

PERMIT ISSUED

Permit	
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Location of Construction: 428 St John St	Owner Name: Forsley-plata Elizabeth A	Owner Address: 428 St John St	City: CITY OF PORTLAND	Zone: RS
Business Name:	Contractor Name: Mike Mahoney	Contractor Address: 107 Pleasant Ave. Portland	Phone: 2078076805	
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Duplex	CEO District: 3	Permit Fee: \$66.00
Past Use:	Proposed Use: Two Family w/dormer addition & demo of garage	Cost of Work: \$5,000.00	INSPECTION: Use Group: R3 Type: 5B BEAT 1999	Signature: JMB 6/1/04
Proposed Project Description: 12' x 12' dormer to 3rd floor for office/den, demolish existing garage		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Permit Taken By: jmb		Date Applied For: 06/01/2004		

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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"/>	<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	<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>Approved to remain 2 Family</i> Date: JMB 06/01/04	Date:	Date: JMB

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: 04-0697	Date Applied For: 06/01/2004	CBL: 066 F011001
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Location of Construction: 428 St John St	Owner Name: Forsley-plata Elizabeth A	Owner Address: 428 St John St	Phone: () 450-1104
Business Name:	Contractor Name: Mike Mahoney	Contractor Address: 107 Pleasant Ave. Portland	Phone: (207) 807-6805
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Two Family w/dormer addition & demo of garage

12' x 12' dormer to 3rd floor for office/den, demolish existing garage

Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 06/01/2004**Note:** **Ok to Issue:**

- 1) Sec. 14-436(a) allows a 50% expansion of 1st floor footprint for non-conforming lot size. This dormer is under 100s.f. Of expansion.
- 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 06/01/2004**Note:** **Ok to Issue:**

- 1) Inspector be aware of the existing chimney penetration on the new dormer for height clearances.
- 2) The added living space is to be used as an office/den and not allowed as a bedroom due to not meeting the egress requirements.
- 3) Separate permits are required for any electrical, plumbing, or heating.

All Purpose 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>428 St John's Portland</u>		
Total Square Footage of Proposed Structure <u>144 SF</u>	Square Footage of Lot <u>5500 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>066 F 091 0011</u>	Owner: <u>ELIZABETH FORSLER KING</u>	Telephone: <u>458-1104</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>MIKE MADDOXY 107 PLEASANT AVE PORTLAND</u>	cost Of Work: \$ <u>5000.00</u> Fee: \$ <u>66.00</u>
Current use: <u>2 FAMILY PORTLAND</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>12 FOOT DORMER</u>		
Project description: <u>& Demolition of Garage</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>M = Mike Maddoxy</u>		
Mailing address: <u>107 PLEASANT AVE PORTLAND NE 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and view the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>807 6805</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>5/25/04</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**



CITY OF PORTLAND

The Demolition Call List must be submitted with a Building Permit Application

Property location: 428 St Johns St
Portland ME

Chart/Block/Lot CD 001 FOLL 001

The call list below must be submitted with the building permit application. Please note any "commercial use" demolition will need additional approvals.

When making the submission please include a plot plan showing the location of the structure that is being removed along with a photograph. You may not remove or disconnect any type of lines (private or public) until you have received an **approved building permit**. If the building does not have one of the below utilities please put "does not apply". All Departments in bold must be notified under all circumstances.

City Approvals

<u>Department</u>	<u>Number</u>	<u>Contact</u>	<u>Date/Who you spoke with</u>
Public Works Sewer	874-5468	Clifford Farris	<u>Does Not Apply</u>
Public Works Traffic	874-8437	Gary Dobson	<u>Does Not Apply</u>
(if structure is being moved to another location)			
Public Works Sealed Drain Permit	874-8822	Carol Merritt	<u>Does Not Apply</u>
Historical Preservation	874-8726	Deb Andrews	<u>Does Not Apply</u>
Fire Dispatch	874-8576	Dispatcher on Duty	<u>DIAR</u>

Utility Approvals

Dig Safe	1-888-344-7233	Customer Service	<u>874 8722</u> <u>BU WEBERMAN</u> <u>2004 06 42</u>
(must receive 72 hours notice before digging can begin)			
Asbestos	1-207-287-2651	Ed Antz	<u>Does Not Apply</u>

