

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100306

Please Read Application And Notes, if Any, Attached

This is to certify that DIPPIETRO DAVID D. & FERN M. DIPPIETRO ITS/ David Dipietro has permission to add porch to left of house

AT 232 VIRGINIA ST CBL 400 A049001

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 NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REPAIRS **PERMITS ISSUED**

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board APR 16 2010  
Other \_\_\_\_\_

Department Name City of Portland **PENALTY FOR REMOVING THIS CARD**  
Director - Building & Inspection Services

SCANNED



# 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*

*Inspection Services, Director  
Tammy M. Munson*

October 28, 2011

David D & Fern M Dipietro  
232 Virginia St  
Portland, Maine 04103

**CBL: 400 A049001**  
**Located at 232 Virginia St.**

**Mail**

Dear David & Fern,

This letter verifies that Construction performed under Building Permit # 10-0306 & 09-1394 issued by the City of Portland at the above address has been completed. Inspections have been recorded and the work appears to be in accordance with the applicable code requirements. This does not certify that the property is free of building code violations.

If you have any questions, feel free to contact me at this office.

Sincerely,

Nicholas Adams  
Code Enforcement Officer  
207-874-8789



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

\_\_\_\_\_ 9-30 20 10 \_\_\_\_\_

Received from David DiPietro

Location of Work 232 Virginia

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

**Total:** 40

Building (I1)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 402A-99

Check #: 4730 **Total Collected \$** 40

**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 - Building or Use Permit Application**

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

Permit No: 10-0306	Issue Date:	CBL: 400 A049001 <sup>650</sup>
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Location of Construction: 232 VIRGINIA ST	Owner Name: DIPIETRO DAVID D & FERN M	Owner Address: 232 VIRGINIA ST	Phone:
Business Name:	Contractor Name: David Dipietro	Contractor Address: 221 Virginia Street Portland	Phone 2078317914
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - add porch to left of house	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 4
Proposed Project Description: add porch to left of house		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB <i>TRC 2003</i>	
		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: Idobson	Date Applied For: 03/30/2010	<b>Zoning Approval</b>		
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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..

<b>Special Zone or Reviews</b> <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>3/30/10</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <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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**PERMIT ISSUED**

APR 16 2010

City of Portland

**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.

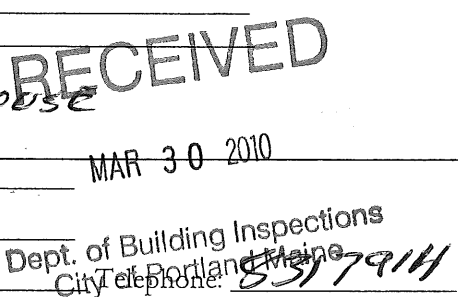
\_\_\_\_\_  
SIGNATURE OF APPLICANT ADDRESS DATE PHONE

\_\_\_\_\_  
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE



# 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.

Location/Address of Construction: <u>232 Virginia</u>		
Total Square Footage of Proposed Structure/Area <u>231 SF</u>	Square Footage of Lot <u>7000</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>400</u> Block# <u>A</u> Lot# <u>49</u>	Applicant *must be owner, Lessee or Buyer* Name <u>DAVID DIPIETRO</u> Address <u>232 VIRGINIA ST</u> City, State & Zip <u>PORTLAND</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>DAVID DIPIETRO</u> Address <u>221 VIRGINIA ST</u> City, State & Zip <u>PORTLAND</u>	Cost Of Work: \$ <u>2000</u> C of O Fee: \$ _____ Total Fee: \$ <u>40</u>
Current legal use (i.e. single family) <u>SINGLE FAM</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>HOVIE</u> Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>ADD PORCH ON LEFT OF HOUSE</u>		
Contractor's name: <u>DAVID DIPIETRO</u>		
Address: <u>221 VIRGINIA ST</u>		
City, State & Zip <u>PORTLAND</u>		
Who should we contact when the permit is ready: <u>DAVID</u> Telephone: _____		
Mailing address: <u>221 VIRGINIA ST</u>		

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.

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:  Date: 3-30-10

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

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

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

<b>Permit No:</b> 10-0306	<b>Date Applied For:</b> 03/30/2010	<b>CBL:</b> 400 A049001
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<b>Location of Construction:</b> 232 VIRGINIA ST	<b>Owner Name:</b> DIPIETRO DAVID D & FERN M	<b>Owner Address:</b> 232 VIRGINIA ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> David Dipietro	<b>Contractor Address:</b> 221 Virginia Street Portland	<b>Phone</b> (207) 831-7914
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - add porch to left of house	<b>Proposed Project Description:</b> add porch to left of house
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 03/30/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</li> <li>2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 04/15/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) The carrying beam carrying the roof rafters must be a minimum of 2- 2"x8"-s.</li> <li>2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</li> </ol>			

## 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 Inspection 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 with construction.

Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

Framing inspection required.

Final inspection required.

