

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;"> PERMIT ISSUED Permit Issued: SEP 20 1996 CITY OF PORTLAND </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/R

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. A/R

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



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	
Owner / Manager: Trott James A Parcel Id: # of Units: 429- D-00300101 Inspector: Tammy Munson @ 874-8706 Status: Yellow 5-9 Violations Date & Time Requested: Oct 2, 2000 at Date of Inspection: Monday, October 02, 2000 Reinspect By: Monday, November 06, 2000 Reason For Inspection: Notes: 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: evidnece 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: Trott James A	
Parcel Id: 429- D-00300101	# of Units:
Inspector: David Caddell @ 874-8707	
Status: Green 0-4 Violations	
Date & Time Requested: Jan 12, 2001 at	
Date of Inspection: Friday, January 12, 2001	
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

Owner / Manager: Trott James A	
Parcel Id: 429- D-00300101	# of Units:
Inspector: David Caddell @ 874-8707	
Status: Green 0-4 Violations	
Date & Time Requested: Dec 8, 2000 at	
Date of Inspection: Friday, December 08, 2000	
Reinspect By: Sunday, January 07, 2001	
Reason For Inspection:	
Notes: Uninhabited Structure	

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
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 7th. 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 D3

*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

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

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1)

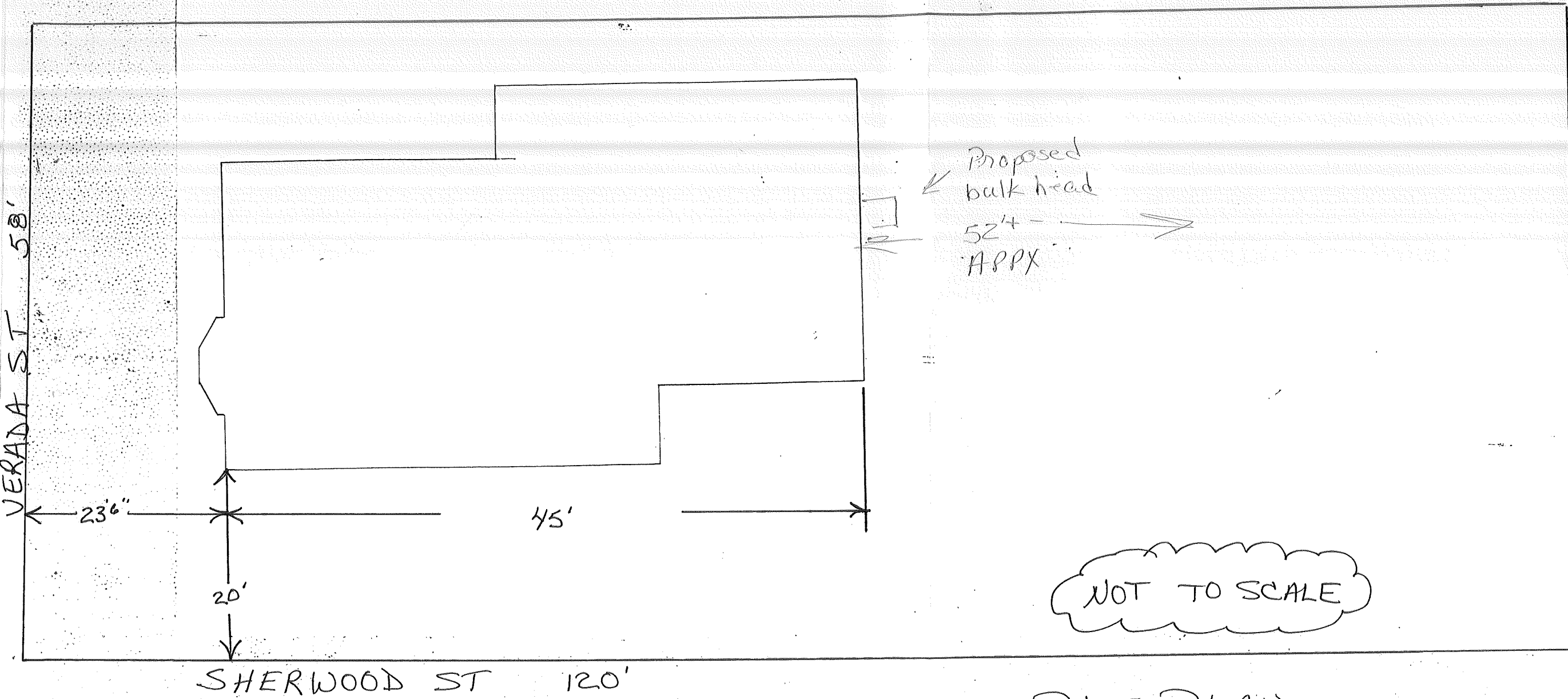
Violation:

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