

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

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

<b>PERMIT ISSUED</b>		CBL:
Permit No: 021218	Issue Date: NOV 4 2002	429 D003001

<b>Location of Construction:</b> 41 Veranda St	<b>Owner Name:</b> Trott James A	<b>Owner Address:</b> 166 Murray St Portland	<b>Phone:</b> 207-775-4364
<b>Business Name:</b> n/a	<b>Contractor Name:</b> self	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Duplex	<b>Zone:</b> R-5

<b>Past Use:</b> Two Family	<b>Proposed Use:</b> TwoFamily / Interior / Exterior Renovations; a continuation of Permit # 960932.	<b>Permit Fee:</b> \$30.00	<b>Cost of Work:</b> \$0.00	<b>CEO District:</b> 2	
<b>Proposed Project Description:</b> Exterior / Interior Renovations; a continuation of permit # 960932.		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied NIA	<b>INSPECTION:</b> Use Group: R-3 Type: 5B 11/1/02 Signature: <i>[Signature]</i>		
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 10/28/2002	<b>Zoning Approval</b>		
-------------------------------	--	------------------------	--	--

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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: 10/28/02	<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 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:
---	--	---	---

*[Signature]*  
SEE ORIGINAL ZONING REVIEW

**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 \_\_\_\_\_

Framing in rear addition  
Nearly complete. Measured window  
in rear new addition ok egress  
825 + ~~sq~~ inches. Stairs in rear are going  
to be replaced. He will  
be getting an amendment to  
change interior rear stairs now

# 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.

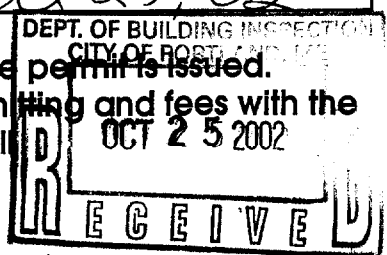
Location/Address of Construction: <u>41 VERANDA ST PORTLAND</u>		
Total Square Footage of Proposed Structure <u>2046</u>	Square Footage of Lot <u>6960</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>429</u> Block# <u>D</u> Lot# <u>003</u>	Owner: <u>Same</u>	Telephone:
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>7754364</u> <u>JAMES TROTT</u> <u>166 MURRAY ST</u>	Cost Of Work: \$ <u>60,000</u> Fee: \$ <u>30.00</u>
Current use: <u>2 family</u>		
If the location is currently vacant, what was prior use: <u>SAME</u>		
Approximately how long has it been vacant: <u>10 yrs. Used as storage</u>		
Proposed use: <u>2 family interior / exterior reno.</u>		
Project description: <u>Original permit # 960932</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>JAMES TROTT</u>		
Mailing address: <u>166 MURRAY ST</u> <u>775 4364</u> <u>Call</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review 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. <b>PHONE:</b>		

**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>James A. Wall</u>	Date: <u>Oct 25, 02</u>
--	-------------------------

**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.



Form # P 04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 021218

This is to certify that Trott James A/self  
has permission to Exterior / Interior Renovation a continuation of permit # 96002.  
AT 41 Veranda St Portland, OR 97202 429 D003001

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 when permission procured before this building or part thereof is laid or closed-in.  
HEAR 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

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Application ID Number:

Department:

Status:

Reviewer:

Comments:

Approval Date:

Given On Date:

OK to Issue Permit    Name:     Date:     Date 2:

Conditions Section:

All conditions from permit #960932 still apply and must be complied with to the extent that they do not conflict with any more recently enacted/more restrictive laws or ordinances.

Create Date:  By:

Update Date:  By:

BUILDING PERMIT REPORT

DATE: 19/Sept/98 ADDRESS: 41 Veranda St

REASON FOR PERMIT: To make interior/exterior renovation.