I have contacted all the necessary companies and departments as indicated above

Signature: [Handwritten Signature] Date: 5/27/04

Notify abutters letters sent

2004 06 42

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	066 F011001
Location	428 ST JOHN ST
Land Use	TWO FAMILY
Owner Address	FORSLEY-PLATA ELIZABETH A 428 ST JOHN ST PORTLAND ME 04102
Book/Page	14797/217
Legal	66-F-11 ST JOHN ST 426-428 5500 SF

Valuation Information

Land	Building	Total
\$31,710	\$60,690	\$92,400

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	Old Style	2	1788	0.126	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	2		6	Unfin	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1940	18X28	C	A

Sales Information

Date	Type	Price	Book/Page
06/01/1999	LAND + BLDING	\$110,000	14797-217
05/01/1993	LAND + BLDING		10692-339

Picture and Sketch

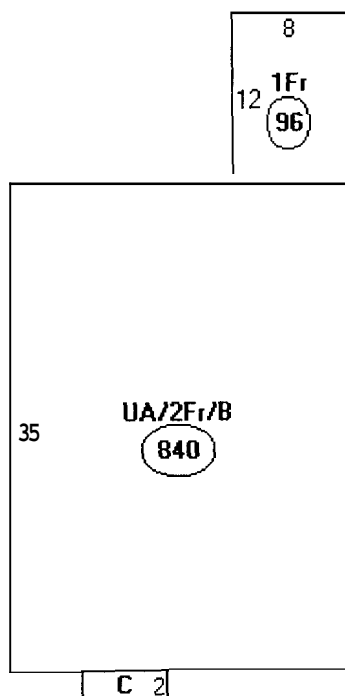
Picture Sketch

[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!





