

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that PAULE LOUIS

Located At 21 VERANDA ST

Job ID: 2011-09-2262-CH OF USE

CBL: 429- H-014-001

has permission to Legalize building - 4 Units

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 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

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**

## 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.**

Required Inspections:

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: 2011-09-2262-CH OF USE

Located At: 21 VERANDA ST

CBL: 429- H-014-001

## **Conditions of Approval:**

1. This property shall remain a four family dwelling with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. Installation shall comply with City Code Chapter 10.
4. All construction shall comply with City Code Chapter 10.
5. All smoke detectors and smoke alarms shall be photoelectric.
6. Hardwired Carbon Monoxide alarms with battery back up are required in the dwelling units.
7. Two means of egress are required from every story. "MRSA Title 25 § 2453"
8. This is a change of use permit only. It does not authorize any construction.

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

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

Job No: 2011-09-2262-CH OF USE	Date Applied: 9/16/2011	CBL: 429 - - H - 014 - 001 - - - -	
Location of Construction: 21 VERANDA ST	Owner Name: PAUL E LOUIS	Owner Address: 2 Oak St South Portland, ME 04106	Phone: 207-767-4572
Business Name:	Contractor Name: N/A	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building - Change of Use	Zone: R-5
Past Use: Three family	Proposed Use: Four family - change the use from three dwelling units to four by legalizing one nonconforming dwelling unit	Cost of Work:	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: R-2 Use Group: 5B Type: IBC 09
		Signature: Capt. Hain 10/18/11	Signature: [Signature]
Proposed Project Description: legalize one unit to be a total of four units		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
<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>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Mm <input type="checkbox"/> MM Date: <i>ok with conditions</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	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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: [Signature]
	CERTIFICATION <i>10/13/11</i>		

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



# PORTLAND MAINE

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Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

## LEGALIZATION OF NONCONFORMING DWELLING UNITS FOR OFFICE USE ONLY

Address & CBL: 21 Veranda St. 429-H-014

Notices to owners of properties situated within 300 feet sent on: 9/22/11

City Housing Ordinance compliance given on: 10/3/11 received: 10/12/11 with conditions NCKA.

City NFPA compliance given on: 10/3/11 received: 10/12/11 with conditions capt Chris Puro

Received any letters within 10 days from notices sent? NO

Unit(s) existed prior to April 1, 1995? Affidavit from tenant - 1992-1996 - rented rear apartment 1st floor.

Unit(s) shown to be established by different owner? deed of owner - July 10, 2000

Site plan included: yes

Floor plans included? yes

Is ZBA action required? NO

TBD  
FIR



**CITY OF PORTLAND**

**CITY OF PORTLAND HOUSING CODE  
DWELLING UNIT COMPLIANCE**

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the City of Portland's Housing Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

**Location:** 21 Veranda St, 429-H-014

**Owner:** Paul Louis

**Address of Owner:** 2 Oak St, South Portland ME 04106 **Telephone:** 767-4572 450-4886 *call*

**Applicant information if different than above:** \_\_\_\_\_

**Current number of legal units:** three (3)

**Number of units to be legalized:** one (1)  
total: four (4)

**Comments of approval or disapproval (list any and all conditions):**

- Fire Hooks self closing
- Corbin 1st floor front
- Toilet 1st floor back
- Unit Number

**Signature:** \_\_\_\_\_ **Date:** 10-12-11



CITY OF PORTLAND

NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE  
DWELLING UNIT COMPLIANCE

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code – Fire Prevention Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 21 Veranda St 429-H-001

Owner: Paul Lewis

Address of Owner: 2 Oak St, South Portland ME 04116 Telephone: 767-4572

Applicant information if different than above:

Current number of legal units: three (3)

Number of units to be legalized: one (1)  
Lobby bar (4)

Comments of approval or disapproval (list any and all conditions):

CO Detector Unit #1  
Fire doors to operate correctly (close + latch)  
Label unit doors  
Complete sheetrock rear hall.

Signature: Capt. Pirone Date: 10/12/11

## Ann Machado - 21 Veranda, legalization

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**From:** Gayle Guertin  
**To:** Ann Machado; Marge Schmuckal  
**Date:** 9/22/2011 2:13 PM  
**Subject:** 21 Veranda, legalization  
**CC:** Gayle Guertin

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Hi,

Notices sent out as of 9-22-11

Gayle



### **IMPORTANT NOTICE FROM CITY OF PORTLAND**

Paul Louis, owner of the property located at 21 Veranda Street, has submitted an application to legalize one (1) existing non-conforming dwelling unit for a total of four (4) dwelling units within this building. The legalization may be permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315, 389 Congress Street Portland, Maine 04101.

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-8695. The office hours are 8:00am to 4:00pm weekdays.

