

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
10-0614	06/03/2010	056 1012001

Location of Construction:	Owner Name:	Owner Address:	Phone:
268 Spring St	Pomroy Betty A	Po Box 432	207-317-1422
Business Name:	Contractor Name:	Contractor Address:	Phone
	David Dipietro	221 Virginia Street Portland	(207) 831-7914
Lessee/Buyer's Name	Phone:	Permit Type:	
		Demolitions - Building	

Proposed Use: Multi Family / 3 family - Demolition of two story storage shed attached to the back of the building.
Proposed Project Description: Demolition of two story storage shed attached to the back of the building.

Dept: Historic **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 06/04/2010
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/04/2010
Note: **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 three 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:** Jeanine Bourke **Approval Date:** 06/07/2010
Note: **Ok to Issue:**

1) 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.

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 2003.

3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:
 6/3/2010-gs: According to Suzane Hunt and Dave Dipietro this a walk through asap permit. /gs
 6/7/2010-jmb: Received application from Nick A., ok to issue

PERMIT ISSUED

JUN 7 2010

City of Portland



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

June 3 2010

Received from [Signature]

Location of Work [Signature]

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: [Signature]

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other [Signature]

CBL: 056 T012

Check #: 5004 Total Collected \$ [Signature]

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

Received from W. H. [unclear] _____ 2011

Location of Work 100 [unclear] [unclear]

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 1500.00

Building (1L) Plumbing (1S) _____ Electrical (1Z) _____ Site Plan (1Z) _____

Other 2 minor fees from owner

CBL 026-1012

Check #: 5010 Total Collected \$ 1500.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



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: 268 SPRING ST PORTLAND, ME.		Square Footage of Lot: 3650	
Total Square Footage of Proposed Structure		Tax Assessor's Chart, Block & Lot	
Chart# 056	Block# I	Lot# 012-001	Owner: BETTY POMEROY
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone:	
NA		DAVID DIPRIETO 831 7914	
Current legal use: (i.e. garage, warehouse)		Cost Of Work: \$ 7600	
If vacant, what was the previous use? SHED & STORAGE		Fee: \$ 100.00	
How long has it been vacant? OWNED STORAGE		Telephone: 317442	
Project description: TAKE DOWN 2 STORY ROTTED STACOR AND SIDIE EXISTING BRICK AND COVER BROKEN WINDOWS AND COVER OPENING TO COVER SPACE			
Contractor's name, address & telephone: DAVID DIPRIETO 221 VIRGINIA ST PORTLAND ME		Who should we contact when the permit is ready: DAVID	
Mailing address: _____		Telephone: 831-7914	
		RECEIVED JUN - 3 2010	

Please submit all of the information outlined in the Demolition call list. **Dept. of Building Inspections** will result in the automatic denial of your permit. **City of Portland Maine**

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: *David Diprieto* Date: *6-3-10*

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



Demolition Call List & Requirements

Site Address: 268 SPAINAUG ST Owner: BETTY BOYORCY

Structure Type: WOOD Contractor: DAVID DIPIETRO

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>NONE</u>
Northern Utilities	797-8002 ext 6241	<u>NONE</u>
Portland Water District	761-8310	<u>NONE</u>
Dig Safe	1-888-344-7233	<u>N/A</u>

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

DPW/ Traffic Division (L. Core)	874-8891	<u>N/A</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>N/A</u>
Historic Preservation	874-8726	<u>N/A SMH HAS SPEAK TO HR</u>
Fire Dispatcher	874-8576	<u>N/A</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

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: 6-3-10

OR 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

Suzanne Hunt - Fwd: Re: Demo in Historic. 268 spring

From: Deb Andrews
To: Suzanne Hunt
Date: 6/3/2010 2:48 PM
Subject: Fwd: Re: Demo in Historic. 268 spring