BUILDING OWNER: James A Trott

CONTRACTOR:     "    "

PERMIT APPLICANT: \_\_\_\_\_ APPROVAL: \*5, \*6, \*8, \*9, \*10  
DENIED: \*11, \*12, \*18

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
- \* 5. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A,B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- \* 6. Headroom in habitable space is a minimum of 7'6".
7. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- \* 8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- \* 9. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall

have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. feet.

\* 10. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

\* 11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.

12. The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

\* 13. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms

2. In all bedrooms

3. In each story within a swelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

14. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.

15. The Fire Alarm System shall be maintained to NFPA #72 Standard.

16. The Sprinkler System shall maintained to NFPA #13 Standard.

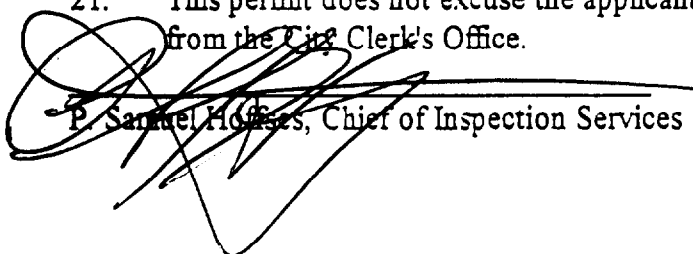
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)

\* 18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.

19. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

20. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

  
P. Samuel Hoffes, Chief of Inspection Services c.c. Lt. McDougall P. F. D.

Applicant: James A. Trott

Date: 9/13/96

Address: 41 Veranda St

C-B-L: 429-D-3

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing pre-1957 - 2 unit

Zone Location - R-5

Interior or corner lot - cor Sherwood

Proposed Use/Work - interior/Exterior renovations (New bulkhead)

Sewage Disposal -

Lot Street Frontage -

Front Yard -

9/18/96 OK  
Rear Yard -  
20' req  
Side Yard -  
20' req  
for New bulk head  
res. used plot plan

20' req for New bulk head

plot plan attached  
? - 52' shows  
OK

Projections -

Width of Lot -

Height -

Lot Area - 6,000<sup>#</sup> req 6,322<sup>#</sup> exist

Lot Coverage/ Impervious Surface -

Area per Family - 3,000<sup>#</sup>/family - 6,000<sup>#</sup> min shows 6,322<sup>#</sup>