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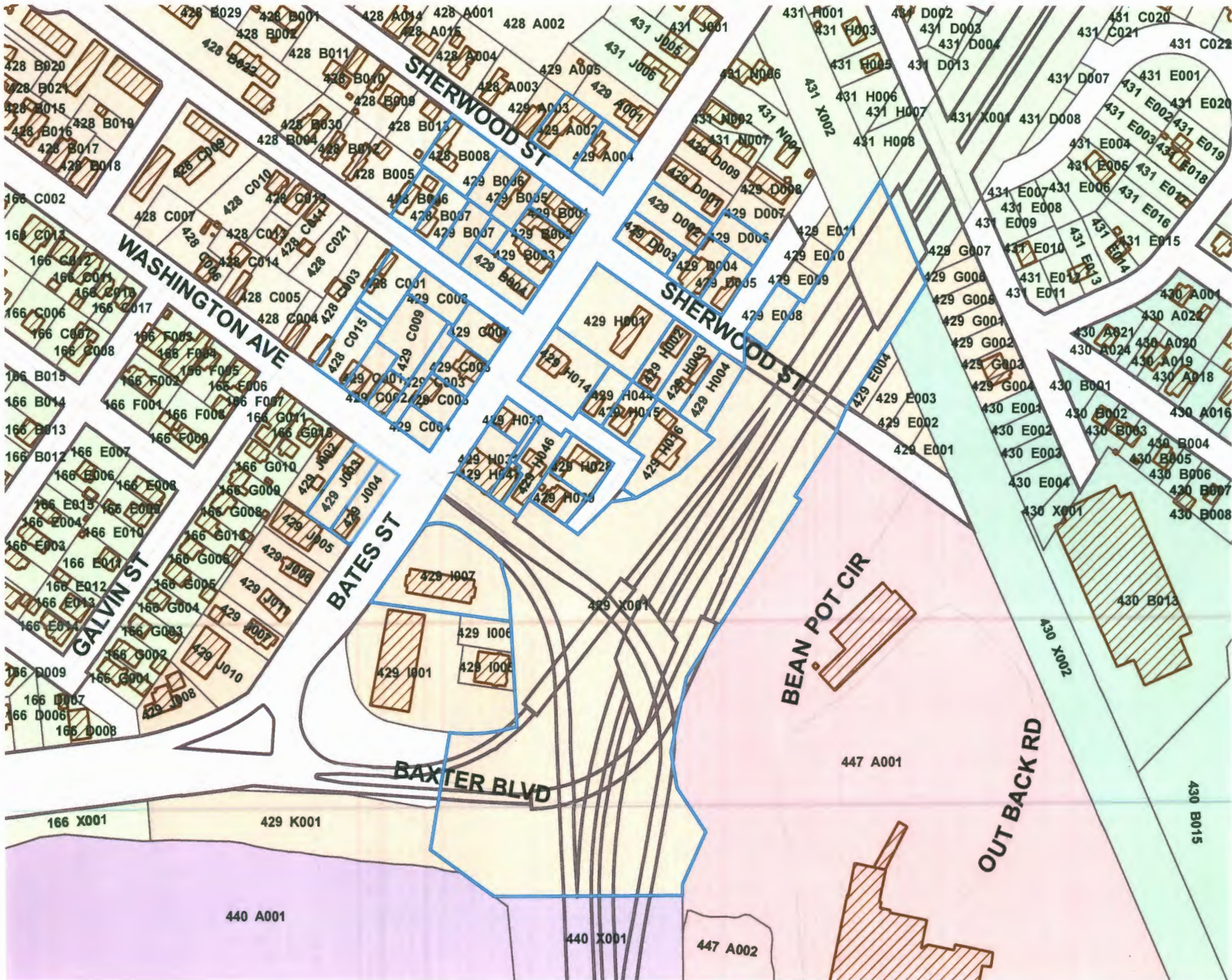
CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	AASKOV DANA B TRUSTÉE	900 RIVERSIDE ST PORTLAND, ME 04103	38 VERANDA ST	5
	ADSHEAD CHRISTOPHER E & MICHELLE E ADSHEAD JTS	14 HENNINGS WAY NORTH YARMOUTH, ME 04097	533 WASHINGTON AVE	2
	BOKEELIA INVESTMENTS LLC	PO BOX 1456 PORTLAND, ME 04104	499 WASHINGTON AVE	4
	BOULTON DARCY & WANDA J ESTES JTS	112 WINDHAM CENTER RD WINDHAM, ME 04062	28 VERANDA ST	2
	BRENNAN JOSEPH & KRISTIN E BRENNAN JTS	80 SHERWOOD ST PORTLAND, ME 04103	80 SHERWOOD ST	1
	BUGDEN STEPHEN & ANCHINA V JTS	79 JORDAN ST PORTLAND, ME 04103	79 JORDAN ST	2
	D & D PROPERTIES LIMITED LIABILITY COMPANY	PO BOX 407 YARMOUTH, ME 04096	519 WASHINGTON AVE	0
	D & D PROPERTIES LIMITED LIABILITY COMPANY	PO BOX 407 YARMOUTH, ME 04096	521 WASHINGTON AVE	0
	D & D PROPERTIES LIMITED LIABILITY COMPANY	PO BOX 407 YARMOUTH, ME 04096	521 WASHINGTON AVE	6
	D & D PROPERTIES LIMITED LIABILITY COMPANY	PO BOX 407 YARMOUTH, ME 04096	523 WASHINGTON AVE	6
	DEAN MARK A & DEBORAH S JTS	126 SHERWOOD ST PORTLAND, ME 04103	126 SHERWOOD ST	2
	DIPIETRANTONIO BRIAN D & CATHERINE L DIPIETRANTONIO	10 EMMONS ST PORTLAND, ME 04103	10 EMMONS ST	1
	DUPLISSIE COLLEEN	115 SHERWOOD ST # 1 PORTLAND, ME 04103	115 SHERWOOD ST UNIT 1	5
	EAST DEERING PROPERTIES LLC	33 LEIGHTON RD YARMOUTH, ME 04096	18 VERANDA ST	1
	EAST DEERING PROPERTIES LLC	33 LEIGHTON RD YARMOUTH, ME 04096	513 WASHINGTON AVE	1
	FERGUSON CATHERINE A & ROLAND C III	32 VERANDA ST PORTLAND, ME 04103	32 VERANDA ST	2
	FERGUSON ROLAND C III & CATHERINE A JTS	32 VERANDA ST PORTLAND, ME 04103	30 VERANDA ST	0
	FOGG PAMELA M	28 WALL ST PORTLAND, ME 04103	14 EMMONS ST	2
	GEARY CONSTANCE M WID WWII VET TD	36 VERANDA ST PORTLAND, ME 04103	36 VERANDA ST	1
	HAGAN AARON J & LINDSEY G HAGAN JTS	81 SHERWOOD ST PORTLAND, ME 04103	81 SHERWOOD ST	1