Descriptor/Area

A: UA/2Fr/B
840 sqft

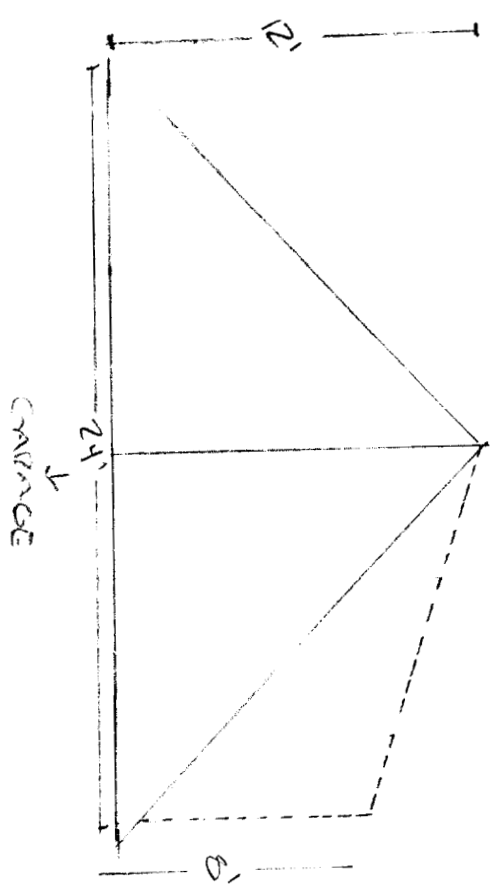
B: 1Fr
96 sqft

C: FBAY
12 sqft

428 ST JOHN ST
 BIRMINGHAM FORECASTLE BRIDGE
 OVER TOLL BOO

ST JOHNS