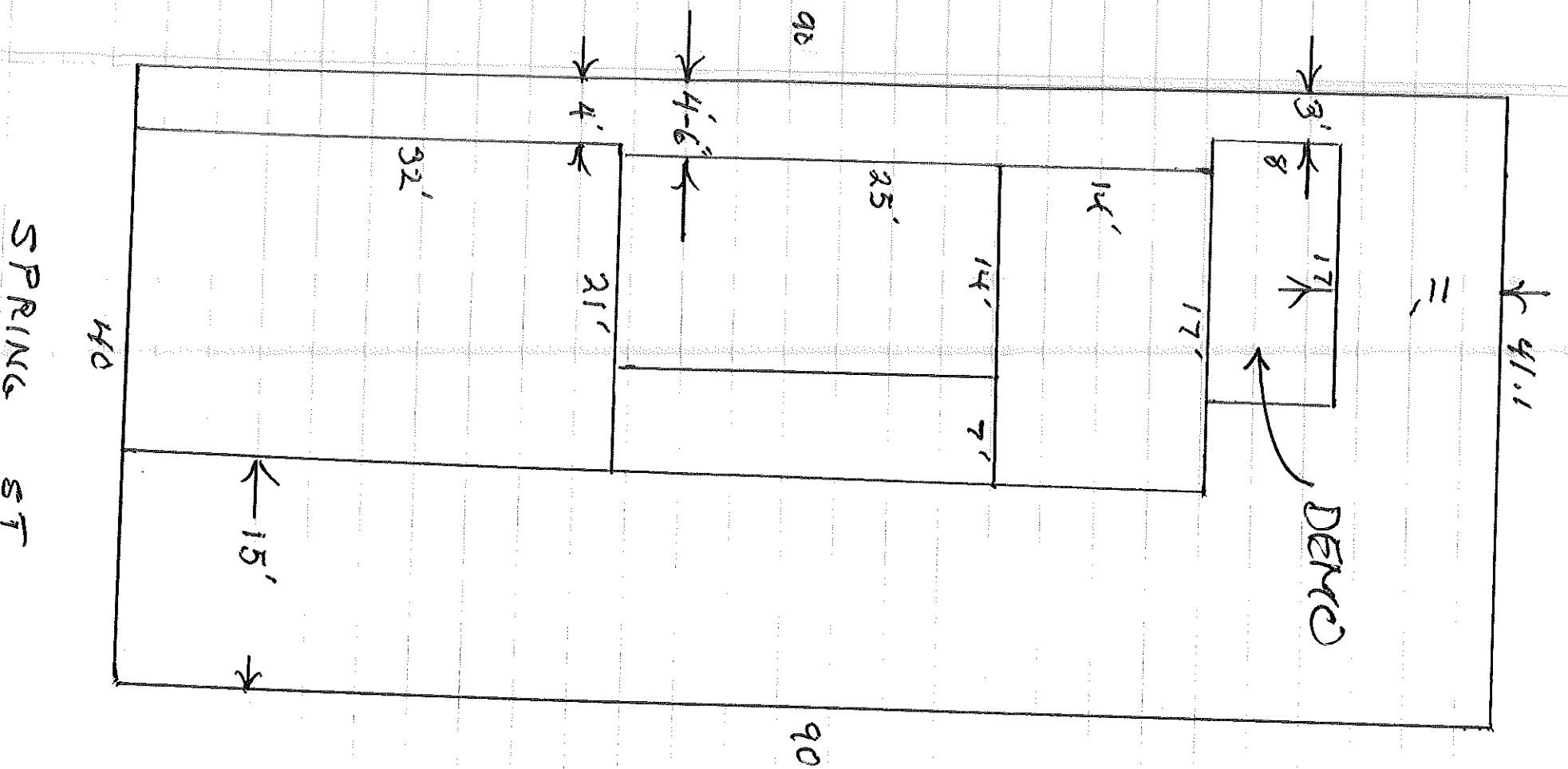
Suzanne:

I am familiar with the request; Scott and I spoke about it at the time. If it needs to be signed off tomorrow, I will be out. (You can sign off for me if you wish.) Otherwise I'll be in on Monday.

Deb

>>> Suzanne Hunt 6/3/2010 2:08 PM >>>
Inspections is working (and has been for a good long while) with owner to remove dilapidated shed and repair broken windows at 268 spring. Attached is email conversation between Scot and I regarding this demo. At the end he gave me a verb ok, in hallway passing, for this demo. A permit has been submitted and will soon make it way to your desk. Photo's of property will be included. If you want pictures from the Taylor Street playground side I will try to get one. I don't believe it will be at all visible this time of year. thank you suzanne