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

R-3 Zone

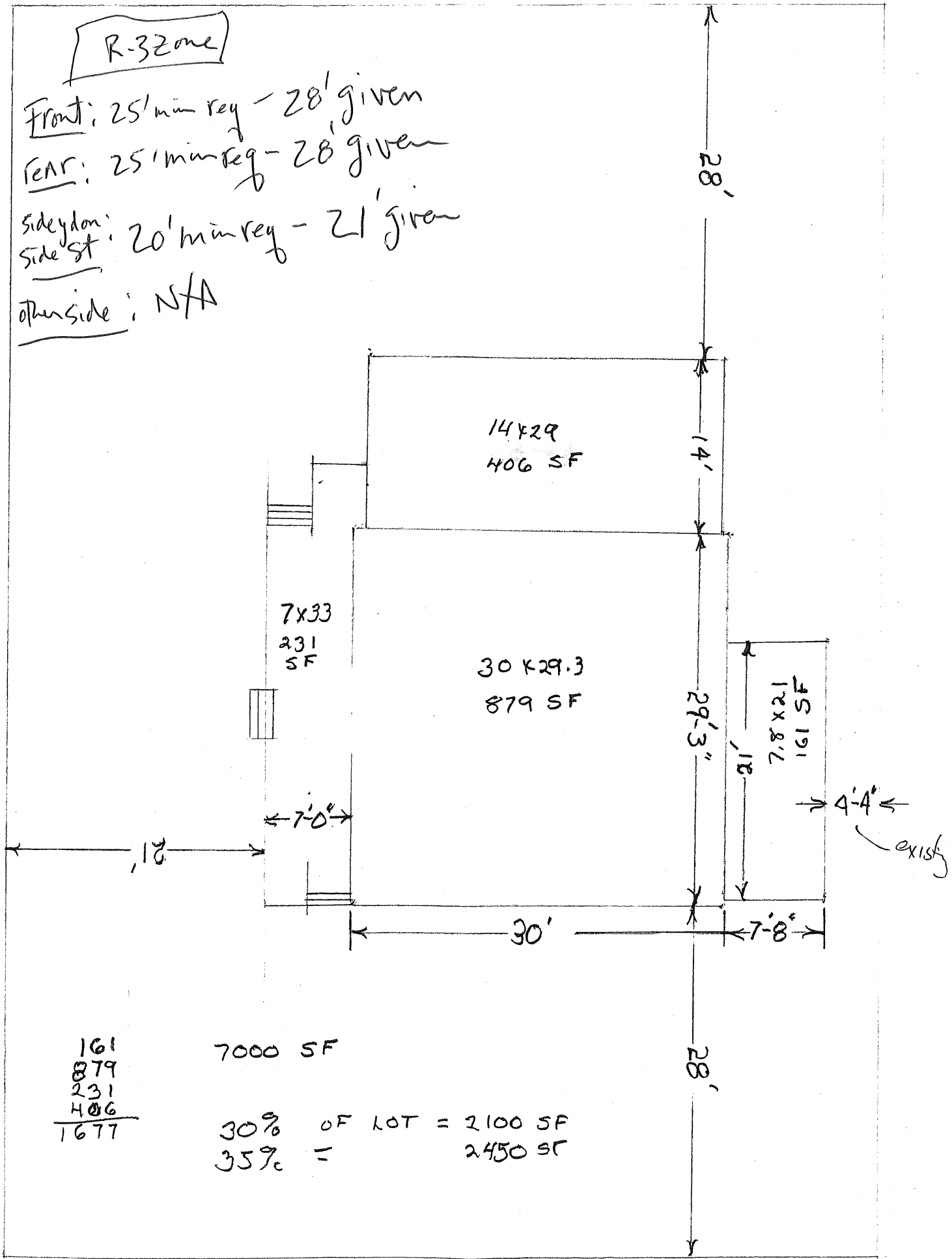
Front: 25' min req - 28' given

rear: 25' min req - 28' given

side/don: 20' min req - 21' given

other side: N/A

Side Street - Wyoming Ave



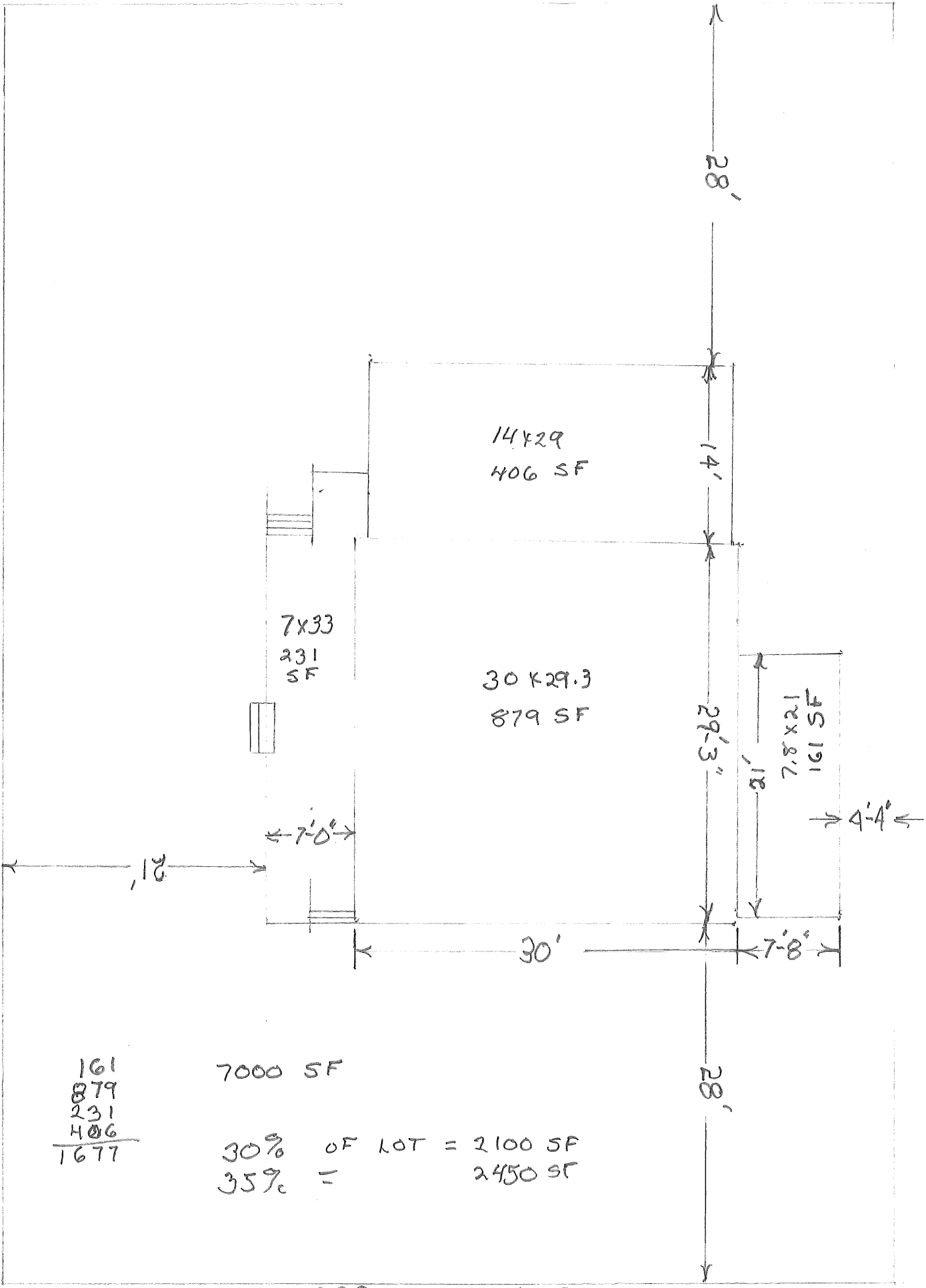
161  
879  
231  
406  
-----  
1677

7000 SF

30% OF LOT = 2100 SF  
35% = 2450 SF

232 VIRGINIA ST





161  
 879  
 231  
 406  
 1677

7000 SF

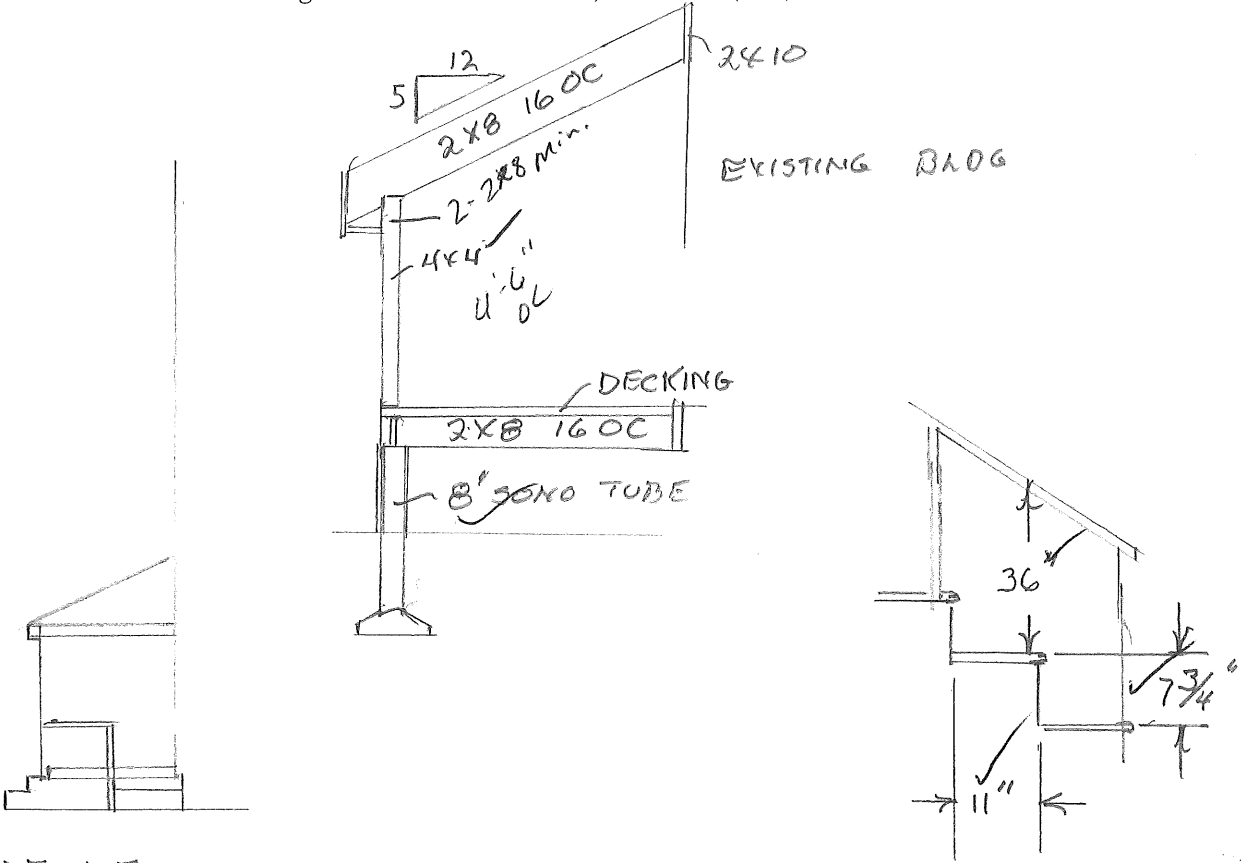
30% OF LOT = 2100 SF  
 35% = 2450 SF

232 VIRGINIA ST

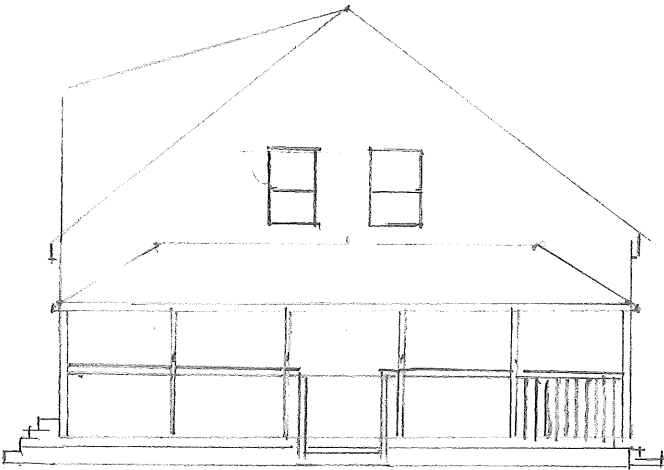
David D. DiPietro  
General Contractor

Top Quality Workmanship • Free Estimates • Commercial & Residential

221 Virginia Street • Portland, Maine • (207) 797-9531

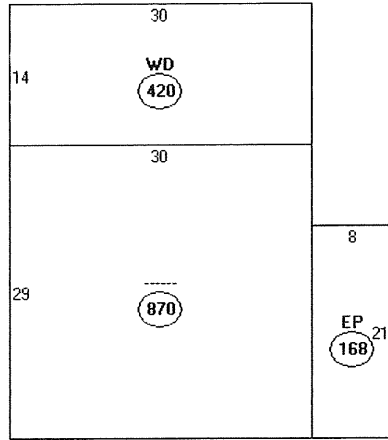


SIDE VIEW



FRONT VIEW

# R-3 Zone



Descriptor/Area  
 A: .....  
 870 sqft  
 B: WD  