	HICKORY JULIA C	115 SHERWOOD ST # 3 PORTLAND, ME 04103	115 SHERWOOD ST UNIT 3	1
	HJCJ INC	501 WASHINGTON AVE PORTLAND, ME 04103	501 WASHINGTON AVE	1
	KASERMAN RUDOLF W JR & MARILYN G JTS	23 QUEEN ST GORHAM, ME 04038	87 SHERWOOD ST	6
	LEVINE RUSSELL A	518 WASHINGTON AVE PORTLAND, ME 04103	5 BATES ST	1
	LOUIS PAUL E	PO BOX 9715 PORTLAND, ME 04104	21 VERANDA ST	3
	LUMB HEATHER	11 PARK RD WINDHAM, ME 04062	116 SHERWOOD ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	MACDONALD JAMES E	74 COLLEGE ST PORTLAND, ME 04103	46 VERANDA ST	1
	MADISON DONNA L	3 JORDAN ST PORTLAND, ME 04103	3 JORDAN ST	1
	MAZZIOTTI PHYLLIS WID WWII MARY MAZZIOTTI WID WWII VET	84 SHERWOOD ST PORTLAND, ME 04103	82 SHERWOOD ST	2
	NAPOLITANO JOSEPH J KW VET & MARY D JTS	5 JORDAN ST PORTLAND, ME 04103	5 JORDAN ST	2
	PELLETIER STEVE R & GINNIE G PELLETIER JTS	141 TUCKER AVE PORTLAND, ME 04103	27 VERANDA ST	9
	POULOS NICHOLAS E	40 BERKELEY ST PORTLAND, ME 04103	9 VERANDA ST	1
	RIDGE SHEILA M & RUTH E RIDGE JTS	19 PEMBROKE ST PORTLAND, ME 04103	19 PEMBROKE ST	1
	ROCKPROP LLC	33 LEIGHTON RD YARMOUTH, ME 04096	14 VERANDA ST	1
	SCARKS MICHAEL	120 EXCHANGE ST PORTLAND, ME 04101	500 WASHINGTON AVE	1
	SCARKS MICHAEL % R & E ASSOC	120 EXCHANGE ST PORTLAND, ME 04101	505 WASHINGTON AVE	10
	SKILLIN PETER D	21 PEMBROKE ST PORTLAND, ME 04103	23 PEMBROKE ST	3
	SPARKOWICH ELIZABETH A	22 PEMBROKE ST PORTLAND, ME 04103	10 PEMBROKE ST	0
	SPARKOWICH ELIZABETH A	22 PEMBROKE ST PORTLAND, ME 04103	22 PEMBROKE ST	1
	STATE	AUGUSTA, ME 04333	73 SHERWOOD ST	0
	STATE	AUGUSTA, ME 04333	78 SHERWOOD ST	0
	TROTT JAMES A	166 MURRAY ST PORTLAND, ME 04103	41 VERANDA ST	2
	VOGT ROGER W JR & RUTH B VOGT & ETAL JTS	53 VERANDA ST PORTLAND, ME 04103	53 VERANDA ST	2
	WASHINGTON AVE PROPERTIES	522 WASHINGTON AVE PORTLAND, ME 04103	522 WASHINGTON AVE	1