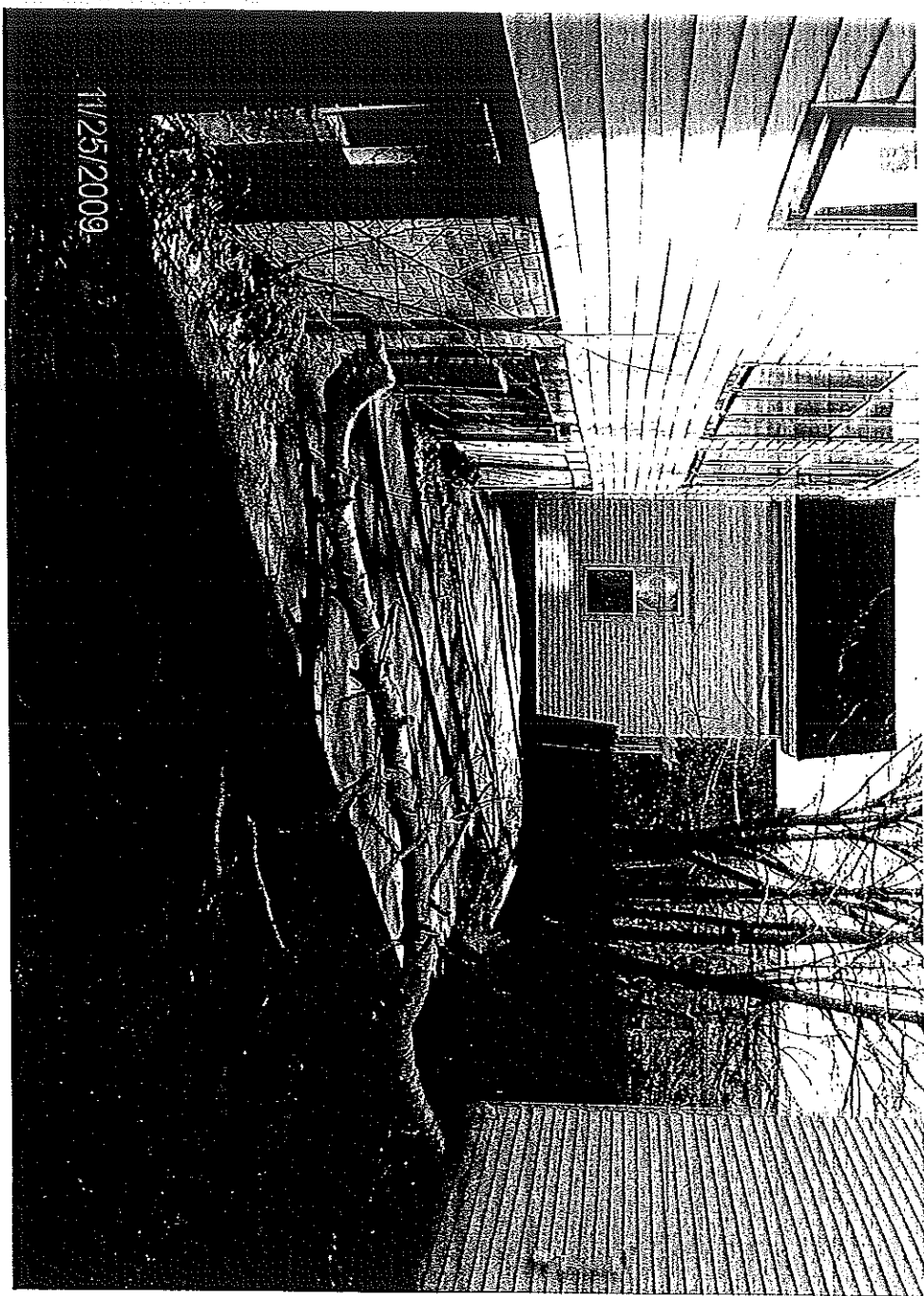
Suzanne Hunt Code Enforcement, 874-8707



SPRING ST