 420 sqft  
 C: EP  
 168 sqft

231 - New

1689

Also ok

2 lots  
 #49,50  
 $7000 \text{ \$} \times 35\% = 2450 \text{ \$}$

2450

ok

879  
 406  
 161

231  
 1677

- New items? included?

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 091394

Please Read Application And Notes, If Any, Attached

DIPIETRO DAVID D & FERN M DIPIETRO JTS/David Dipietro

### PERMIT ISSUED

This is to certify that

Raise roof of a ranch and creating a cape with a dormer. - New roof over side porch

has permission to

AT 232 VIRGINIA ST

CBL 400 A049 DEC 10 2009

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 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

*Thomas M. Mally* 12/10/09  
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: 09-1394	Issue Date:	CBL: 400 A049001
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Location of Construction: 232 VIRGINIA ST	Owner Name: DIPIETRO DAVID D & FERN M	Owner Address: 232 VIRGINIA ST	Phone:
Business Name:	Contractor Name: David Dipietro	Contractor Address: 221 Virginia Street Portland	Phone 2078317914
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home - ranch	Proposed Use: Single Family Home - Raise roof of a ranch and creating a cape with a dormer- new roof over side porch	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 4	7000 <sup>4</sup>
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Proposed Project Description: Raise roof of a ranch and creating a cape with a dormer. - New roof over side porch	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
	Signature:	Signature:

Permit Taken By: Ldobson	Date Applied For: 12/08/2009	<b>Zoning Approval</b>
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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.