Off-street Parking -

Loading Bays -

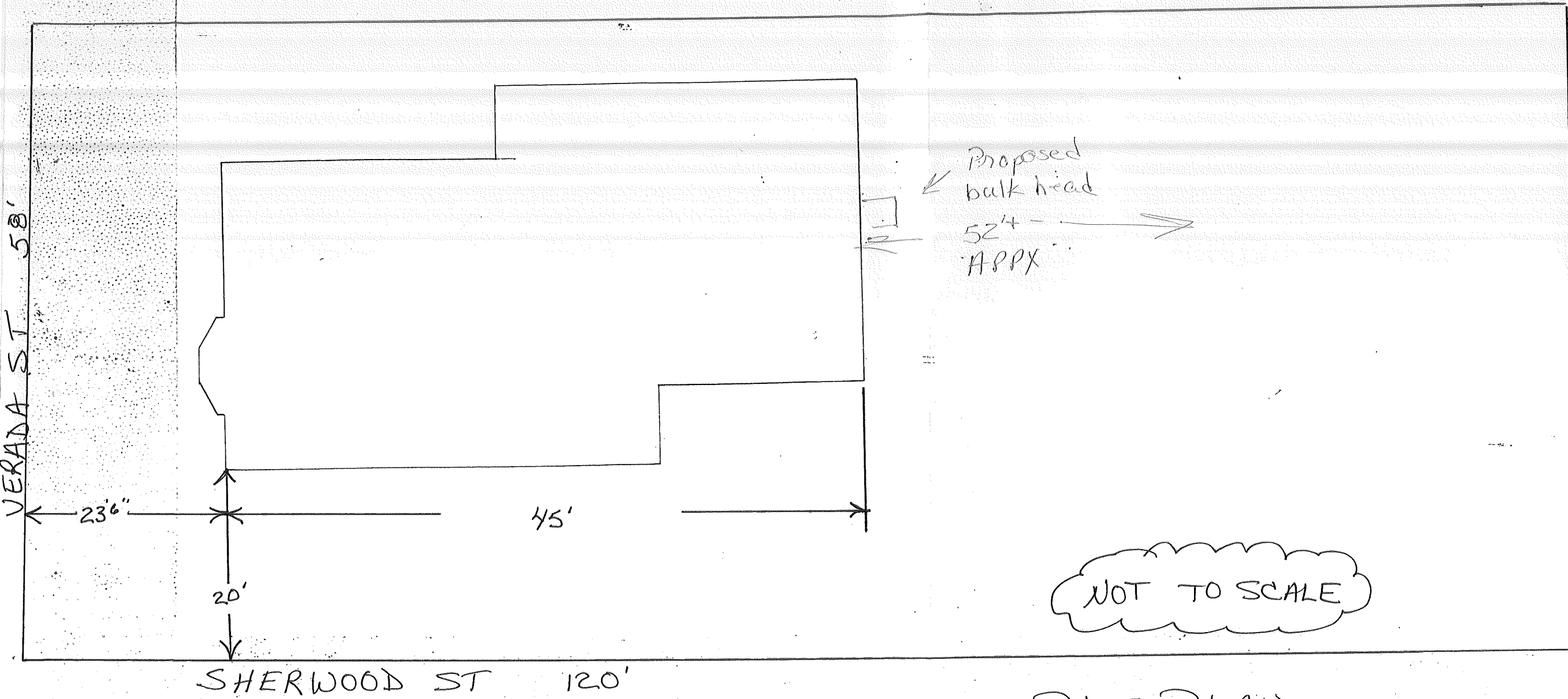
Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -



Marge S.



PLOT PLAN  
41 VERANDA ST  
PORTLAND, ME

permit  
James A. Troth  
775-4364

960932

Location of Construction: 11 Veranda St		Owner: James A Tratt		Phone: 775-4364 *		Permit No:	
Owner Address: 110 Murray St- Portland ME		Leasee/Buyer's Name: 04103		Phone: 603-787-6663		Business Name: 772-6448	
Contractor Name: owner		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>SEP 20 1998</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: -fam 1/1g		Proposed Use: 2-fam w intr/extr renvtas		COST OF WORK: \$ 47,000			
Proposed Project Description:  interior/exterior renovations		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____ Date: _____		INSPECTION: Use Group: Type:		Zone: CBL: R-5 4229-D-003	
				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: Special Zone or Reviews: <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"/>	
Permit Taken By: L Chase		Date Applied For: 9/10/98					

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

*Spot* 20yd- #20-194 \$200

**PERMIT ISSUED WITH REQUIREMENTS**

- Zoning Appeal**
- Variance
  - Miscellaneous
  - Conditional Use
  - Interpretation
  - Approved
  - Denied

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

**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 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 provisions of the code(s) applicable to such permit

*James A. Tratt* 110 MURRAY ST 9/10/98 7754364  
 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

*DAVE* \_\_\_\_\_ PHONE:  
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

- Action:**
- Approved
  - Approved with Conditions
  - Denied
- Date: *9/10/98*

CEO DISTRICT 6

**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8726

9609326

Location of Construction: 11 Veranda St		Owner: James A Trutt		Phone: 775-4364 *		Permit No: 9609326	
Owner Address: 155 Murray St- Portland ME		Leasee/Buyer's Name: 04105		Phone: 603-781-6663		Business Name: 772-6448	
Contractor Name: owner		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>SEP 20 1996</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: 2-fam dwlg		Proposed Use: 2-fam w intr/extr renvats		COST OF WORK: \$ 47,000			
Proposed Project Description: interior/exterior renovations		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____		INSPECTION: Use Group: Type:		Zone: CBL: R-5 229-D-003	
				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: Special Zone or Reviews: <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"/>	
Permit Taken By: L Chase		Date Applied For: 9/10/96					