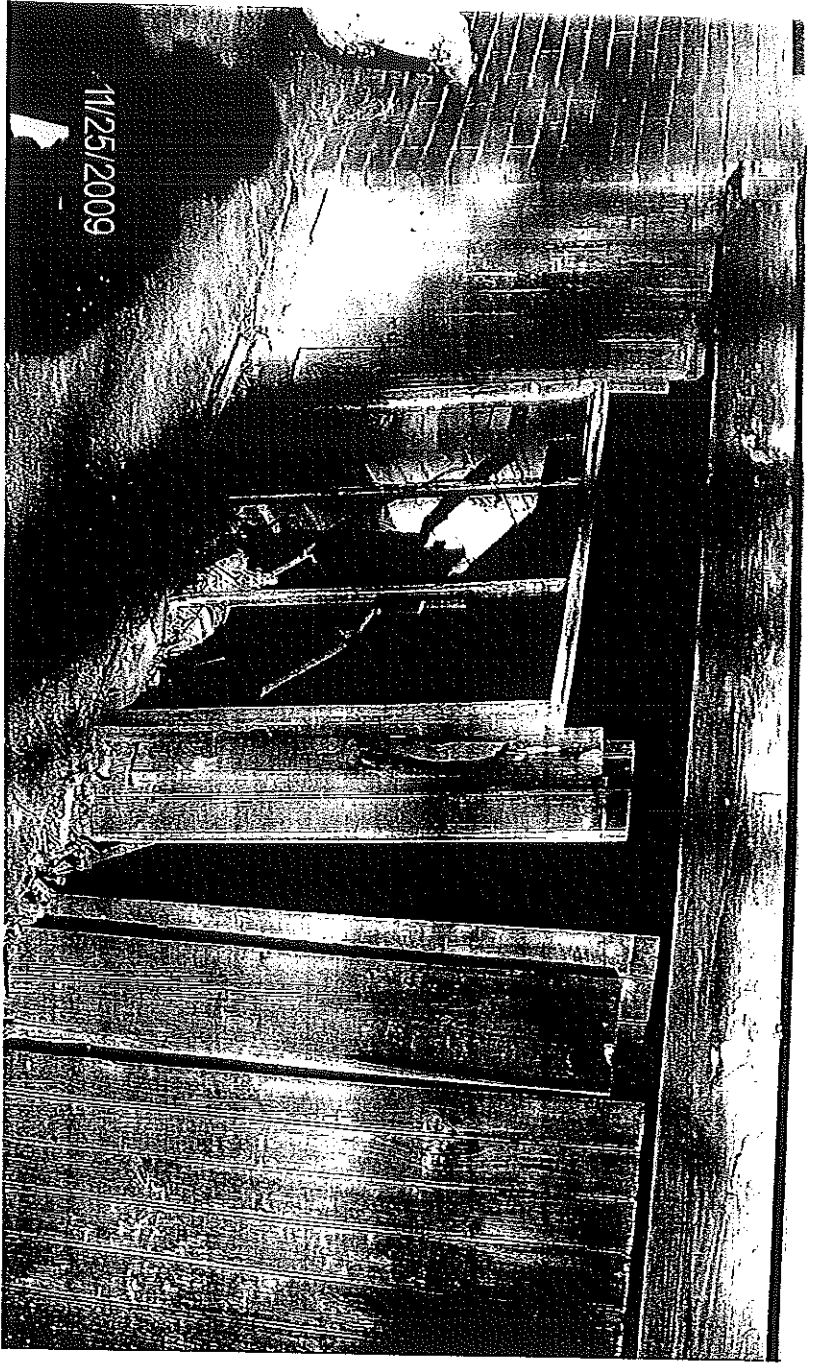
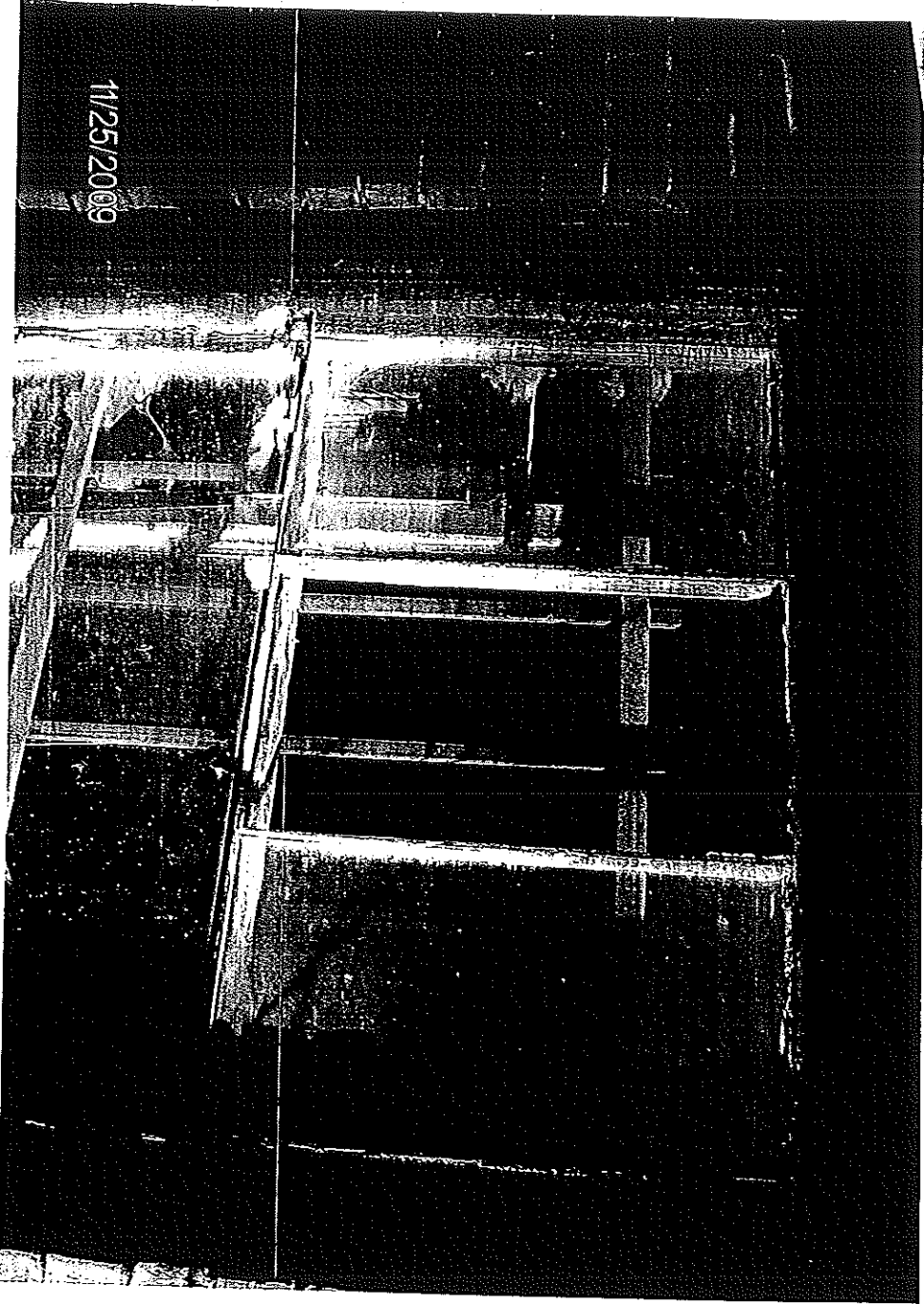
268
SPRING ST