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed:	44			97

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WASHINGTON AVE  
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BEAN POT CIR  
OUT BACK RD  
GALVIN ST  
166 X001  
429 K001  
440 A001  
440 X001  
447 A002  
447 A001

Zoning Division  
Marge Schmuckal  
Zoning Administrator

RECEIVED

Department of Planning & Development  
Lee Urban, Director



SEP 16 2011

R-5

Check town

Dept. of Building Inspections  
City of Portland Maine

CITY OF PORTLAND

APPLICATION FOR  
LEGALIZATION OF NONCONFORMING DWELLING UNITS  
Section 14-391 - In effect March 24, 2004

Location/Address of Legalization: <u>21 Veranda</u>			
Tax Assessor's Chart, Block & Lot Chart# <u>429</u> Block# <u>H</u> Lot# <u>014</u>	Owner: <u>Paul Louis</u> Address: <u>21 Veranda St.</u>	Telephone: <u>767-4572</u>	
Contact name, address & telephone if different than above: <u>Paul Louis Paul Louis</u> <u>2 Oak St., South Portland 04106</u>	Cost of Work: \$ <u>2,500</u> Fee: \$ <u>375</u> <small>\$300 per legalized unit &amp; \$75 per C of O</small>		
Current # of legal D.U. <u>3</u>	Requested # of units To be legalized: <u>1</u>	Total bldg. units: <u>4</u>	
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>Lot plan, apt layouts, deed,</u>			
Attach evidence that the current owner/applicant neither constructed nor established the non-conforming dwelling units to be legalized: List evidence that you are submitting: <u>Letter from past tenant</u>			

I hereby certify that I am the Owner of record of the above 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: Paul Jr.

Date: 9/16/11.

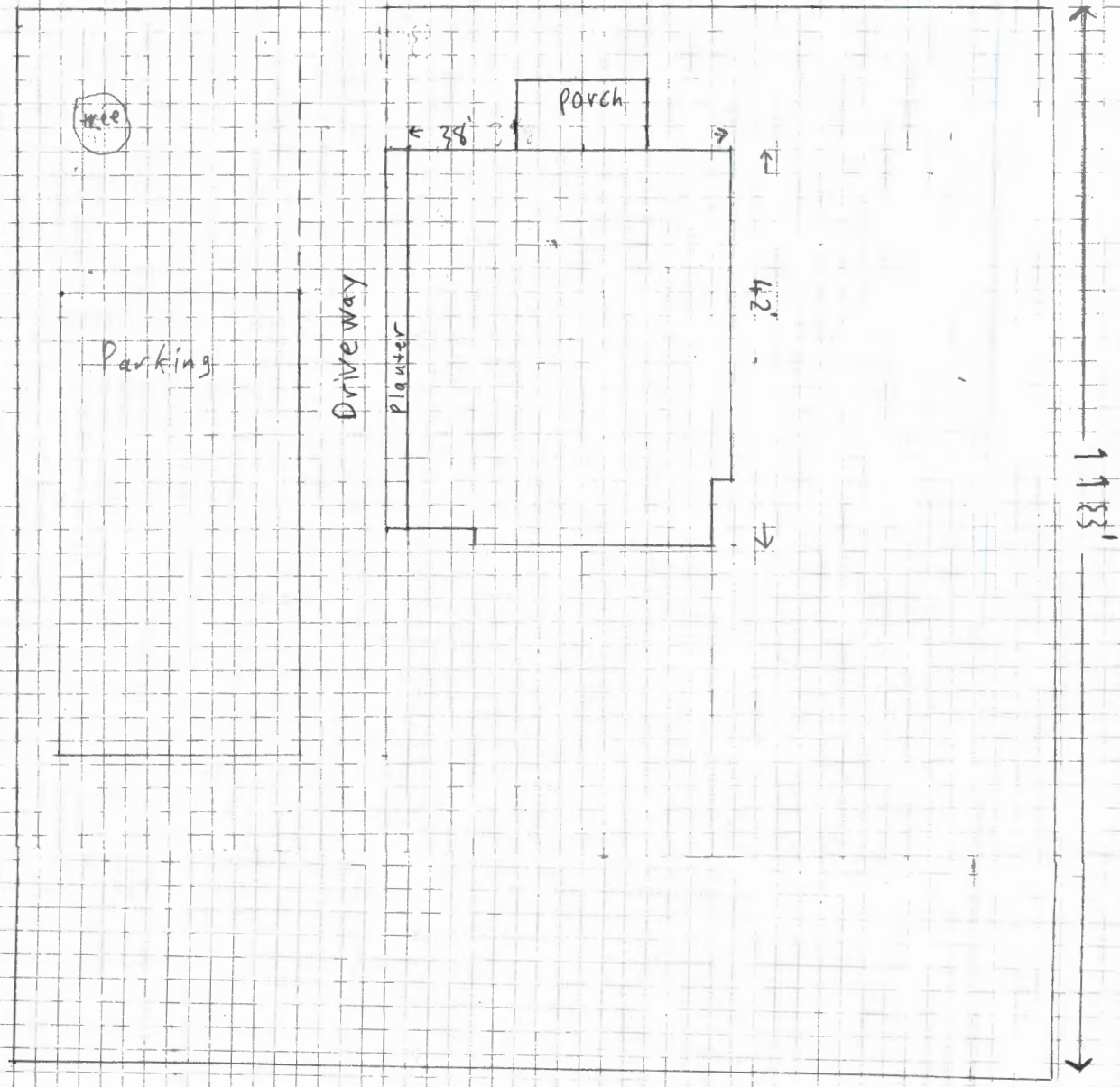
This is NOT a permit, you may not commence ANY work until the permit is issued.

