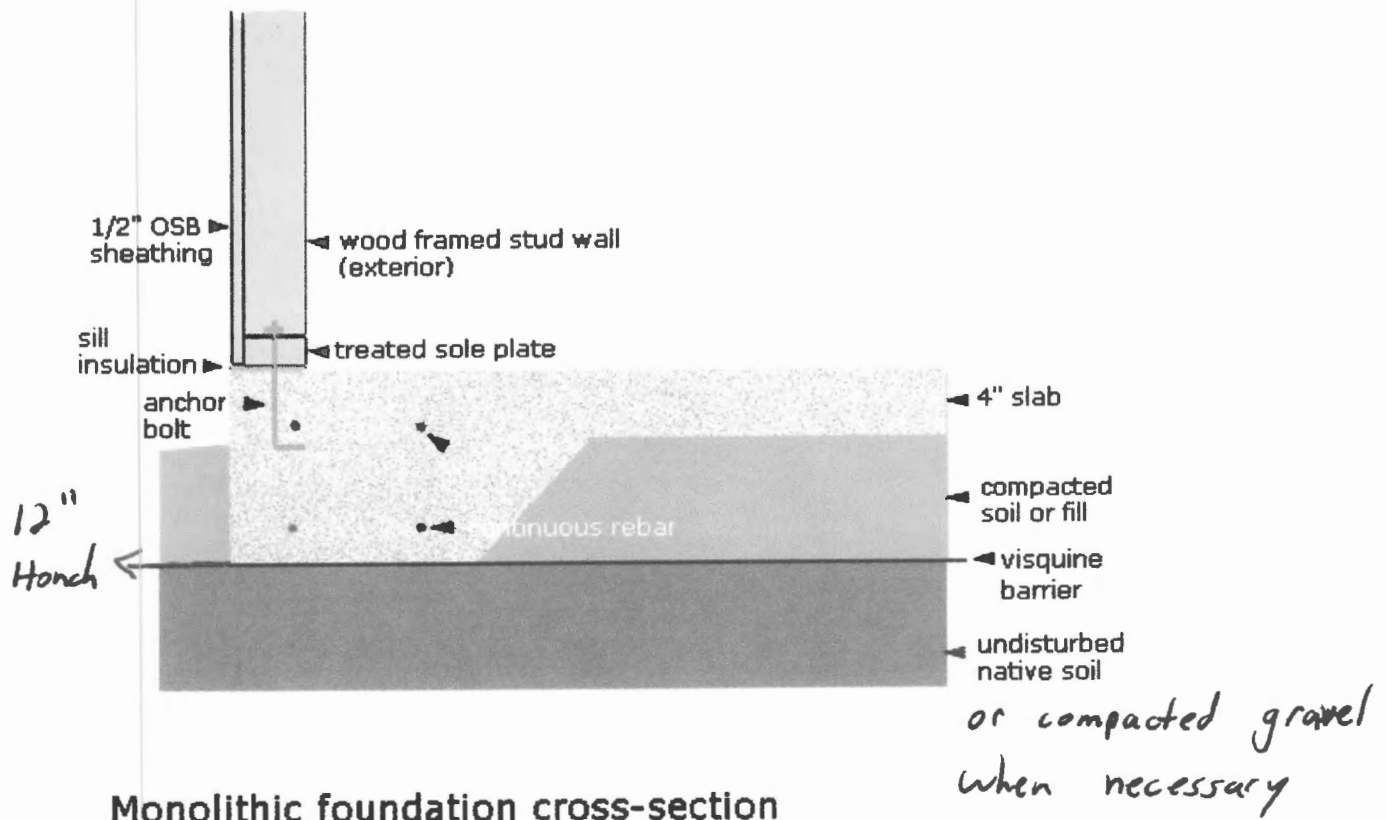


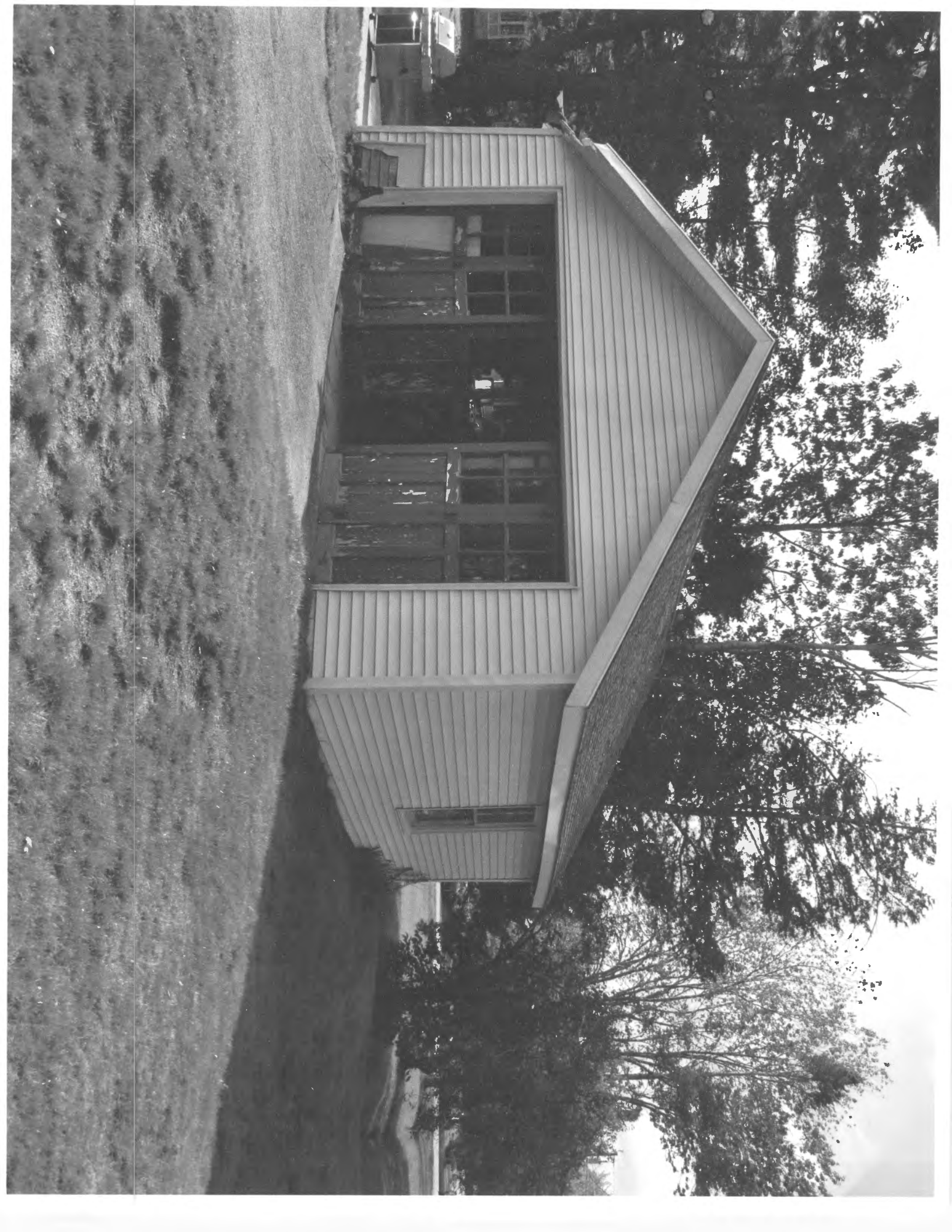
# Framing Detail

Harry Milton  
28 Eighth St.  
Portland ME.



1/4" = 1'







THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 26192 PAGE 164 COUNTY Cumberland  
 PLAN BOOK 9 PAGE 129 LOT p/o 163.162.161

ADDRESS: 28 Eighth Street, Portland, Maine

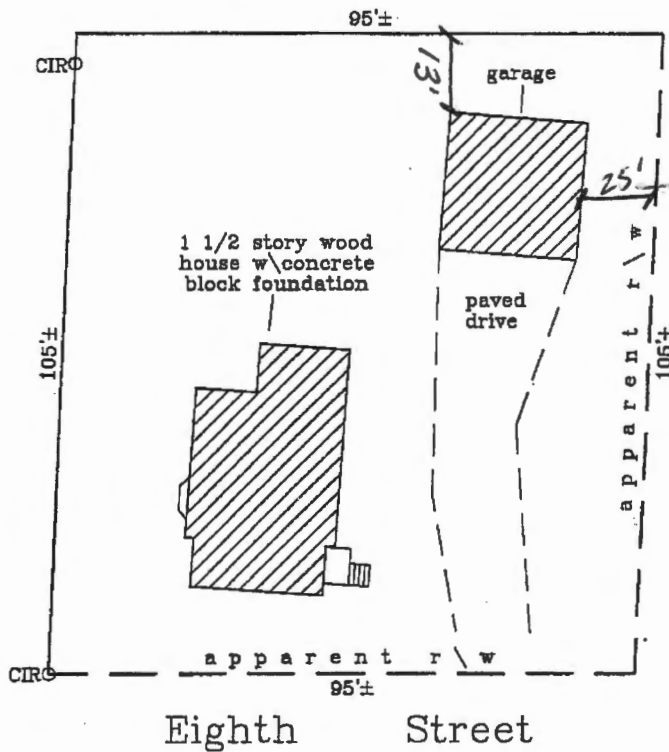
Job Number: 690-70

Inspection Date: 03-11-10

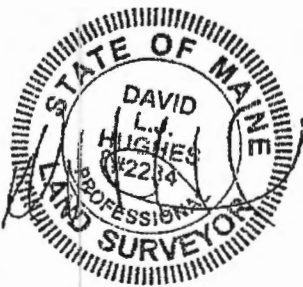
Owner: Harry C. Milton

Scale: 1" = 30'

Client File #: TB413



*R-3 Zone*  
*can't be 25' maybe 15' in a yard confusion field*



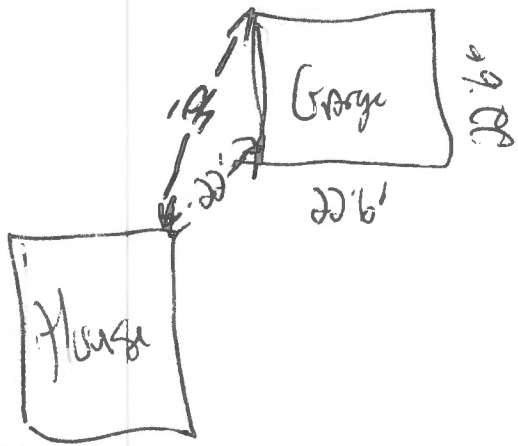
I HEREBY CERTIFY TO: Ingraham Title Co., Saco & Biddeford  
Savings Institution and its title insurer.  
 Monuments found did not conflict with the deed description.  
 The dwelling setbacks do not violate town zoning requirements.  
 As delineated on the Federal Emergency Management Agency Community Panel 230051-0007C:  
 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.

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**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



13'10" to Ridge  
NO Hazards in garage ok  
to DAME  
NLA

264' from Garage to Broadway St