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>14-436(B) 80% increase Allowed - 28% being used</i> <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>9.12/8/09</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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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**PERMIT ISSUED**  
 DEC 10 2009  
 City of Portland

**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

04-20-10 Close-In: (Hanna's 2100's req. on clothes washer, advised  
contractor of 6" 8" rule for stairwell hoodroom,  
interconnected smoke & CO det. requirements  
Elec. not 100% complete JGR  
(Panel & few outlets)

10-21-11

- Hanna's 2100's Wash/DISH
- Dryer Work
- Check Elec
- Light in Seattle Hole
- 1/2" Pipe Fences
- Support 4" Pipe in Basement
- Framing of Porch not required
- Air gap DISH



# 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.

Location/Address of Construction: <u>232 VIRGINIA ST PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>900 SF</u>	Square Footage of Lot <u>7000</u>	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>232      A      049</u>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>DAVID DIPIETRO</u> Address <u>221 VIRGINIA ST</u> City, State & Zip <u>04103</u>	Telephone: <u>831 7914</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>15,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>170</u>
Current legal use (i.e. <u>single family</u> ) <u>making a 1 story into a 2 story (CAPE LIKE)</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>RAISE ROOF AND CHANGE WALL LAYOUT ON 1ST FLOOR</u> <u>Need more structural - plus</u>		
Contractor's name: <u>DAVID DIPIETRO</u> <u>Example -&gt; STAIRS etc</u> Address: <u>221 VIRGINIA ST</u> City, State & Zip <u>04103</u> Telephone: <u>831 7914</u> Who should we contact when the permit is ready: <u>DAVID</u> Telephone: _____ Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

RECEIVED

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.

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: 12-8-9

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

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

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

<b>Permit No:</b> 09-1394	<b>Date Applied For:</b> 12/08/2009	<b>CBL:</b> 400 A049001
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<b>Location of Construction:</b> 232 VIRGINIA ST	<b>Owner Name:</b> DIPIETRO DAVID D & FERN M	<b>Owner Address:</b> 232 VIRGINIA ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> David Dipietro	<b>Contractor Address:</b> 221 Virginia Street Portland	<b>Phone</b> (207) 831-7914
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Raise roof of a ranch and creating a cape with a dormer- new roof over side porch	<b>Proposed Project Description:</b> Raise roof of a ranch and creating a cape with a dormer. - New roof over side porch
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 12/08/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) Separate permits shall be required for future decks, sheds, pools, and/or garages.</li> <li>2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</li> <li>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 12/10/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. Carbon Monoxide Detectors are required when additional bedroom added to existing single family dwelling. That detection must be powered by the electrical service in the building AND battery.</li> <li>2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.</li> <li>3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.</li> <li>4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</li> </ol>			

<b>Comments:</b> 12/8/2009-mes: This permit is a little bit more than what was first conveyed - it is actually adding a 2nd story - going from a ranch to a cape with a dormer - I need more information on what is existing for a roof line to the new roof line - I also told David that we will need better structurals including the new stair way details. David brought more plans in later in the day - He is using 28% of the allowable 80% (14-436b)
--



**Sec. 14-436. Building extensions.**

Existing non-residential and residential principal structures which are nonconforming as to any area and/or yard requirements may be enlarged within the existing footprint subject to the following provisions:

(a) *For principal structures lawfully nonconforming as to land area per dwelling unit as of July 19, 1988:* The floor area of the expansion shall be limited to no more than fifty (50) percent of the first floor footprint.

City of Portland, Maine  
Code of Ordinances  
Sec 14-436

Land Use  
Chapter 14  
Rev. 2-21-01

The additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures needed to provide the minimum height required for habitable space while preserving the existing roof configuration to the maximum extent possible.

(b) *For residential principal structures conforming as to land area per dwelling unit as of July 19, 1988, but lawfully nonconforming as to any yard setback or nonresidential principal structures that are lawfully nonconforming as to any yard setback:* The floor area of the expansion shall be limited to no more than eighty (80) percent of the first floor footprint. The additional floor area shall be created by raising the existing roof configuration the minimum amount required to create an additional story of habitable space, or by the use of dormers, turrets or similar structures.

*See d  
and  
Section 14-437*

Building expansions under this section may occur only once during the lifetime of an existing structure.

(Ord. No. 61-97, 8-18-97; Ord. No. 284-99, §3, 5-17-99, enacted as an emergency to take effect immediately pursuant to Article II, Sec. 8 of the Portland City Charter)

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\*Editor's note--Ord. No. 61-97, adopted Aug. 18, 1997, repealed former § 14-436 and enacted similar new provisions as herein set out. Formerly, such section derived from § 602.19.0 of the 1968 Code as amended by Ord. No. 92-88, adopted July 19, 1988.  
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**Sec. 14-437. Setback reductions.**

(a) *Authority.* The zoning administrator may grant setback reductions to the extent provided by this section.

(b) *Procedure.* Application for a setback reduction shall be submitted to the zoning administrator.