2 story
shed



268 Spruce - OS6 - 2012 very

WINDOWS



268 Spence # 012

KEEP THIS PORTION

ACCOUNT NUMBER

2010

9004

REAL ESTATE PROPERTY TAX STATEMENT

City of Portland

CBL
056 - 1-012-001

Fiscal Year

July 1, 2009 - June 30, 2010

Acres:

0.084

Owner of Record as of April 1, 2009

POMROY BETTY A

Assessed Property Description

PO BOX 432
WESTBROOK ME 04098

56-1-12
SPRING ST 268-270
3650 SF

CURRENT BILLING DISTRIBUTION		CURRENT BILLING INFORMATION	
Education	\$3,166.70	Land Value	\$144,500.00
Public Safety	\$910.19	Building Value	\$211,800.00
Debt Service	\$859.62	Total Value	\$356,300.00
Public Services	\$594.15	Exemptions	\$0.00
General Government	\$88.49	Homestead	\$0.00
Recreation & Facil. Mgmt	\$176.98	Taxable Value	\$356,300.00
County Tax	\$208.59	Tax Rate	17.74
Library	\$151.70	TOTAL TAX	\$6,320.76
Metro	\$107.45	AMOUNT PAID	\$0.00
Health & Human Services	\$56.89		
Enterprise Funds	\$0.00		

Check # 910 3,166.38

Remittance Instructions

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: CITY OF PORTLAND. Credit cards are not accepted for property tax payments.

Use enclosed envelope to mail in your payment.

Remit To CITY OF PORTLAND MAINE

Use right top margin for change of address.

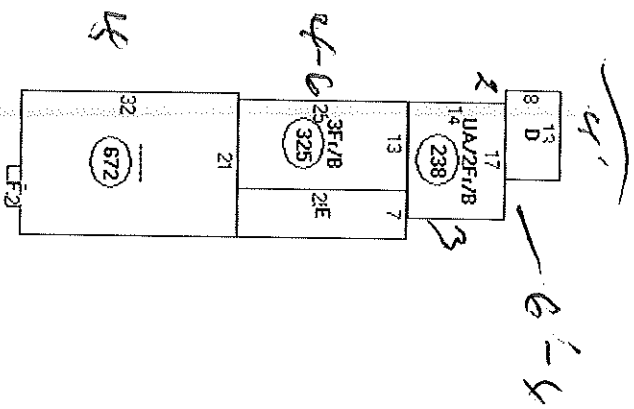
FINANCE DEPARTMENT
TREASURY AND COLLECTION DIVISION
P O BOX 544
PORTLAND ME 04112-0544

Please see the backside for important information.

Change of Ownership

Description/Area

- A:.....
- 672 sqft
- B: 3F/r/B
- 325 sqft
- C: UA/2F/r/B
- 238 sqft
- D: EP/EP
- 104 sqft
- E: EP/EP
- 175 sqft
- F: 2E8A/Y/B
- 12 sqft



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:

CBL 0561012001
Land Use Type THREE FAMILY
Property Location 268 SPRING ST
Owner Information POMROY BETTY A
 PO BOX 432
 WESTBROOK ME 04098
Book and Page 7365/77
Legal Description 56-1-12
 SPRING ST 268-270
Acres 3650 SF
 0.084

Current Assessed Valuation:

TAX ACCT NO. 9004 **OWNER OF RECORD AS OF APRIL 2009**
 POMROY BETTY A
LAND VALUE \$144,500.00 **PO BOX 432**
BUILDING VALUE \$211,800.00 **WESTBROOK ME 04098**
NET TAXABLE - REAL ESTATE \$356,300.00
TAX AMOUNT \$6,320.76

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](mailto:).

Building Information:



Year Built 1875
Style/Structure Type OLD STYLE
Stories 2.5
Bedrooms 5
Full Baths 3
Total Rooms 14
Attic NONE
Basement FULL
Square Feet 3323