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

Spot 20yd- 120-194 \$200

**PERMIT ISSUED WITH REQUIREMENTS**

**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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT <i>James A Trutt</i>		ADDRESS: 1166 MURRAY ST		DATE: 10 SEPT 96		PHONE: 7754364	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE <i>owner</i>						PHONE:	

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: 9/10/96

*A. Andrews*

6

**CEO DISTRICT**

M. WATY

COMMENTS

4-22-97 Met owner at property. Job has just started. Shall be tearing off the rear portion of house

1-19-01 spoke with owner about progress due to Housing Notice regarding unoccupied structures. The Rear addition will be taken down and the brick foundation repointed by spring. The house is secured and windows boarded. The rear addition is the only section that is in severe disrepair & will be removed JB

3/6/02 Message left. A Home

3/11/02 met w/ owner re: slow progress. He will keep at it when he can and will also try to get a contractor. AR

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

Inspection Services  
Michael J. Nugent  
Manager

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



## CITY OF PORTLAND

October 4, 2000

James A Trott  
166 Murray St  
Portland, ME 04103

RE: 41 Veranda St  
CBL: 429-D-00300101

Dear James A Trott:

**Certified Mail Receipt # P 839 923 586**

An evaluation of your property at 41 Veranda St on Oct-02-2000 revealed that the structure fails to comply with Chapter 6. Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on Nov-06-2000 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact Tammy Munson @ 874-8706, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Tammy Munson @ 874-8706  
Code Enforcement Officer

/

P 839 923 586



UNITED STATES  
POSTAL SERVICE

## Certified Mail Receipt

No Insurance Coverage Provided

Do not use for International Mail

(See Reverse)

Sent to	
429-D-003	
Street & No.	
41 Veranda St	
P.O., State & ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Address of Delivery	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, June 1990

**41 Veranda St**

# City of Portland Housing - Inspection

	Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
<b>Owner / Manager:</b> Trott James A  <b>Parcel Id:</b> <b># of Units:</b> 429- D-00300101  <b>Inspector:</b> Tammy Munson @ 874-8706  <b>Status:</b> Yellow 5-9 Violations  <b>Date &amp; Time Requested:</b> Oct 2, 2000 at  <b>Date of Inspection:</b> Monday, October 02, 2000  <b>Reinspect By:</b> Monday, November 06, 2000  <b>Reason For Inspection:</b>          <b>Notes:</b> first notice of violation	1.	<input type="checkbox"/>	6-108.1	Exterior		various	
	Violation: Exterior Walls						
	Notes: missing damaged siding						
	2.	<input type="checkbox"/>	6-108.1	Exterior		rear	
	Violation: Exterior Walls						
Notes: excessive rot of members building rear of building							
3.	<input type="checkbox"/>	6-108.1	Exterior		rear		
Violation: Exterior Walls							
Notes: inadequate structural support over rear opening of foundation							
4.	<input type="checkbox"/>	6-108.1	Exterior		various		
Violation: Exterior Walls							
Notes: not weather proof							
5.	<input type="checkbox"/>	6-109.5	Interior		Throughout		
Violation: Rodent and vermin control.							
Notes: evidence of rodent infestation							

**41 Veranda St**

6.

6-108.3

Exterior

various

Violation: Exterior windows, doors and skylights

Notes: missing damaged windows

7.