Ann,

Lt. Marfell already looked at it  
and I submitted a plan to him

n

Jordan St.

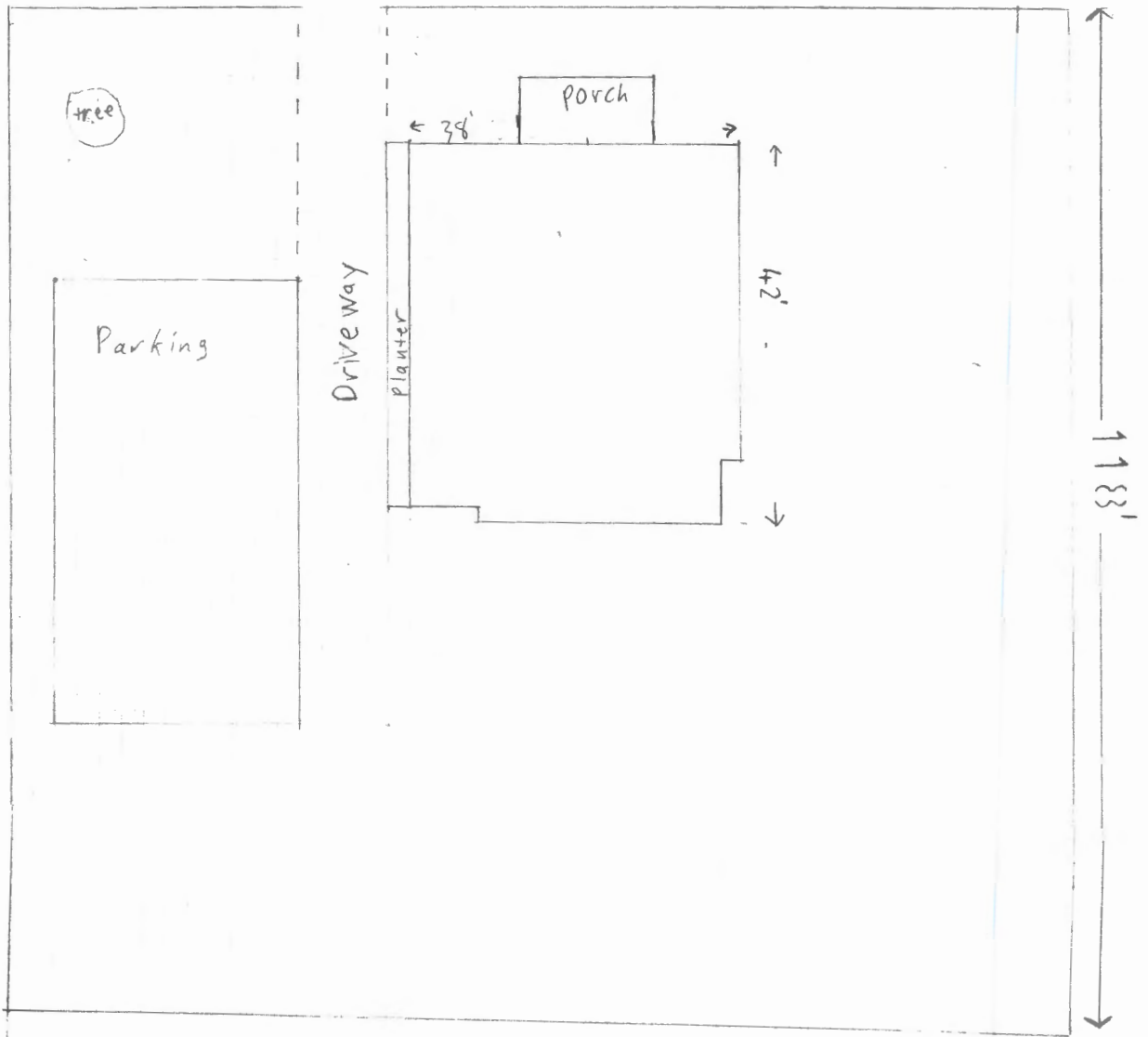


# 21 VERANIDA STREET

Scale  
12:1



Jordan St.