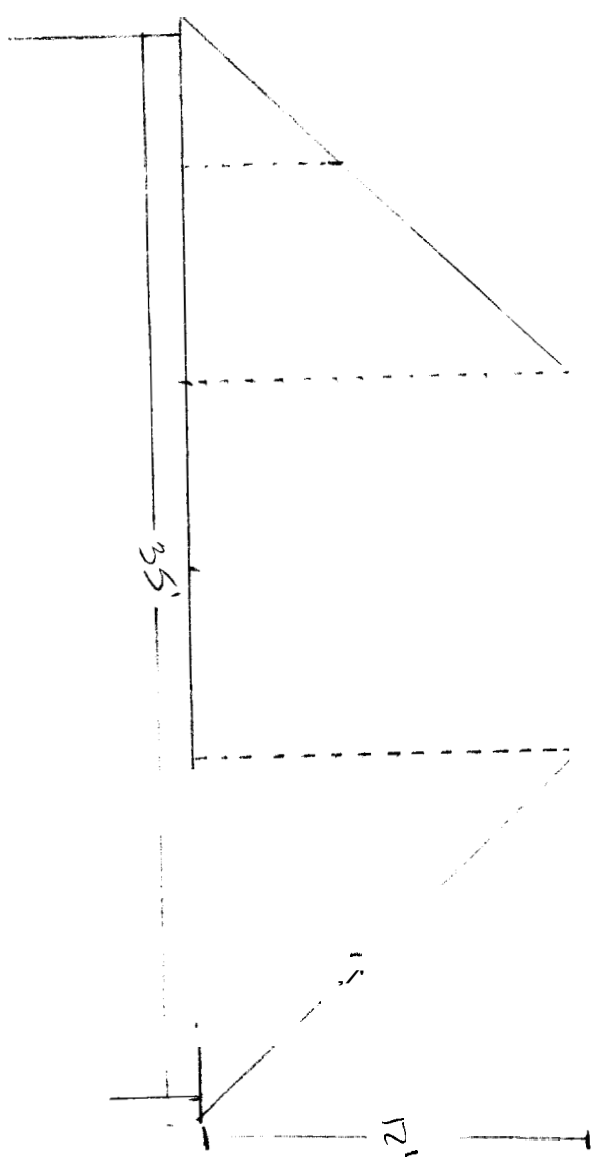
60 to 1



DRIVEWAY

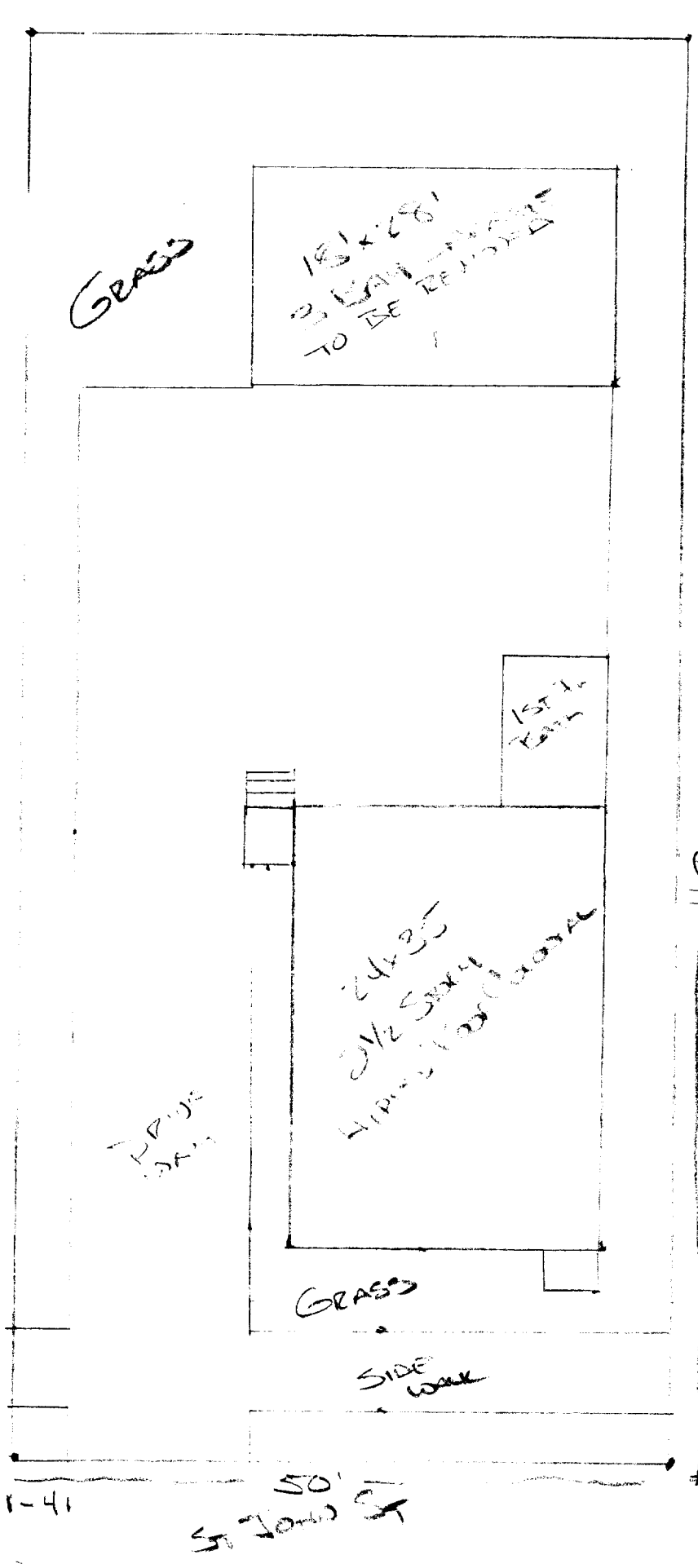
BRIDGE 12' x 12'
 WITH CONCRETE
 SET DRILLING STEEL
 2 TIE BARS IN SHOULDER
 2000 TONS WEIGHT