6-108.1

Exterior

Throughout

Violation: Exterior Walls

Notes: excessive rot and damage to exterior of building







41 Veranda St

## City of Portland Housing - Inspection

Owner / Manager: <b>Trott James A</b>	
Parcel Id: <b>429- D-00300101</b>	# of Units:
Inspector: <b>David Caddell @ 874-8707</b>	
Status: <b>Green 0-4 Violations</b>	
Date & Time Requested: <b>Jan 12, 2001 at</b>	
Date of Inspection: <b>Friday, January 12, 2001</b>	
Reinspect By:	
Reason For Inspection:	
Notes: Uninhabited Structure 1/19/01 Housing case closed due to ongoing work under permit # 960932. The damaged rear structure will be demolished by spring. The house is secure. J. Bourke	

1/12/01 Reinspection JB

**41 Veranda St**

~~712-6948 Veranda~~

~~971-0052 Murray~~  
775-4364

166 Murray St.

# City of Portland Housing - Inspection

		Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
Owner / Manager: <b>Trott James A</b> Parcel Id: <b>429- D-00300101</b> # of Units: Inspector: <b>David Caddell @ 874-8707</b> Status: <b>Green 0-4 Violations</b> Date & Time Requested: <b>Dec 8, 2000 at</b> Date of Inspection: <b>Friday, December 08, 2000</b> Reinspect By: <b>Sunday, January 07, 2001</b> Reason For Inspection:  Notes: Uninhabited Structure	1.	<input type="checkbox"/>	6-108.1	Exterior			Throughout	
	Violation: Exterior Walls		Notes: Damage and Rot to Exterior of Building					
	2.	<input checked="" type="checkbox"/>	6-108.3	Exterior			various	
		Violation: Exterior windows, doors and skylights		Notes: Missing / Damaged Windows				

Monday, May 24, 2004

Nathan Smith, Mayor  
City of Portland  
389 Congress Street  
Portland, Maine 04101

RE: 41 VERANDA STREET

Dear Mr. Mayor:

I am writing what seems to be my 7<sup>th</sup>. annual letter about my frustration with the above noted property owned by James Trott.

If you are not familiar with the building, it is located on the corner of Veranda Street and the side of Sherwood Street that leads to B&M Beans.

I own the abutting property and the next property down at 53 and 57 Veranda Street, which I pride myself on keeping as one of the nicest in the area. Unfortunately, the City continues to allow James to keep his property in construction disarray

Last year I was excited to learn the City had Mr. Trott's word that his multi-year construction permit would include having the outside of the project complete by the end of July 2003. As of this date, the outside is far from complete, and no work has been done in well over 6 months. My concern is not that Mr. Trott finish his project, I just want some pressure from inspections put on forcing him to complete the outside construction to include installation of windows, siding, trim, removal of staging, etc.

I do not realize the impact this property has on me until I have a vacancy at my abutting property. Many prospective tenants want to first get the address of my property for a drive-by before scheduling a viewing. Many times I do not get a follow up call and when I do, without exception they ask about the plan for the house next door.

I need some help from the City. I cannot afford to have a vacancy extended because my neighbor is allowed to leave a renovation project untouched for more than 6 months, which is not allowed through permitting. Please review what can be done to force the exterior of this project to get completed in a reasonable amount of time.

Thank you for any assistance you can give.

Sincerely,

*Kevin*

Kevin Kaserman  
772-9704 (h)  
773-2060 (w)

cc: Cheryl Leeman  
Mike Nugent  
Tammy Munson  
Marland Wing

*429 D 3*

*Text Michel  
present  
@ City Hall*

*9/3/04  
Mike has this*

*Kevin  
addressed  
Branch  
return*

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
Portland, Maine 04101

**Housing Inspection Violations**

<b>Owner/Manager</b> TROTT JAMES A		<b>Inspector</b> Jodine Adams	<b>Inspection Date</b> 05/09/2003
<b>Locatation</b> 41 VERANDA ST	<b>CBL</b> 429 D003001	<b>Status</b> Rescheduled	<b>Inspection Type</b> Complaint-Inspection

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
-------------	----------------	--------------	-----------------	-------------	------------------------

1)