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

Card 1 of 1

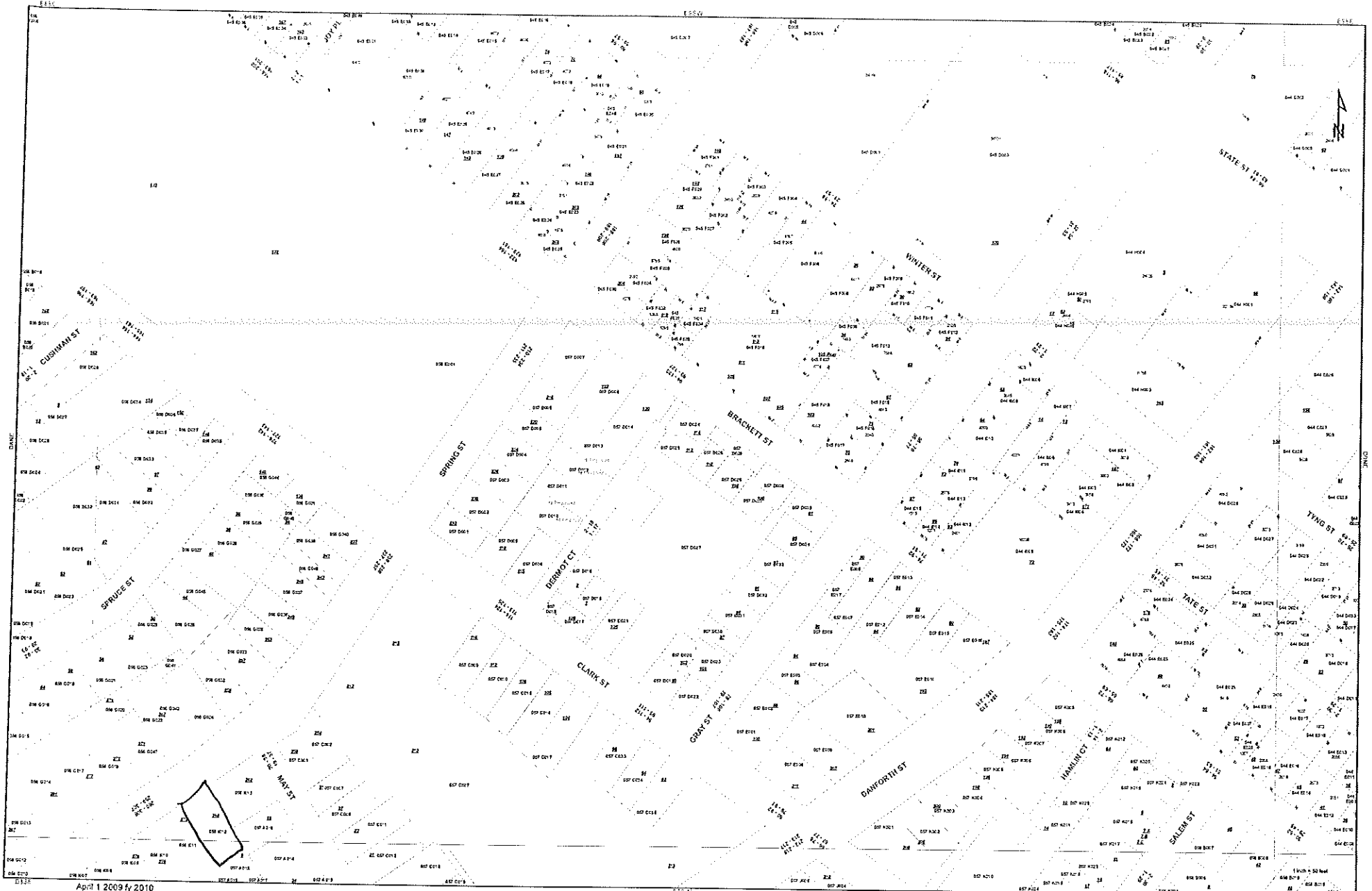


Sales Information:

Sale Date	Type	Price	Book/Page
8/19/1986	LAND + BUILDING	\$0.00	7365/77

[New Search!](#)

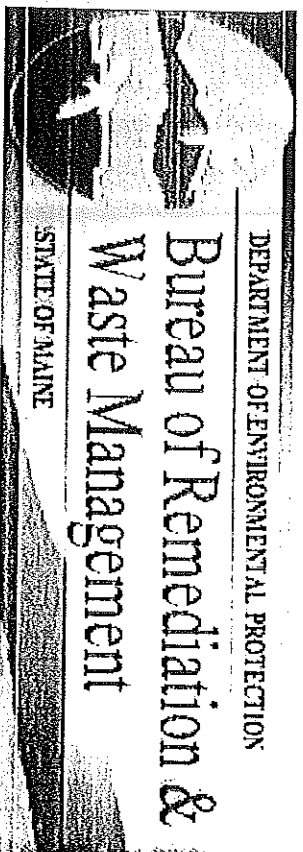
DATA PROVIDED BY
VALUERS, WITH
EQUIPMENT PROVIDED



April 1 2009 fy 2010

Index Number - D9NW

D9NE



Demolitions and Asbestos

1) Overview

In Maine, building demolitions happen on a regular basis. Many of the demolitions occur in older buildings that are likely to contain some asbestos products, particularly in or on heating (HVAC), wall, floor, and ceiling systems. These demolition projects may be happening without the proper protection of employees, the general public, and the environment. It is important to remember that state and federal laws require that owners have buildings inspected and have any asbestos products properly removed prior to demolition. The Maine DEP is forwarding this information to municipal officials in an effort to increase awareness of and compliance with applicable rules, resulting in less asbestos exposure to the general public, demolition site personnel, and environment.