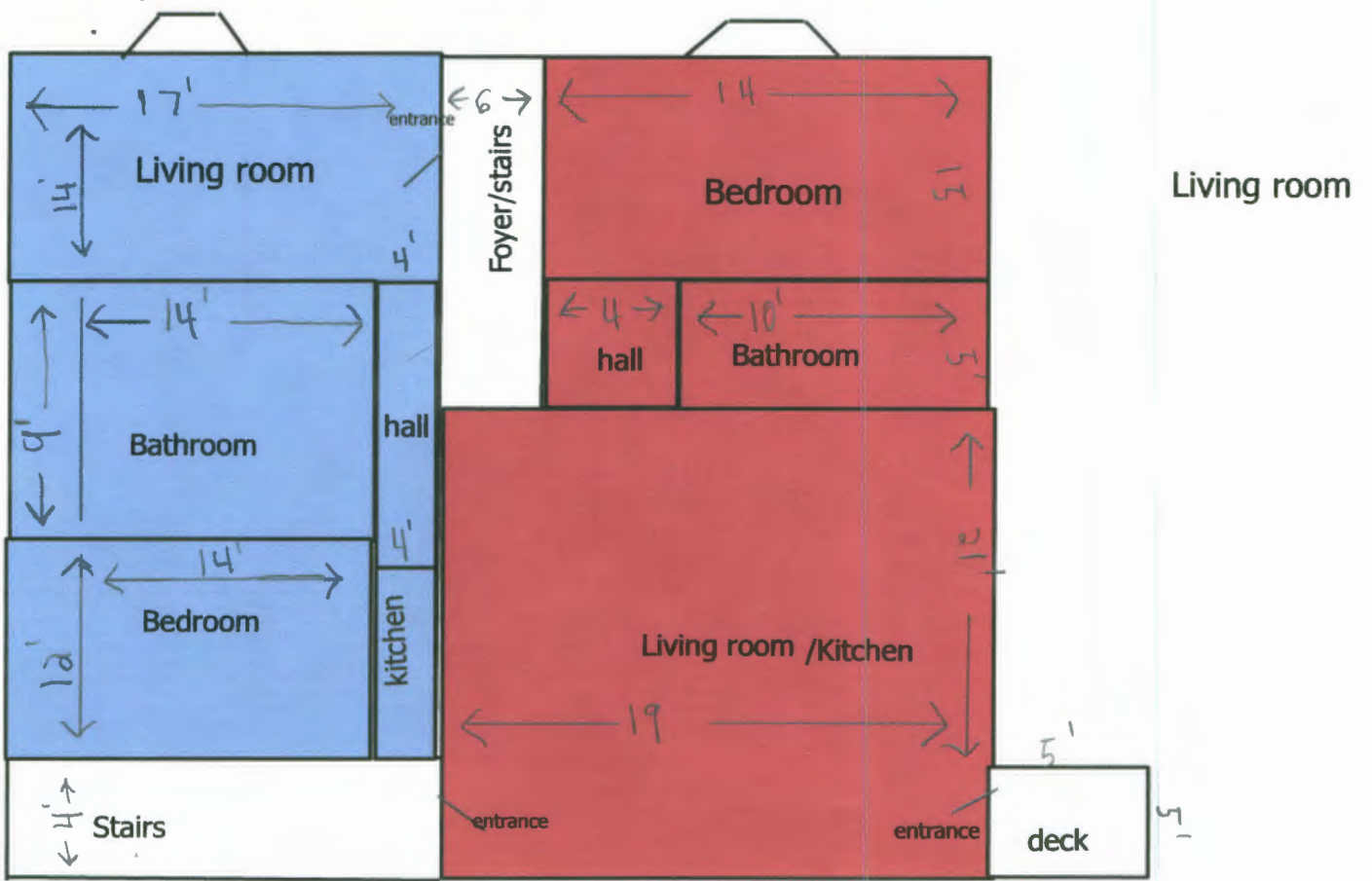


# 21 VERANDA STREET

scale  
12:1

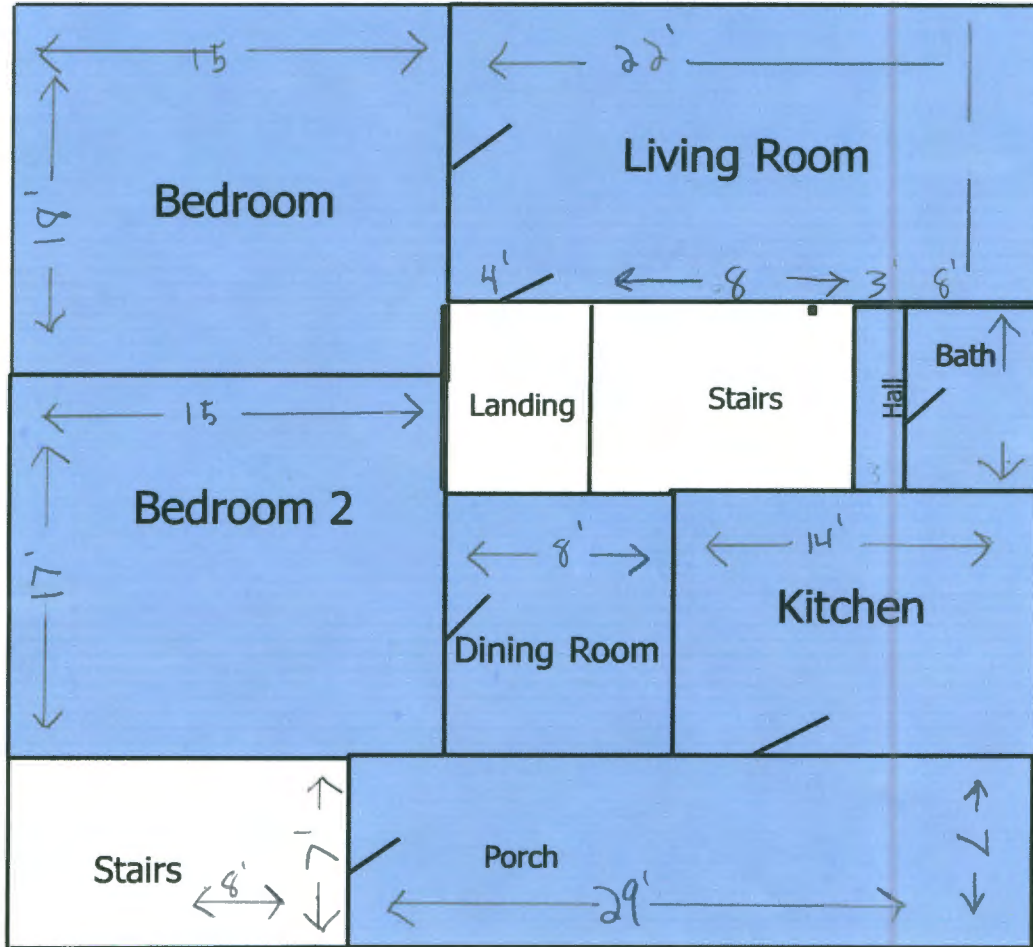
# 21 Veranda St.

1<sup>st</sup> floor



# 21 Veranda St. 2<sup>nd</sup> Floor

Front-Veranda St.