Assessor's Office | 389 Congress Street | Portland, Maine 04103 | Room 115 | (207) 871-8486

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**Current Owner Information:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

**CBL** 400 A049001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 232 VIRGINIA ST  
**Owner Information** DIPIETRO DAVID D & FERN M DIPIETRO JTS  
 232 VIRGINIA ST  
 PORTLAND ME 04103  
**Book and Page** 27332/010  
**Legal Description** 400-A-49-50  
 VIRGINIA ST 230-234  
 WYOMING AVE  
 7000 SF  
**Acres** 0.161

**Current Assessed Valuation:**

**TAX ACCT NO.** 41082 **OWNER OF RECORD AS OF APRIL 2009**  
 LANDRY VERA M LIFE ESTATE  
**LAND VALUE** \$66,300.00 232 VIRGINIA ST  
**BUILDING VALUE** \$90,300.00 PORTLAND ME 04103  
**HOMESTEAD EXEMPTION** (\$12,350.00)  
**NET TAXABLE - REAL ESTATE** \$144,250.00  
**TAX AMOUNT** \$2,559.00

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

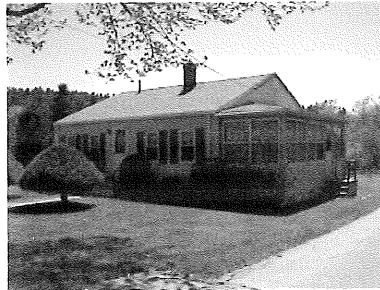
**Building Information:**

Card 1 of 1

**Year Built** 1942  
**Style/Structure Type** RANCH  
**# Stories** 1  
**Bedrooms** 3  
**Full Baths** 1  
**Total Rooms** 5  
**Attic** NONE  
**Basement** FULL  
**Square Feet** 870

[View Sketch](#)

[View Map](#)