2) What Can Municipalities Do To Help?

Municipalities can greatly assist the people of Maine and the Department by joining with the DEP and the US EPA to ensure that asbestos is properly managed during demolitions. *Specifically, municipalities can hand out appropriate information, issue demolition permits only to persons, who can demonstrate that they will properly handle the asbestos, and mail or fax the building demolition (BDF) report form to the Department.*

The following check-off list can be used.

- NOTE*
- A) NA Provided "Asbestos Fact Sheet" to Applicant
 - B) _____ Had applicant fill out "Building Demolition Form" (BDF)
 - C) _____ Did not issue Demolition Permit to Applicant not answering "Yes" to three questions on BDF Form (OPTIONAL BUT SUGGESTED)
 - D) _____ Municipality faxed (or Mailed) BDF Form to DEP at 287-7826

3) What Are The Rules?

Simply stated state and federal asbestos rules and regulations require that buildings be inspected for asbestos products and have them removed prior to demolition. The inspection and removal operations must be performed by DEP-licensed companies under regulated and controlled conditions.

4) Using The Building Demolition Report Form

The purpose of this form is to ensure that an applicant has the correct information to properly remove asbestos from a building prior to demolition. The form has two parts which need to be filled out by the applicant. The first section of the Form, Per-Demolition Building Inspection.

Portland (Southern Maine Regional Office): 207-822-6300; 888-769-1036
Maine Department of Environmental Protection

Phone (207) 756-8023
Fax (207) 756-8258

>>> Suzanne Hunt 12/18 1:18 PM >>>

We are pursuing a second reconstruction or demo at 268 Spring. The first involved a detached garage, which Scott looked at re historic ordinance. This is a back 2 floor addition . see photo. I wanted to give you the heads up and also ask re demo possibility ? Owner is Betty Pomroy.

Suzanne Hunt Code Enforcement, 874-8707

From: Scott Hanson
To: Hunt, Suzanne
Date: 12/18/2009 3:15 PM
Subject: Re: Demo in Historic. 268 spring

Because the historic preservation ordinance is primarily concerned with things that can be seen from the "public way", which is streets, sidewalks, parks, etc. If it has zero visibility from the park or street, we're going to care a lot less whether or not it comes down.

Scott T. Hanson
Preservation Compliance Coordinator
City of Portland
389 Congress Street
Portland, ME 04101

Phone (207) 756-8023
Fax (207) 756-8258

>>> Suzanne Hunt 12/18 2:58 PM >>>
I will, why does it matter.

Suzanne Hunt Code Enforcement, 874-8707

>>> Scott Hanson 12/18/2009 2:49:21 PM >>>
I'd appreciate it if you would take a look next time you're in that area.

Scott

Scott T. Hanson
Preservation Compliance Coordinator
City of Portland
389 Congress Street
Portland, ME 04101

Phone (207) 756-8023
Fax (207) 756-8258

>>> Suzanne Hunt 12/18 2:38 PM >>>
I don't know. very possible. I could check it out if you would like. suzanne

Suzanne Hunt Code Enforcement, 874-8707

>>> Scott Hanson 12/18/2009 1:45:27 PM >>>
Suzanne,

Is this addition visible from the Taylor Street Park?

Thanks,

Scott

Scott T. Hanson
Preservation Compliance Coordinator
City of Portland
389 Congress Street
Portland, ME 04101

From: Scott Hanson
To: Hunt, Suzanne
Date: 12/29/2009 9:35 AM
Subject: Re: 236 Spring

Hi Suzanne,

I want to go by and determine if it has enough visibility for us to be concerned about it coming down. I suspect it won't be a problem, but want to make sure.

Scott

Scott T. Hanson
Preservation Compliance Coordinator
City of Portland
389 Congress Street
Portland, ME 04101

Phone (207) 756-8023
Fax (207) 756-8258

>>> Suzanne Hunt 12/22 12:01 PM >>>
the piece of this property that is in very bad state is visible from Park. I walked the back fence and you can see it. You not see it from Taylor street proper. thanks Suzanne
Suzanne Hunt Code Enforcement, 874-8707

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101



Inspection Violations

Owner/Manager Pomroy Betty A	Inspector Suzanne Hunt	Inspection Date 3/26/2010			
Location 268 SPRING ST	CBL 056 1012001	Status Re-Inspect 7 Days			
Code	InvExt	Floor	Unit No.	Area	Compliance Date

1) 6-108.(a) Exterior

Violation: Foundations cellars, exterior walls, roofs

Notes: The shed like structure on the back of the building must be completed reconstructed or demolished. A permit is required.