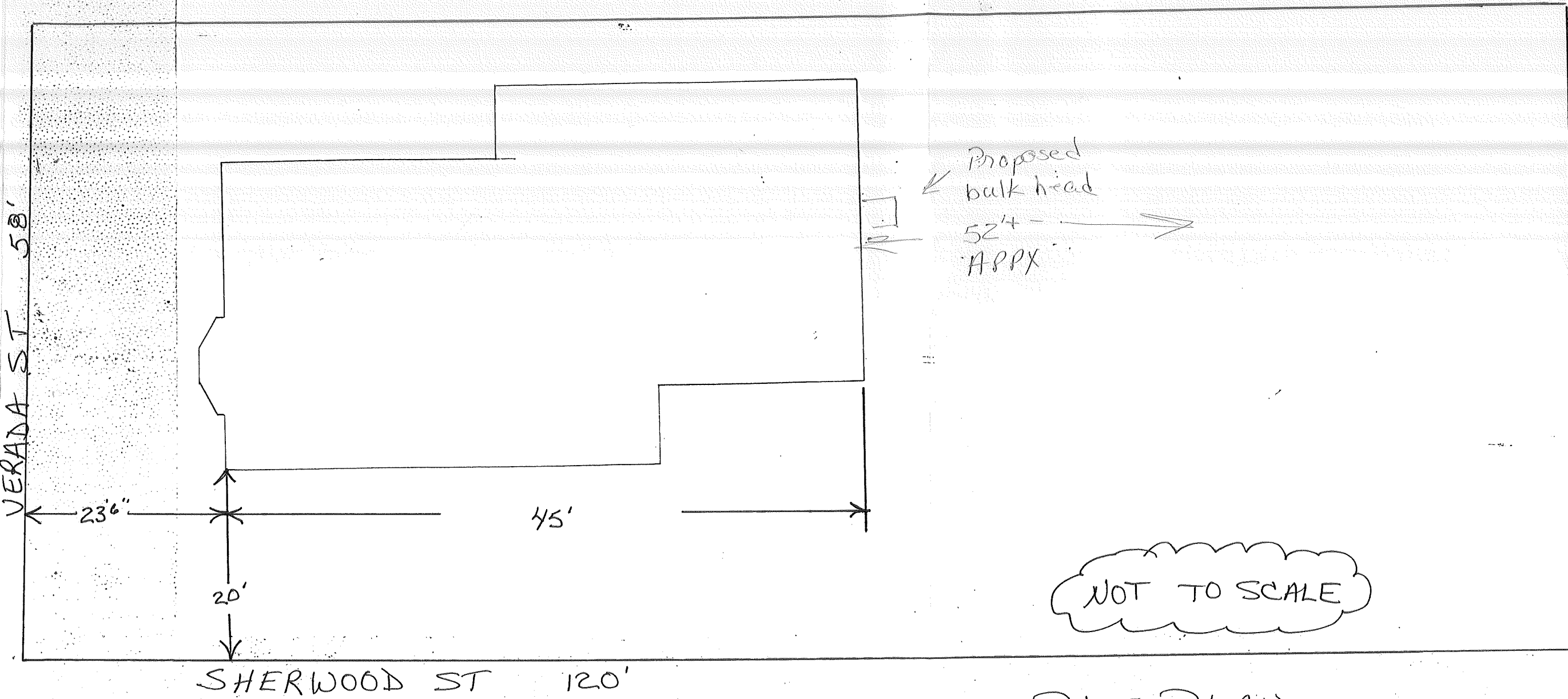
**Violation:**

**Notes:** #Error

**Comments:** 5/9/03 Mr. Trott came in and s/w Mike Nugent and myself. He agreed that he would have the roof line re- done by June 1, 2003. The shingles and windows would be done by July 1, 2003 and the entire outside of the building will be presentable by August 1, 2003.

The panel truck in the yard will be registered, insured and inspected by 5/19/03.

Marge S.



PLOT PLAN  
41 VERANDA ST  
PORTLAND, ME

permit  
James A. Troth  
775-4364