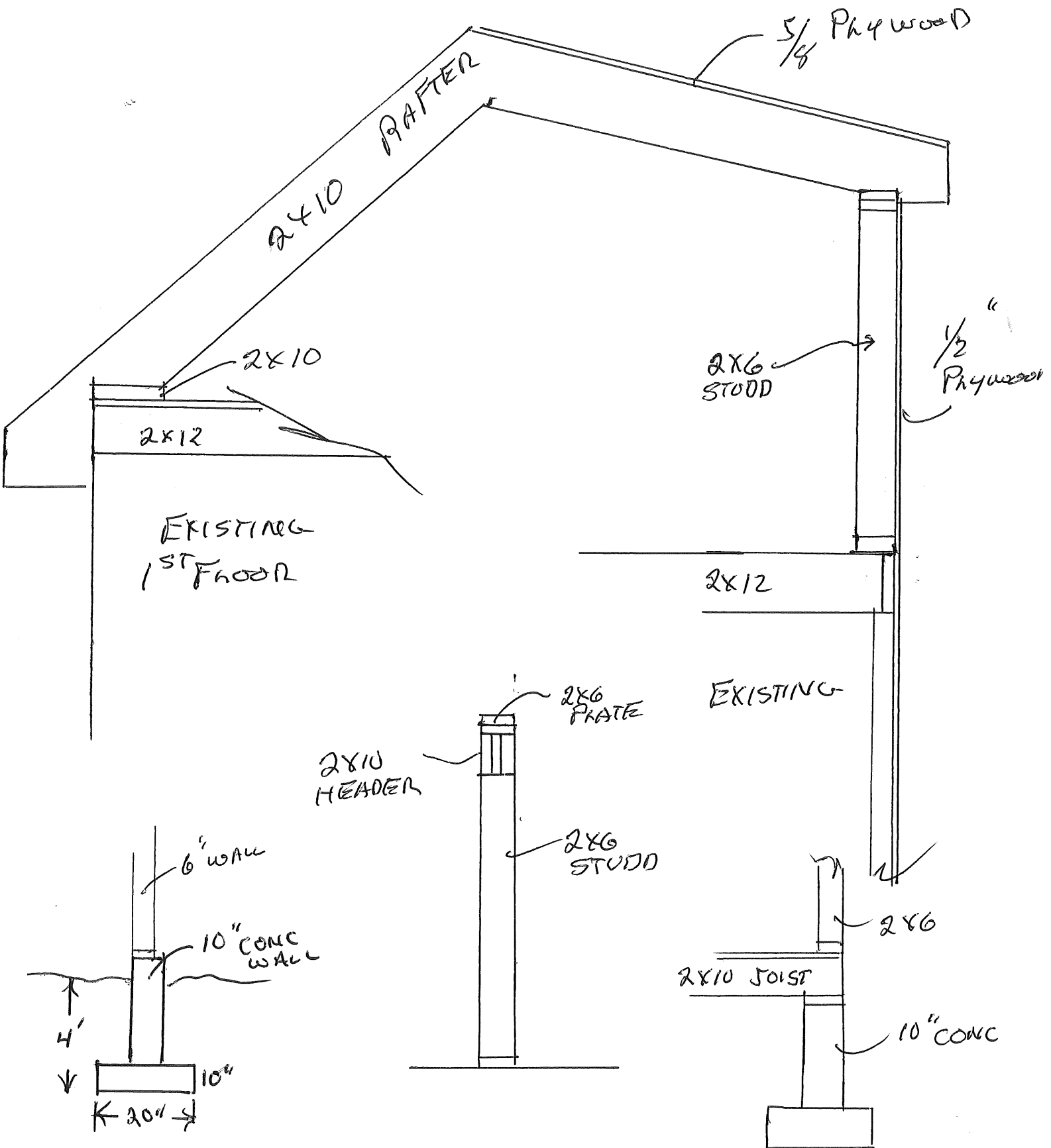


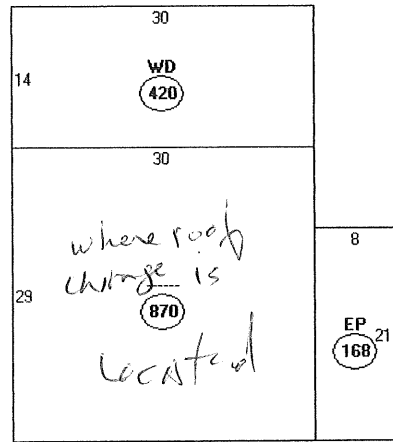
**Sales Information:**

Sale Date	Type	Price	Book/Page
10/19/2009	LAND + BUILDING	\$0.00	27332/010
8/24/2009	LAND + BUILDING	\$0.00	27198/265
8/27/2001	LAND + BUILDING	\$0.00	16673/34
1/23/1997	LAND + BUILDING	\$0.00	/

[New Search!](#)

232 VIRGINIA ST





Descriptor/Area	
A: ----	870 sqft
B: WD	420 sqft
C: EP	168 sqft

870  
420  
168  

---

1458#  
Existing footprint

using "B" of A-436

Z-3 has  
land area A

$$1458\# \times 80\% = 1166.4\# \text{ max increase for 2nd floor}$$

$$11.5' \times 30' = 345\# \text{ Existing in 2nd floor}$$

$$25' \times 30' = 750\# \text{ New Area}$$

$$\begin{array}{r} 750 \\ - 345 \\ \hline 405\# \text{ added to above} \end{array}$$

$$405 \div 1458 = 28\% \text{ increase}$$

1" = 3'