2) 6-109.5. Exterior

Violation: Unoccupied residential structures

Notes:

Sec. 6 109.5. Standards for unoccupied residential structures.
The owner of any unoccupied structure containing dwelling units or rooming units or any combination thereof shall comply with the following minimum standards:

(a) Foundations, basements, cellars, exterior walls, roofs. Every foundation, basement, cellar, exterior wall and roof shall be substantially weathertight, watertight and vermin proof; shall be structurally sound and in good repair, and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed thereon. Every exterior wall or portion thereof shall be painted or stained. Water from roofs shall be so drained and conveyed therefrom as not to cause repeatedly wet floors, walls or ceilings, or hazard to adjacent buildings or the occupants thereof.

(b) Interior floors, walls, ceilings and doors. Every floor, wall, ceiling and door shall be in a structurally sound condition and shall be substantially vermin proof.

(c) Exterior windows, doors and skylights. Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight and vermin proof, and shall be kept secured to prevent ingress of people and animals.

(d) Stairways, stairwells, stairs and porches. Every outside stairway, stairwell, stairs and porch and any appurtenances thereto shall be structurally sound, in good repair and safe to use.

(e) Chimneys, flues and vent. Every chimney shall be structurally sound and in good repair.

(f) Rodent and vermin control. All unoccupied structures and exterior property shall be kept free from rodent and vermin infestation. Where rodents and vermin are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. Every owner or operator of an unoccupied residential structure shall be responsible for the extermination of such rodent and vermin or pest whenever infestation exists.
(Ord. No. 172B 94, 2 7 94)

Comments: 3/26/2010 11 a.m. called 317-1422 mailbox full not accepting messages. Neighbor on left side has constructed a new fence very close to building footprint. It appears new raked materials put in back of 268 Spring. The deteriorated back piece remains unrepaired. Smh

COPY



PORTLAND, MAINE

Strengthening a Remarkable City. Building a Community for Life - www.portlandmaine.gov

*Director of Planning and Urban Development
Penny St. Louis Lirrell*

*Inspection Services, Director
Tammy M. Munson*

COPY

March 26, 2010

POMROY BETTY A
PO BOX 432
WESTBROOK, ME 04098

CBI: 056 1012001
Located at 268 SPRING ST

Certified Mail 7009 0820 0001 4187 9318

Dear Pomroy Betty A,

NOTICE OF INTENT TO PROSECUTE

An evaluation of the above-referenced property on 03/26/2010 revealed that the structure and premises fails to comply with previous violation notices sent to you. Attached is a list of those violations.

The property continues to be in violation of Article V. Of the Housing Code of the City of Portland. All referenced violations shall be corrected within 5 days of the date of this notice. A re-inspection of the premises will occur on 04/02/2010 at which time compliance will be required.

This is a notice of intent to prosecute. The matter is being referred to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code, and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is a letter of intent to prosecute, and that Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee due to the repeated violations.

This must be paid prior to 04/02/2010. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code.

Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

Suzanne Hunt @ (207) 874-8707
Building Inspector

COPY

January 13, 2010

COPY

Ms. Betty Pomroy
P.O. Box 432
Westbrook, Maine 04098

Re: 268 Spring Street, 91 Holm Avenue and 66 Federal Street

Dear Ms. Pomroy:

This letter is written to memorialize our discussions at the meeting today regarding several violations of the Portland City Code of Ordinances (the "Code") on your property located 268 Spring Street, 91 Holm Avenue and 66 Federal Street. During the meeting a number of items were discussed and you agreed to do the following:

- 1) **268 Spring Street** – Remove the tree limb from the driveway, re-point the chimney and fix bricks as necessary, replace and repair the basement windows (with review and approval by Historic Preservation), within thirty (30) days obtain a demolition permit and promptly thereafter demolish the shed on the side of the building and rehabilitate and repair the building (including, but not limited to closing up any open doorways and replacing the siding) after the demolition is complete.

- 2) **91 Holm Avenue and 66 Federal Street** – To an inspection (both interior and exterior) of 91 Holm Avenue and 66 Federal Street on **January 22, 2010 at 1:30pm** (Jon Rioux will meet you at 91 Holm Avenue for these inspections).

Thank you for meeting with City staff regarding these properties. We look forward to meeting with you again on **Wednesday January 27, 2010 at 1:00pm** in order to address any issues found during the inspections of 91 Holm Avenue and 66 Federal Street, and to follow-up on your progress at 268 Spring Street.

Sincerely,

Danielle P. West-Chuhra
Associate Corporation Counsel

cc: Jon Rioux, Building Inspections
Suzanne Hunt, Building Inspections

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100614

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that Pomroy Betty A/David Dipiero has permission to Demolition of two story storage shed attached to the back of the building

AT 268 Spring St

CRL 056 1012001 JUN 7 2010

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 lathed or otherwise closed-in. 24 HOUR NOTICES 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 _____

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Annex Bank 6/7/10