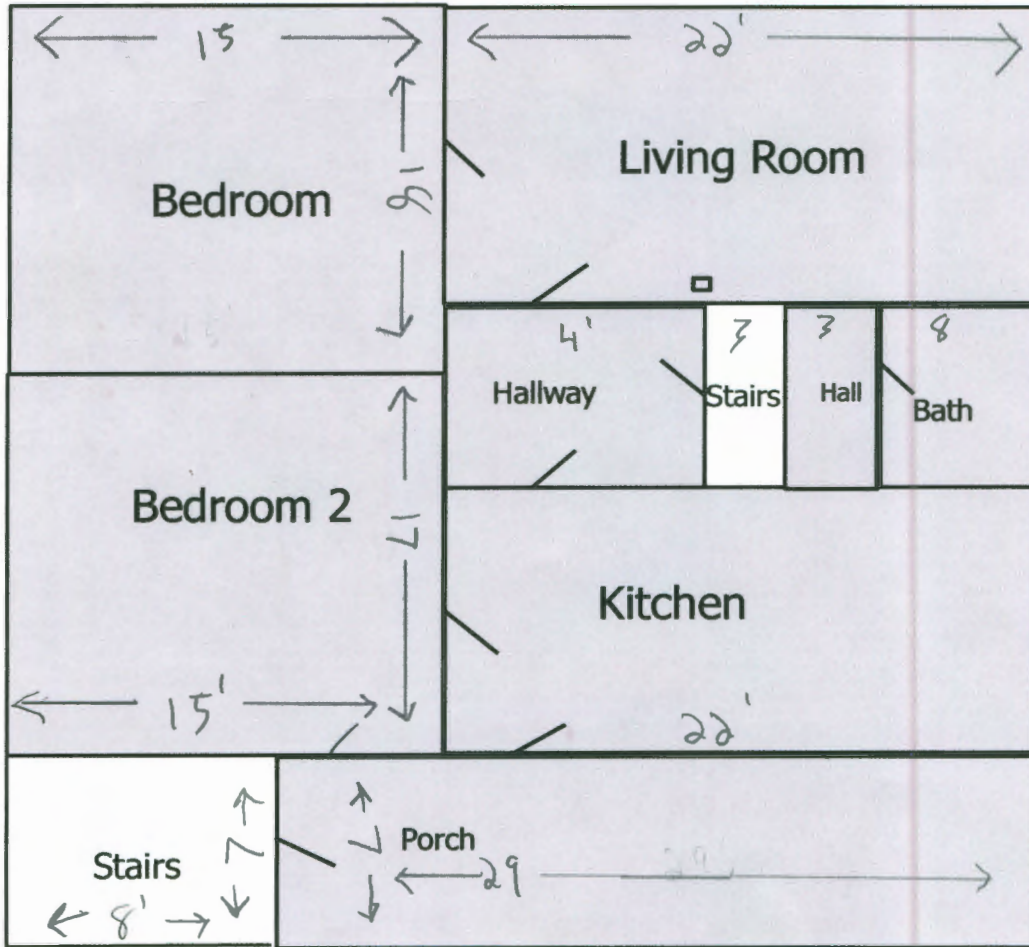


Rear

Backyard

# 21 Veranda St.

Front-Veranda St 3rd floor



Backyard

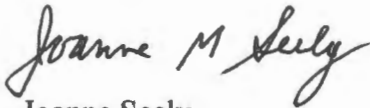
September 12, 2011

To Whom It May Concern:

I lived in the rear apartment on the 1<sup>st</sup> floor of 21 Veranda St. from 1992-1996. It was rented to me as a 1 Bedroom. It was obvious that the bathroom and kitchens had been installed long before I moved in. I saw the apartment on the other side and the kitchen cabinets and bathroom were old as well.

All the utilities were included in the rent. There was only 1 boiler for the first floor. I could see where the wall had been installed down the middle. For these reasons I am sure the first floor used to be one large apartment that was split in two.

Sincerely,



Joanne Seely  
South Portland, ME

9/15/11

Joanne M. Seely of 53 Landry Circle  
South Portland, Maine appeared before  
me and states the above information  
is true to her best knowledge  
and to be her free act and deed,  
with proper identification



Notary Public

RUTH S. SCHOFIELD  
NOTARY PUBLIC, STATE OF MAINE  
MY COMMISSION EXPIRES NOV. 2, 2011

0097163

BK#5585PG203

**WARRANTY DEED**

Know All Men By These Presents That East End Corporation

of P.O. Box 10291, Portland,  
County of Cumberland and State of Maine,

for consideration paid, grant to Paul E. Louis

of 62 Irving Street, Portland,  
County of Cumberland and State of Maine

with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in  
Portland County of Cumberland  
and State of Maine, more particularly described in Exhibit A attached hereto and  
incorporated herein by reference.

In Witness Whereof, I/we have hereunto set my/our hand(s) this 7th day of  
July, 2000.

East End Corporation

Anne Labbe  
Witness

By: Stephen H. Whittier Pres.  
Stephen H. Whittier, President

State of Maine  
County of Cumberland ss.

On this 7th day of July, 2000, personally appeared before me the  
above named Stephen H. Whittier, President, of East End Corporation

and acknowledged the foregoing to be his/her/their free act and deed in his/her/their said capacity and the  
free act and deed of said Corporation.

Anne Labbe  
Notary Public, Attorney-at-Law

Return to: Paul E. Louis  
62 Irving St.  
Portland, Me  
04103

ANNE LABBE  
Maine Notary Public  
My Commission Expires March 17, 2004

MAINE REAL ESTATE TAX PAID

DK #5585PG204

File No: 00030577

**Exhibit A - Deed**

A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, and known as 21 Veranda Street, described as follows:

Beginning at a point on the northerly side of Veranda Street, so-called, at corner of land now or formerly owned or occupied by Edward B. Robinson; thence northeasterly on the line of said street as originally laid out about 114 feet to land now or formerly of George Pollister; thence southerly on the line of said Pollister's land 118 feet; thence southwesterly parallel with the line of Veranda Street about 114 feet to said Robinson land; thence northerly on the line of said Robinson land 118 feet to the point begun at. Also all right, title and interest in and to another certain lot or parcel of land, formerly of Lucy A. Hamlin, situated in said Portland, described as follows: A strip of land lying in front of the above lot of land on the south side of Veranda Street, so-called, described in deed of Edna A. Merrill to Ralph A. Urbano dated August 22, 1921 and recorded in said Registry of Deeds in Book 1081, Page 497, said strip being one half rod in width and extending the full width of the lot, being a part of land included in said Veranda Street as laid out.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Rycourt, Inc. dated May 19, 1994 to East End Corp. and recorded in the Cumberland County Registry of Deeds in Book 11447, Page 296.

RECEIVED  
RECORDED REGISTRY OF DEEDS

2000 JUL 10 AM 9:56

CUMBERLAND COUNTY

*John B. O'Brien*