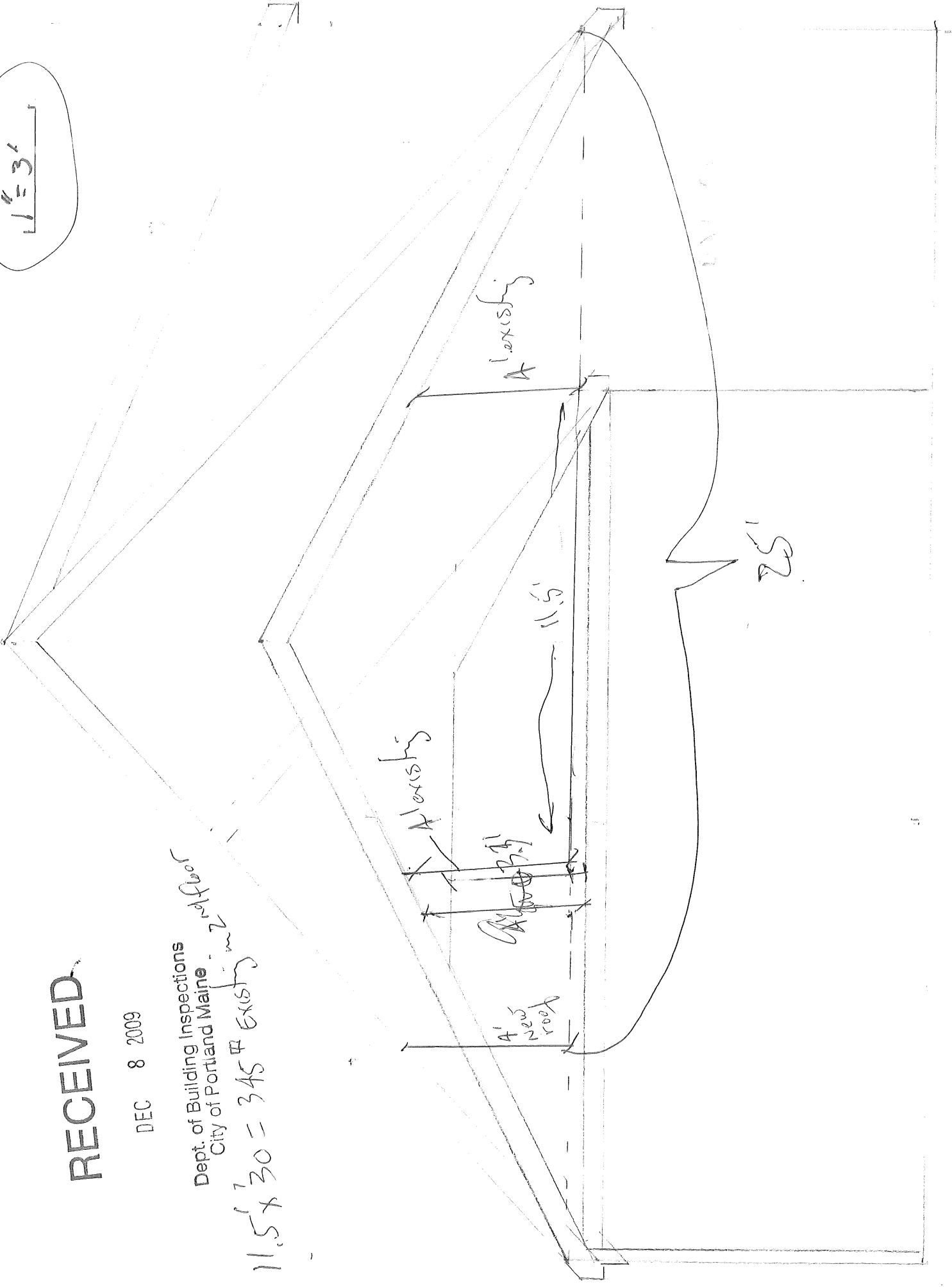
RECEIVED

DEC 8 2009

Dept. of Building Inspections  
City of Portland Maine

11.5' x 30' = 345 sq ft existing

2nd floor



A-A existing

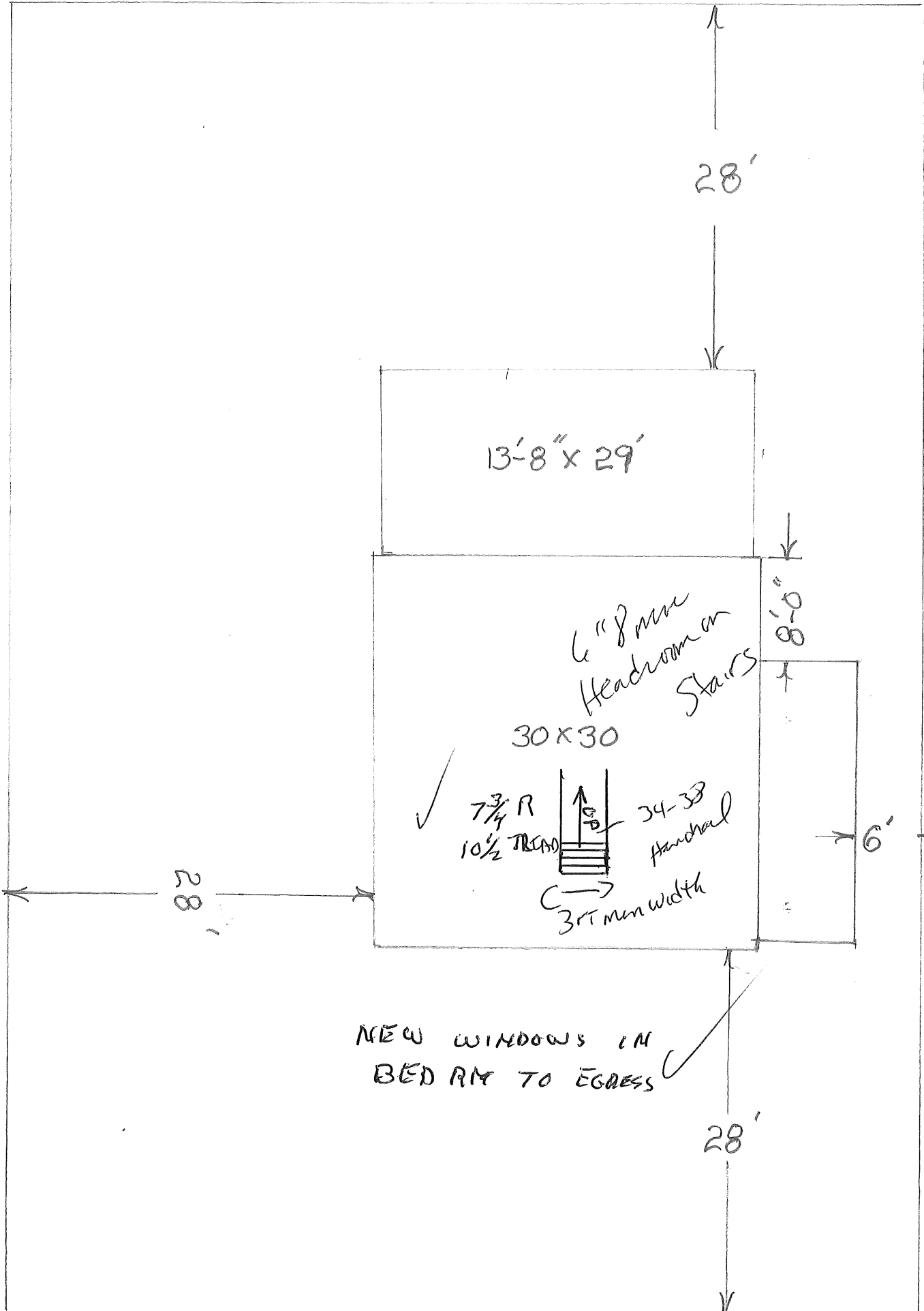
11.5'

25'

11.5'

25'

Plot Plan 232 VIRGINIA ST



NEW WINDOWS IN  
BED RM TO EGRESS

# RECEIVE

DEC 8 2009

Dept. of Building Inspe  
City of Portland Mai