GARAGE



DRIVEWAY

ST JOHN ST



SCALE 1/2" = 1'

428 St Toward St

Property Tax Parcel
006 T011 001

Sec. 14-436(a)
allows a 50%
Expansion when
Lot size is
non-conforming

17
35
110
12
21

1-41

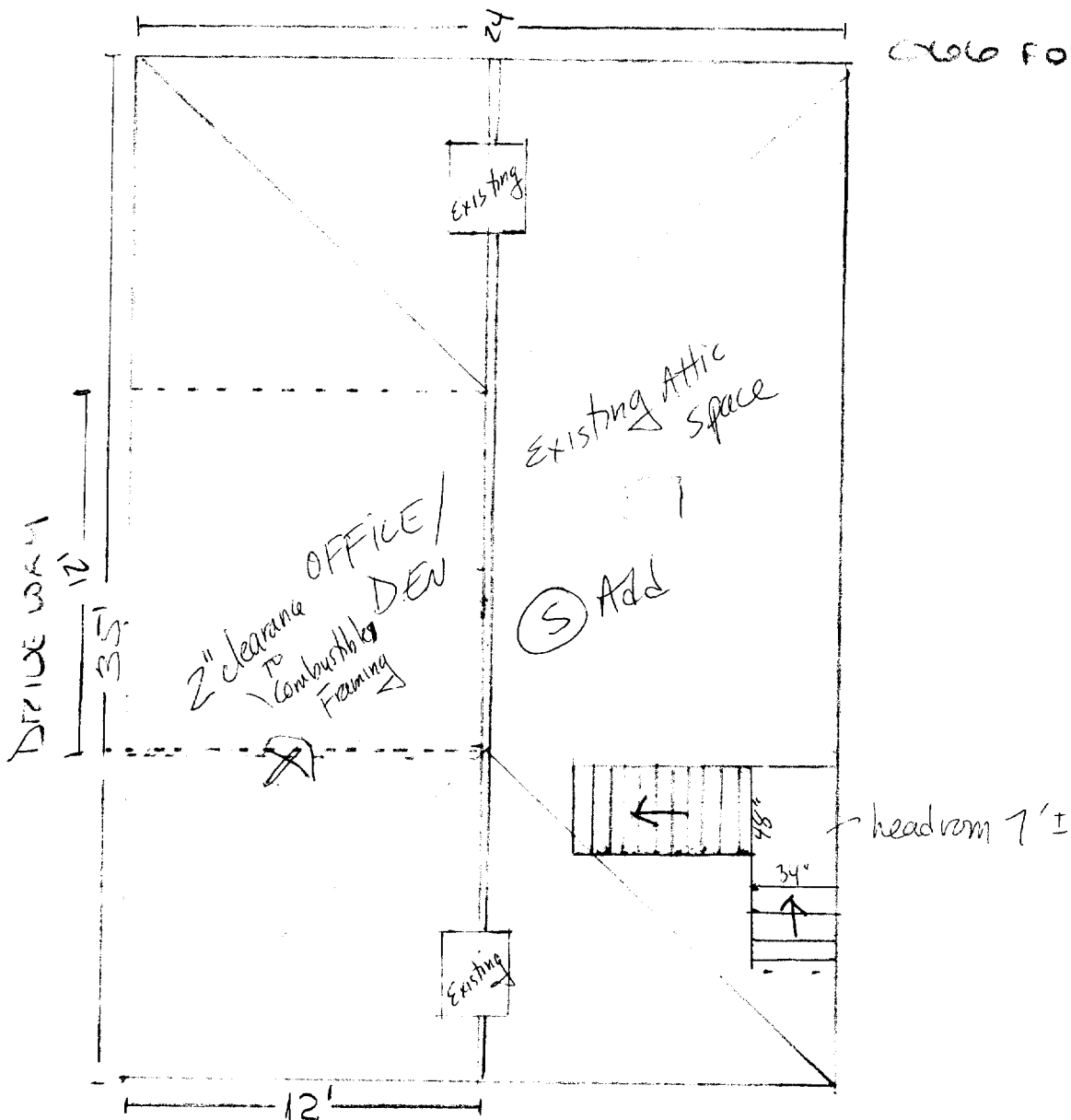
50'
St Toward St

GARAGE

SCALE 1/8" = 1'-0"

428 ST JOHN ST
ELIZABETH FORSLY
PLANN

066 F011 001



ST JOHN ST

FLOOR JOIST 8x8 16 O.C.
PARTIAL 2x6
SUBFLOOR 3/4" Plywood

WOOD TRIM 1 1/2" x 1 1/2" x 1 1/2"
SUBFLOOR

DRIVE WAY HEIGHT 7'-0"

STAIRWAY WIDTH 34"
RISERS 4"
TREADS 10"

066	011	001	01001	110	418	ST. JOHN ST	10	111	1611	10	10	10
UNIT	SECTION	BLK	LOT	UNIT NO.	LAND NUMBER	SHEET NAME	CLASS	STREET CODE	STREET NAME	LAND USE	ROUTE	

0 NE of MAI = N ADDRESS

1	0 BRION MARK D & ROSANNE N JTS	04102	LEGAL DESCRIPTION
2	428 ST JOHN ST		
3	PORILAND, MAINE		

66-F-11
ST JOHN ST 426-428
5500 SF

DELETED	300-330	0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
1	1 Regular Lot	L									
2	2 Apartment Site	L									
3	5 Waterfront	S									
4	ACREAGE	A									
5	1 Primary Site	A									
6	2 Secondary Site	A									
7	3 Underdeveloped	A									
8	4 Marshland	A									
9	5 V. Waterfront	A									
0	0 TOTAL	S									

LAND DATA & COMPUTATIONS

ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
106	108	108	002090	120			06

INFLUENCE FACTORS	1 Unimproved	2 Location	3 Topography	4 Size or Shape	5 Economic	6 Misimprovement	7 Restrictions	8 Corner	9 View	9 Traffic
2										

MEMORANDUM
Adjacent to 395 Knobs Highway
1st 2nd 3rd 4th 5th 6th 7th 8th 9th
2nd 3rd 4th 5th 6th 7th 8th 9th

PROPERTY FACTORS	411 UTILITIES	421 STREET/ROAD	441 TRAFFIC	VALUE SUMMARY	PREVIOUS ASSESSMENT
PAVED	SEMI-IMPROVED	LIGHT	2	LAND	8760
UNPAVED	PROPOSED	HEAVY	3	BUILDING	30620
CURB & GUTTER	SIDEWALK	ALLEY	6	TOTAL	39380

SALES DATA	MO YR	TYPE	AMOUNT	SOURCE	VALID
0	Valid Sale				
1	Land				
2	Land and Buildings				
3	Building				

ENTRANCE CODES	INFO CODES
0 Entrance and Signature Gained	0 Owner
1 Entrance Gained	1 Tenant
2 Not Applicable, Unimproved Parcel	2 Other
3 Entrance and Information Refused	
4 Entrance Refused, Information at Door	
5 Currently Unoccupied	
6 Estimated for Miscellaneous Reasons (See Memorandum)	
7 Occupant Not at Home	

SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.

SIGNATURE: *Mark D. Brion* DATE INSPECTED: 1-19-92 REASON: MIS COLLECTOR: *DVE*

LAND VALUE: REASON: DATE REVIEWER: *SW*

MARKET REVIEW TOTAL VALUE: MONTH/DAV/YEAR REVIEW

EXEMPT VALUE: REASON: DATE

1 DELETE 505-533
 2 VACANT DWELLING
 3 STORY HEIGHT 2.5
 4 OTHER 3.0

1 RAISED RANCH
 2 SPLIT LEVEL
 3 RANCH
 4 CAPE
 5 COLONIAL
 6 CONDO
 7 CONTEMP.
 8 TOWNHSE/ROW
 9 COTTAGE
 10 BUNGALOW
 11 BUNGALOW
 12 DUPLEX
 13 MANSION
 14 CARRIBEL
 15 GARRISON
 16 OTHER

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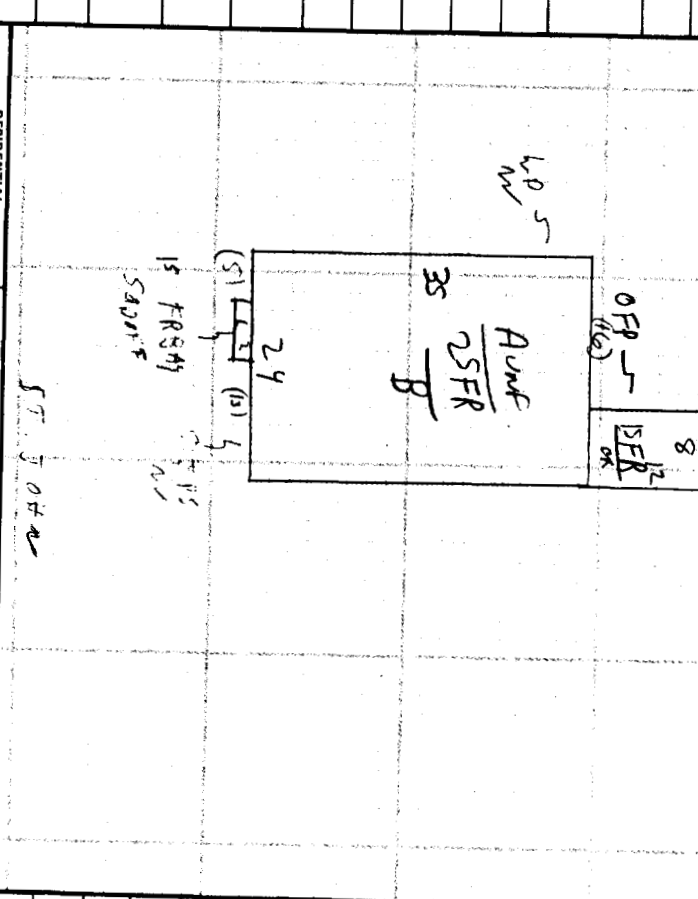
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NO	BER	DATE	AMOUNT	DESCRIPTION
474				
481				
482				
483				
484				
485				

ADD	CD	LWR	1ST	2ND	3RD	AREA
601	A1					
602	A2					
603	A3					
604	A4					
605	A5					
606	A6					
607	A7					
608	A8					



RC1	RC2	RC3	RC4	RC5	RC6	RC7	RC8	RC9	RC10
Canopy	Detached Garage	Brick/Stone Detached Garage	Frame Shed	Metal Shed	Plastic Liner	Pre fabricated Vinyl	Reinforced Concrete	Fiberglass	Gunit

TYPE CODE	LOT/ YR	SIZE	G	COND	RATE	BASE VALUE	MA	MOD CODES	TUE VALUE
799	DELETE 801-810								
801	R61 D1 40	18 X 028	C	A					
802									
803									
804									

BASE PRICE	HEATING	PLUMBING	ATTIC	ADDITIONS	OTHER FEATURES ES	SUB TOTAL	X GRADE FACTOR R	X C & D FACTOR	X MARKET ADJ.	X TRUE VALUE

BUILDING PERMIT INSPECTION PROCEDURES

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

~~JB~~ -construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds, Development Review Coordinator at 874-8632~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

NA **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **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.

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of Applicant/Designee

6/1/04
Date

[Signature]
Signature of Inspections Official

06/1/04
Date

CBL: 66-F-11

Building Permit #: 04-0697

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

**OF WORK
PERMIT ISSUED**

JUN 01 2004

Permit Number: 040697

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Forsley-plata Elizabeth A/Michael Mahone
 has permission to 12'x 12' dormer to 3rd floor office/dormer demolition existing garage
 AT 428 St John St 066 F011001

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 laid or occupied closed-in.
48 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

Jamie Banks 6/1/04
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD