

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

DEMOLITION PERMIT

Permit Number: 081438

Please Read Application And Notes, If Any, Attached

This is to certify that Webb Sterling S/Timothy Higg

has permission to Demolition of 20'6" x 24'7" garage and rear

AT 186 Veranda St CP 432 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 written permission procured before this building or part thereof is lath or other work is set-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
CITY OF PORTLAND

James Bourke 11/21/08
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: 08-1438	Issue Date:	CBL: 432 D003001
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Location of Construction: 186 Veranda St	Owner Name: Webb Sterling S	Owner Address: 186 Veranda St	Phone:
Business Name:	Contractor Name: Timothy Higgins	Contractor Address: 242 Veranda St Portland	Phone 2078385870
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-5

Past Use: Two Family	Proposed Use: Two Family / Demolition of 20'6" x 24'7" garage and rebuild 22' x 24' single car garage. leg: use - 2 d.v. (perm. vehicle)	Permit Fee: \$160.00	Cost of Work: \$14,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRL-2003 Signature: JMB 11/21/08	

Proposed Project Description:
Demolition of 20'6" x 24'7" garage and rebuild 22' x 24' single car garage.

Signature: _____
Signature: _____
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 11/10/2008	Zoning Approval	
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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..

Special Zone or Reviews

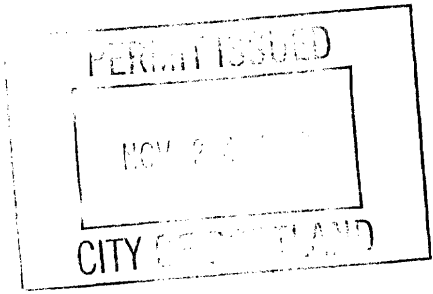
Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan Exemption
Maj Minor MM
OK w/conditions
Date: 11/12/08

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied
Date: _____

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review
 Approved
 Approved w/Conditions
 Denied
Date: _____



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

w. Front - 20' 7"

left side - 22' (off fence)

right side - 2' ?

width back - 21'

height - 12' 9"

Rear - 22' (off fence)

Distance off house 11' 6"

width R. side 24' - 2"

width L. side 24' - 8"

11-17-08 MEG

12-2-08 OK - slab location - checked distances on corners off fence & house MEG

City of Portland, Maine - Building or Use Permit

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Permit No: 08-1438	Date Applied For: 11/10/2008	CBL: 432 D003001
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Location of Construction: 186 Veranda St	Owner Name: Webb Sterling S	Owner Address: 186 Veranda St	Phone:
Business Name:	Contractor Name: Timothy Higgins	Contractor Address: 242 Veranda St Portland	Phone (207) 838-5870
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: Two Family / Demolition of 20'6" x 24'7" garage and rebuild 22' x 24' single car garage.	Proposed Project Description: Demolition of 20'6" x 24'7" garage and rebuild 22' x 24' single car garage.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/12/2008

Note: Size of legal nonconforming garage is 20' x 24' per assessor's pre-1957 card. **Ok to Issue:**
 Rebuilt garage will be 2' wider but the addition meets the rear setback of 20' and the side setback of 8'. The shell is changing slightly to make the walls a little higher, but the change in volume is insignificant.

- 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/21/2008

Note: **Ok to Issue:**

- 1) The maximum eave height is 10' for detached structures on slab.
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) The waiver request is granted to utilize the IRC 2006 only for the installation of a slab on grade for a detached structure less than 600 sf. All other aspects of the construction shall meet the 2003 IRC.

Comments:

11/21/2008-gg: received granted site plan exemption as of 11/20/08. /gg

11/21/2008-jmb: Spoke with Tim H. About the slab construction limited to 400 sf in IRC 2003. This structure is replacing an existing dilapidated garage. He will send a request for waiver to use the 2006 IRC for 528 sf. Received and granted.

11/12/2008-amachado: Gave siteplan exemption to planning since it is a two family and the garage is being expanded.

11/12/2008-amachado: Gave permit to Gayle to schedule predemolition inspection.



Demolition Call List & Requirements

Site Address: 186 Veranda St

Owner: Sterling Webb

Structure Type: One Story Garage

Contractor: Tim Higgins - 838 5870

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	Sharon Sharon - Nov-7-08
Northern Utilities	797-8002 ext 6241	MARK Allan - Nov-7-08
Portland Water District	761-8310	Stephanie - Nov. 7-08
Dig Safe	1-888-344-7233	Yvonne / Nov-7-08 8:15 AM 2008 450 8340

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	Lucy - Nov. 7-08
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	Carol Merritt Nov. 7-08 Called Nov. 7-08 Nov 10-08 Left 2 messages
Historic Preservation DEB Annals	874-8726	MR. MORRISSEAU 7-10-08
Fire Dispatcher	874-8576	Beth - 7-10-08
DEP - Environmental (Augusta)	287-2651	ERIC. Hamlin

Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: Nov. 10-08

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Hello Columbia club,

I am letting you know that the broken down old hazardous structure that semi resembles a garage or should I say whets left of a garage is finally going to be rebuilt. The new structure will be approximately in the same footstep. The garage will be a little higher so I can get something a little bigger than a mini copper in it and the pitch on the roof will be a little steeper just in case we get snow. If you are wondering why I am writing this letter it is because the city requires me to do so.

Sincerely, Sterling Webb

Rear abbuter

182 VERANPA ST.

Hello mike,

I am letting you know that the broken down old hazardous structure that semi resembles a garage or should I say whets left of a garage is finally going to be rebuilt. The new structure will be approximately in the same footprint. The garage will be a little higher so I can get something a little bigger than a mini copper in it and the pitch on the roof will be a little steeper just in case we get snow. If you are wondering why I am writing this letter it is because the city requires me to do so.

Sincerely, Sterling Webb

Left Side

Highway on Right Side



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>186 VERANDA ST. PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>528 Sq Ft.</u>	Square Footage of Lot <u>8582</u>	Number of Stories <u>ONE</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>432 - D-003 - 001</u>	Applicant * must be owner, Lessee or Buyer* Name <u>STERLING WEBB</u> Address <u>186 VERANDA ST.</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone:
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>N/A</u> Address City, State & Zip	Cost Of Work: \$ <u>14,000. - w/demo</u> C of O Fee: \$ _____ Total Fee: \$ <u>160.00</u>
Current legal use (i.e. single family) <u>2-Family</u> Number of Residential Units <u>2</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Garage</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>06' x 24'</u> <u>22' x 24'</u> <u>Remove and Rebuild one story Garage (single car)</u>		
Contractor's name: <u>Timothy A. Higgins</u>		
Address: <u>242 VERANDA ST</u>		
City, State & Zip <u>PORTLAND, ME</u>		Telephone: <u>838-5870</u>
Who should we contact when the permit is ready: <u>Tim Higgins</u>		Telephone: <u>838-5870</u>
Mailing address: <u>242 VERANDA ST. PORTLAND, ME</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, 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: Timothy A. Higgins Date: Nov. 10 08

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

HIGGINS BUILDERS, INC.
96 Ocean Street-Unit 4
South Portland, ME. 04106

TEL: 207-838-5870(CELL)

FAX: 741-5311

TO CITY OF PORTLAND ZONNING-CODE REVIEW
LOCATION: 186 VERANDA STREET
CURRENT USE 2-FAMILY
ZONE: R-5

TEL: 761-7045

Tim Higgins
186 Veranda Street
Portland, ME.04103

TEL: 838-5870

Proposed work to be done: Remove existing garage and replace with new

The existing garage is 21' 6" wide by 24' 7" deep on a floating concrete slab. The wall height is 9' tall. The height from peak to ground varies due to build up off front driveway. Front peak to grade is 13' the rear is 13' 7" totaling 502.25(+/-) square footage.

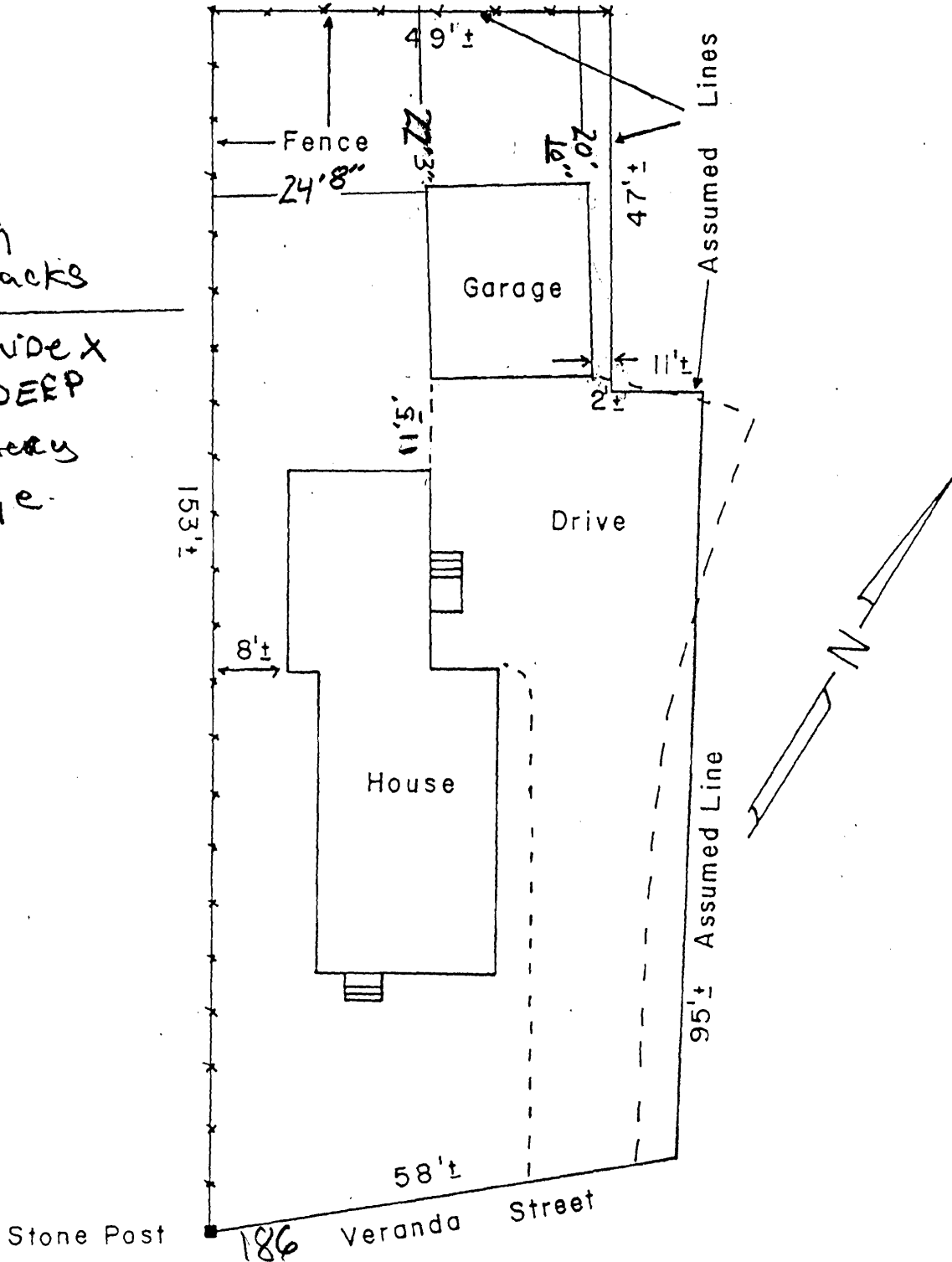
-what is
existing
pitch of
roof?

The proposed garage is 22' wide by 24' deep, to be placed on a floating reinforced slab, with over compacted gravel base. The height will be 9' 10" to allow for a header over the overhead door. The height from peak to ground will be 14' to allow for minimum 5/12 pitch on roof totaling 528 square feet.

MORTGAGE INSPECTION PLOT PLAN

Existing
Set backs

20'6" wide x
24'7" DEEP
one story
Garage.



OWNER OF RECORD: Bernice & Gordon McKeough

LOCUS: Portland, Maine

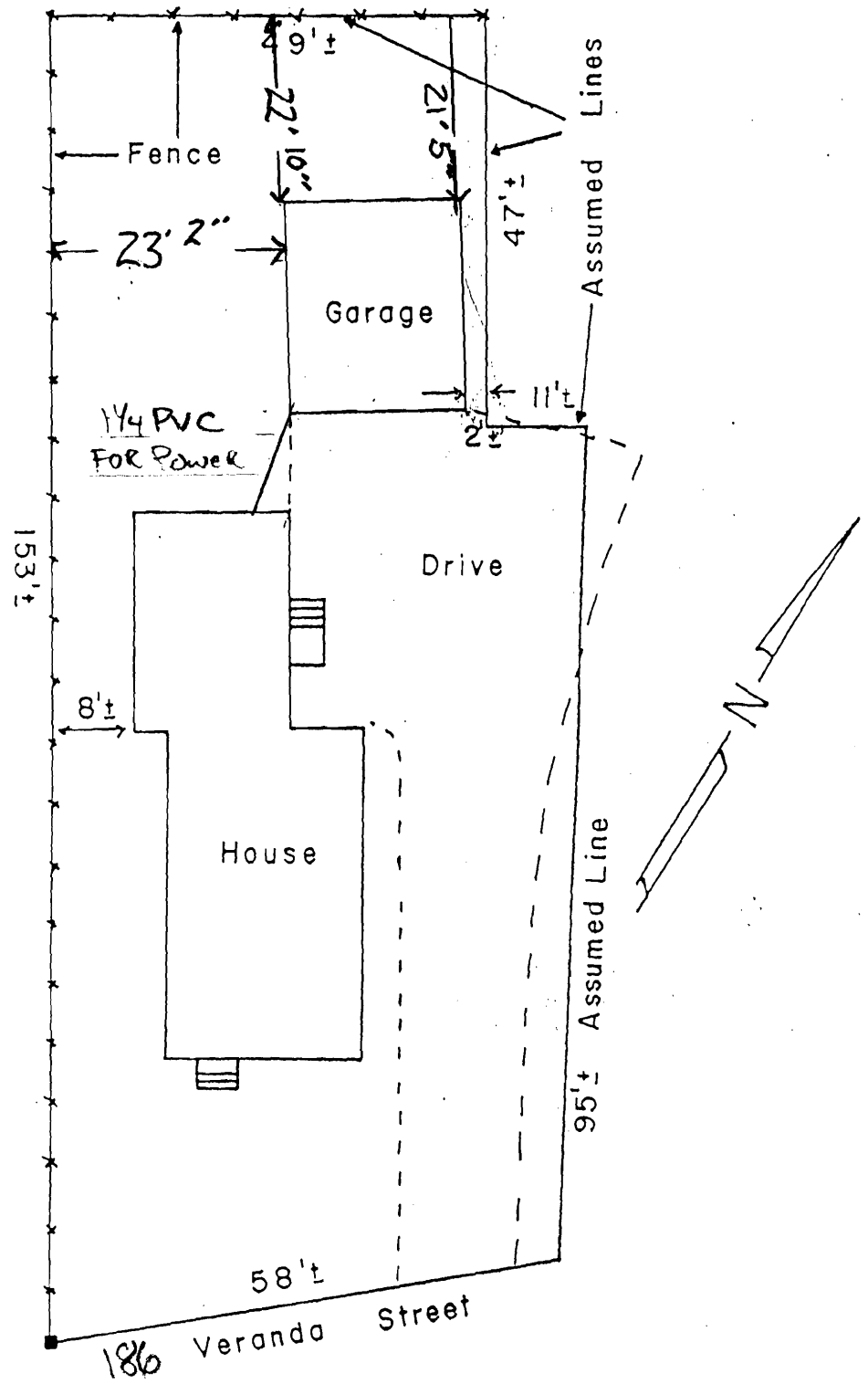
SCALE: 1" = 20'

"THIS IS NOT A BOUNDARY SURVEY"

186 Veranda St

MORTGAGE INSPECTION PLOT PLAN

Proposed Set
Backs For
22x24
One Story
Garage.



OWNER OF RECORD: Bernice & Gordon McKeough

LOCUS: Portland, Maine

SCALE: 1" = 20'

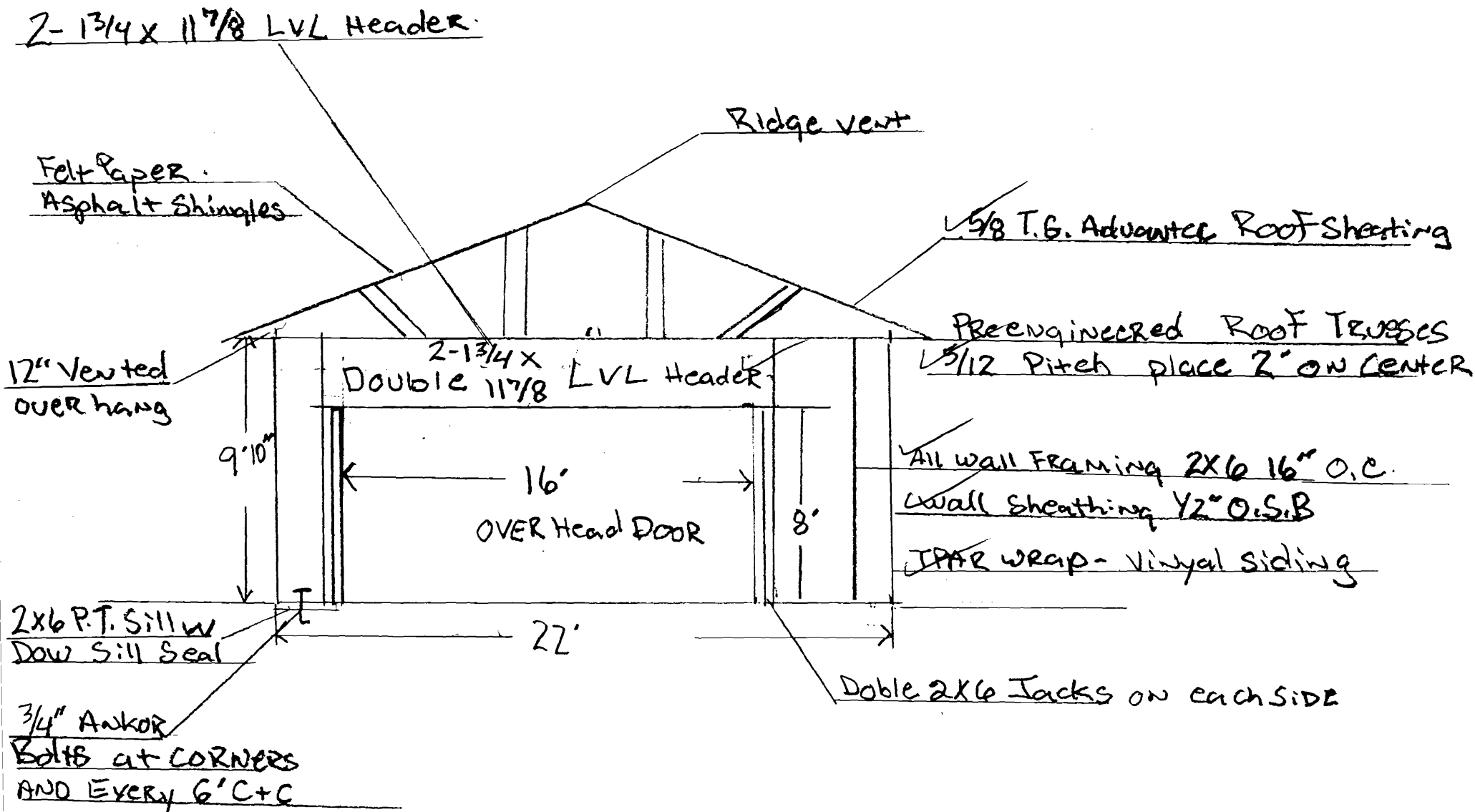
"THIS IS NOT A BOUNDARY SURVEY"

FRONT

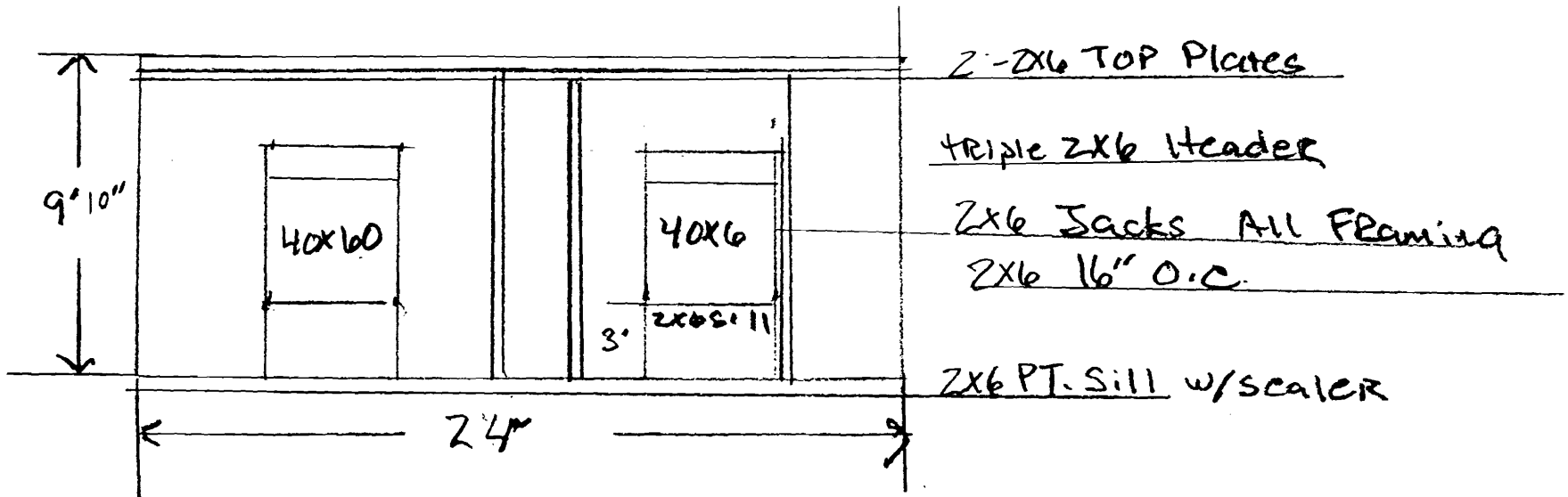
Size 22x24

One Story Garage

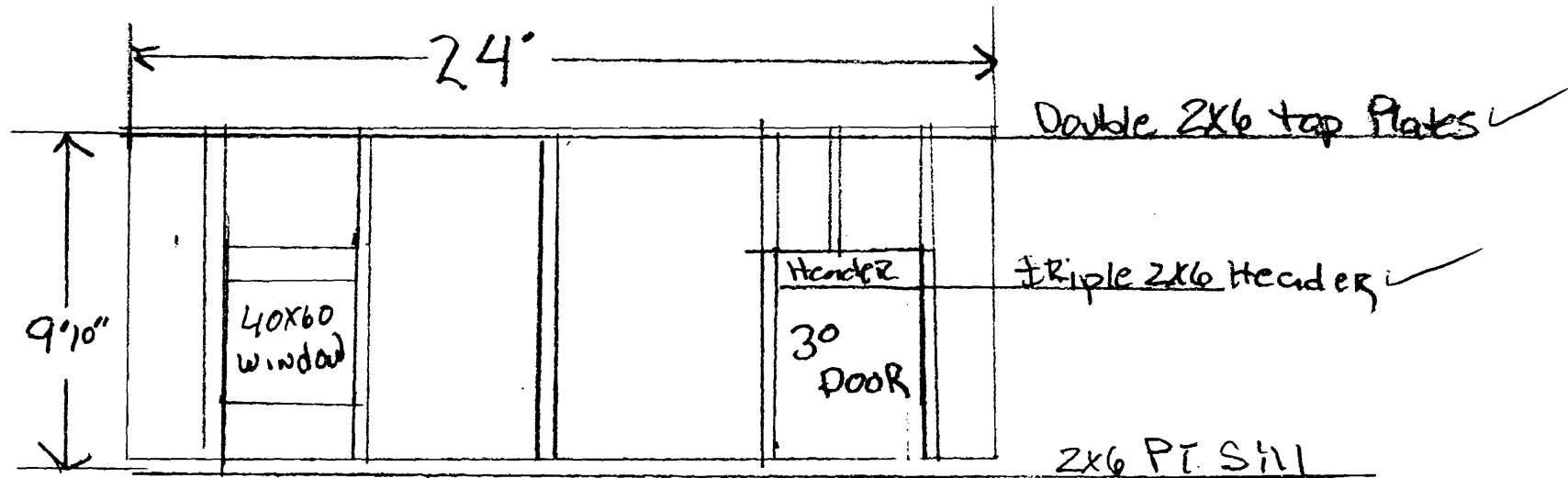
OWNER: Sterling WEBB
Add. 186 VERANDA St.



Right Side

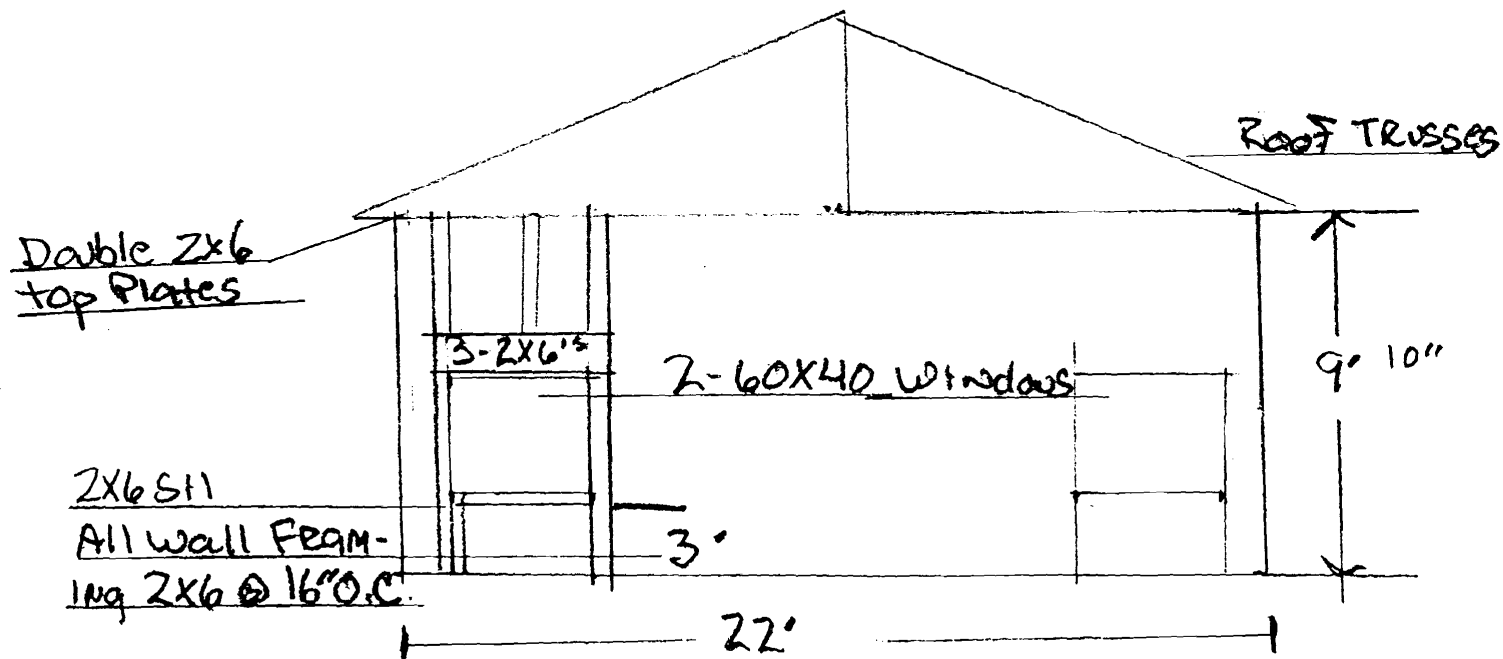


Left Side



2x6-16" OC FRAMING

REAR-



Flooding SLAB.

1/2" R. BAR 24" O.C.



MIN 6" THICK SLB



Anchor BOLTS 6" O.C.

1/4" PVC FOR
POWER 12" SAND
FILL

12" THICK
CONCRETE

6" MIN.
6" THICK
CONCRETE

COMPACTED GRAVEL



Application for Exemption from Site Plan Review Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

1. Applicant Information

Sterling Webb
Applicant/Owner

186 Veranda St, Portland ME 04103
Mailing Address

Tim Higgins -
Consultant/Agent

_____/_____/ 838-5870
Phone Fax Cell

2. Project Information

Nov. 12, 2008
Application Date

rebuild garage - bigger footprint
Project Name/Description

186 Veranda St.
Address of Proposed Site

432-D-003
Assessor's Reference (Chart-Block-Lot)

TT 2008 0169

Description of Proposed Development:

demolish 20'x24' garage - rebuild it making it 22'x24' - 48 sf increase in footprint - roof will be 1' higher - property is a two-family.

(Please Attach Sketch/Plan of Proposal/Development)

Criteria for Exemptions: (See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment (Yes, No, N/A)	Planning Division Use Only
a) Within Existing Structures: No New Buildings, Demolitions or Additions	<u>- replacement</u>	<u>replacement of ^{existing} garage</u>
b) Footprint Increase Less Than 500 sq. ft.	<u>48 SF</u>	<u>48 SF inc</u>
c) No New Curb Cuts, Driveways, Parking Areas	<u>yes</u>	<u>✓</u>
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	<u>yes</u>	<u>✓</u>
e) No Additional Parking/No Traffic Increase	<u>yes</u>	<u>✓</u>
f) No Known Stormwater Problems	<u>yes</u>	<u>✓</u>
g) Sufficient Property Screening Exists	<u>yes</u>	<u>✓</u>
h) Adequate Utilities	<u>yes</u>	<u>✓</u>

Planning Division Use Only

Exemption Granted Partial Exemption Exemption Denied

NOV 20 2008

Planner's Signature: Barbara Schuydt Date 11/20/08



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Current legal use (i.e. single family) <u>2-Family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Garage</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>60' x 24' 20' x 24'</u> <u>Remove and Rebuild one story Garage (single car)</u>		
Contractor's name: <u>Timothy A. Higgins</u> Address: <u>242 VERANDA ST</u> City, State & Zip <u>PORTLAND, ME</u> Telephone: <u>838-5870</u> Who should we contact when the permit is ready: <u>Tim Higgins</u> Telephone: <u>838-5870</u> Mailing address: <u>242 VERANDA ST. PORTLAND, ME</u>		

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Signature: [Signature] Date: Nov 10 08

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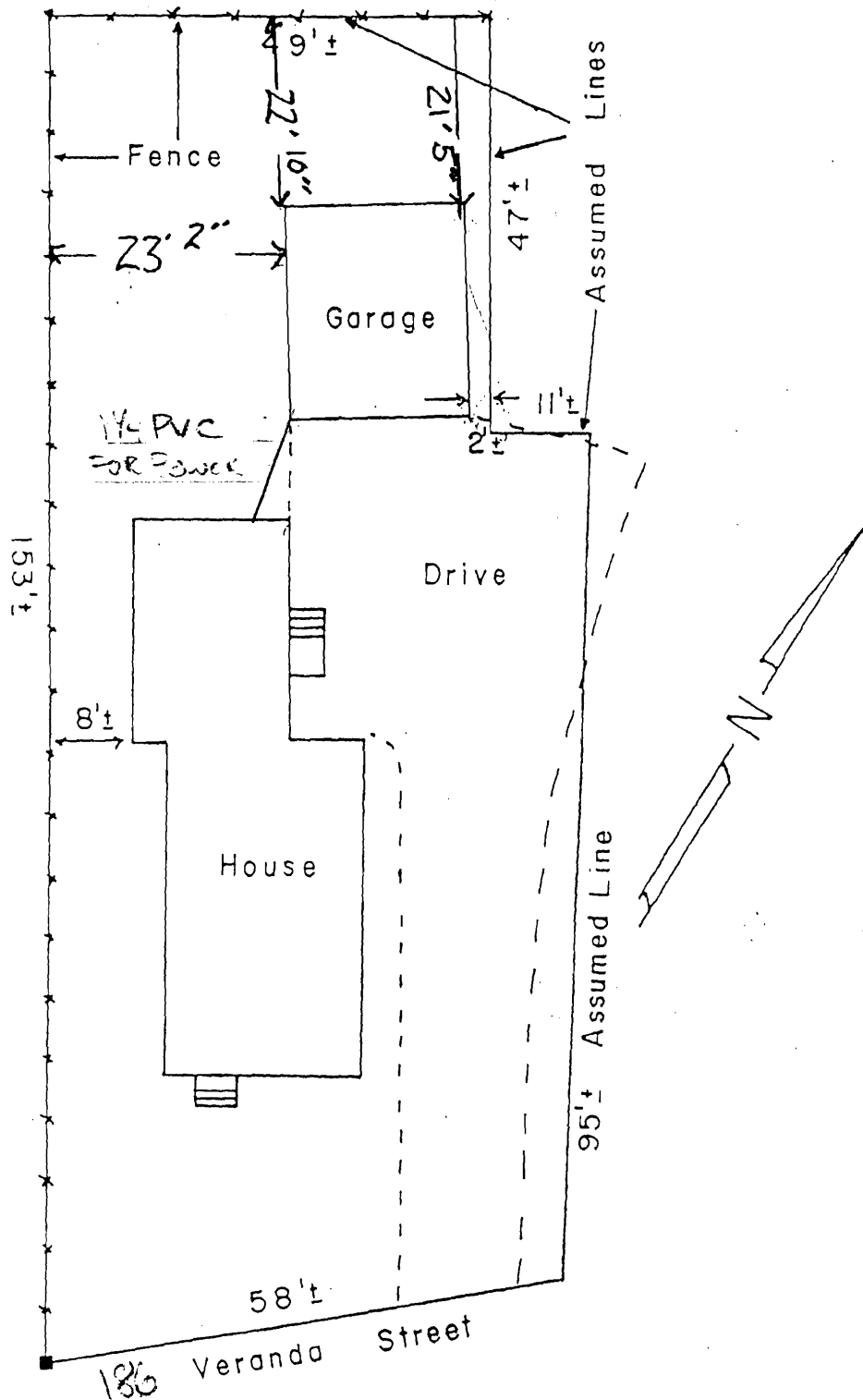
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Proposed Set
Backs For
22x24
One Story
Garage.



OWNER OF RECORD: Bernice & Gordon McKeough

LOCUS: Portland, Maine

SCALE: 1" = 20'

"THIS IS NOT A BOUNDARY SURVEY"

FRONT

Size 22x24

One Story Garage

Owner: Sterling Webb
Add. 186 VERANDA St.

2-1 3/4 x 11 7/8 LVL Header

Felt Paper
Asphalt Shingles

Ridge vent

5/8 T.G. Advanced Roof Sheeting

2" Vented
Overhang

2-1 3/4 x
Double 11 7/8 LVL Header

Preengineered Roof Trusses
5/12 Pitch place 2" on center

9'10"

16'
OVERHEAD DOOR

8'

All wall framing 2x6 16" o.c.

wall sheathing 1/2" O.S.B

TPAR wrap - vinyl siding

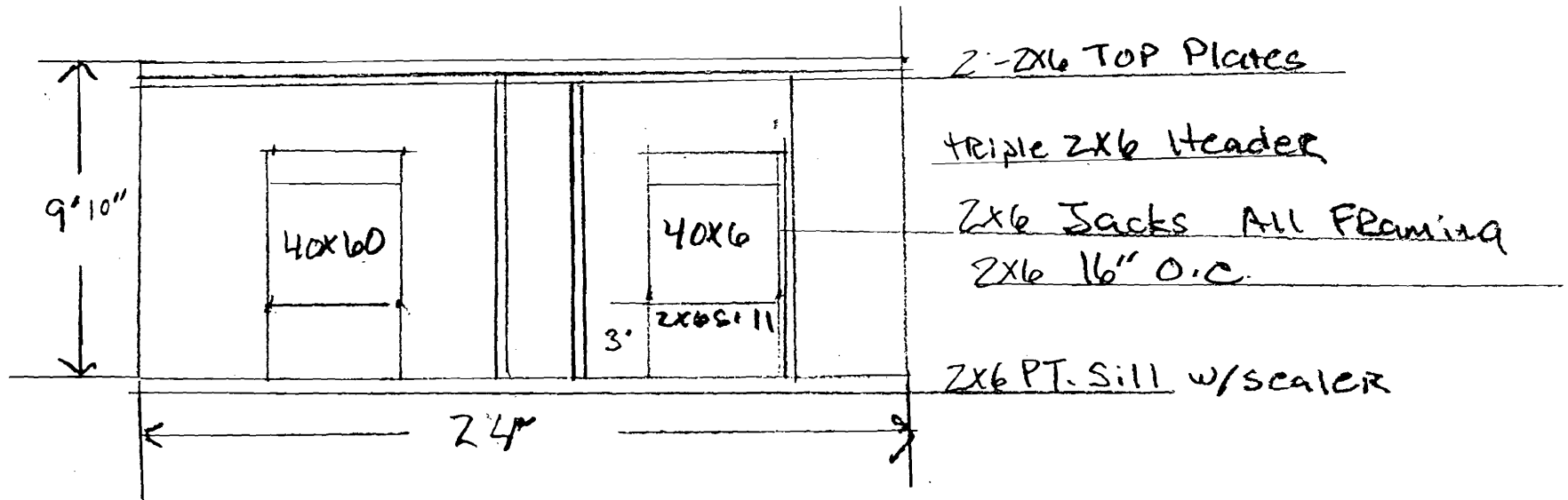
2x6 P.T. Sill w
Dow Sill Seal

22'

Double 2x6 Jacks on each side

3/4" ANKOR
Bolts at CORNERS
AND EVERY 6' C+C

Right Side



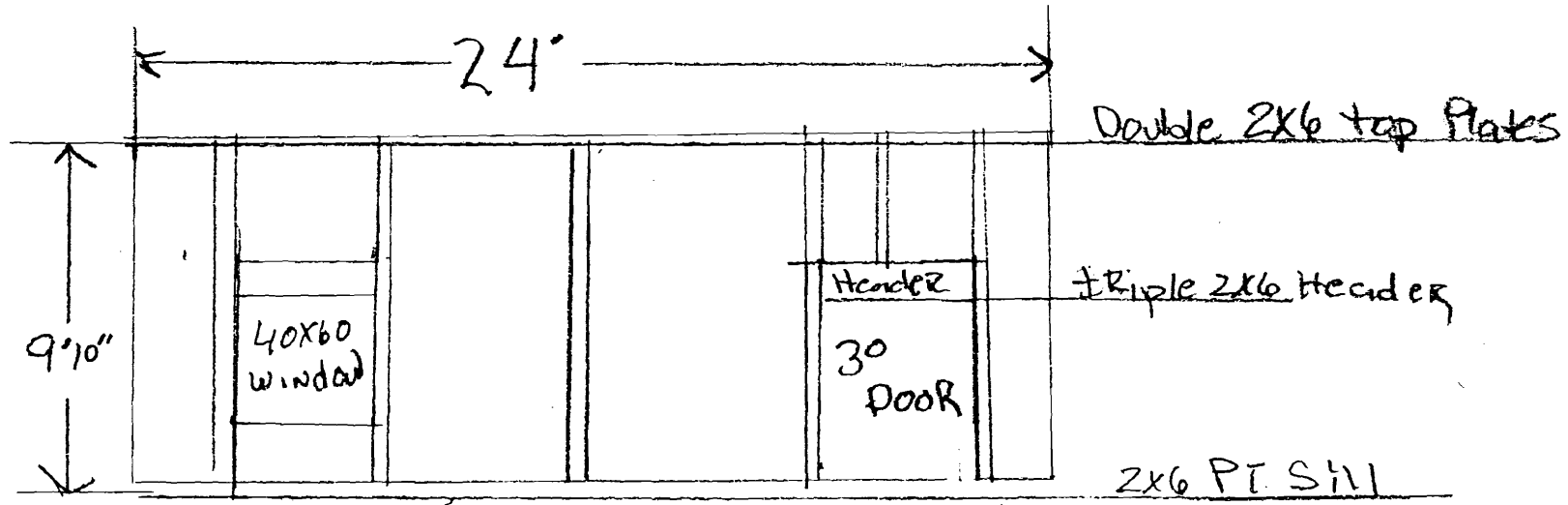
2x6 TOP Plates

triple 2x6 Header

2x6 Jacks All Framing
2x6 16" O.C.

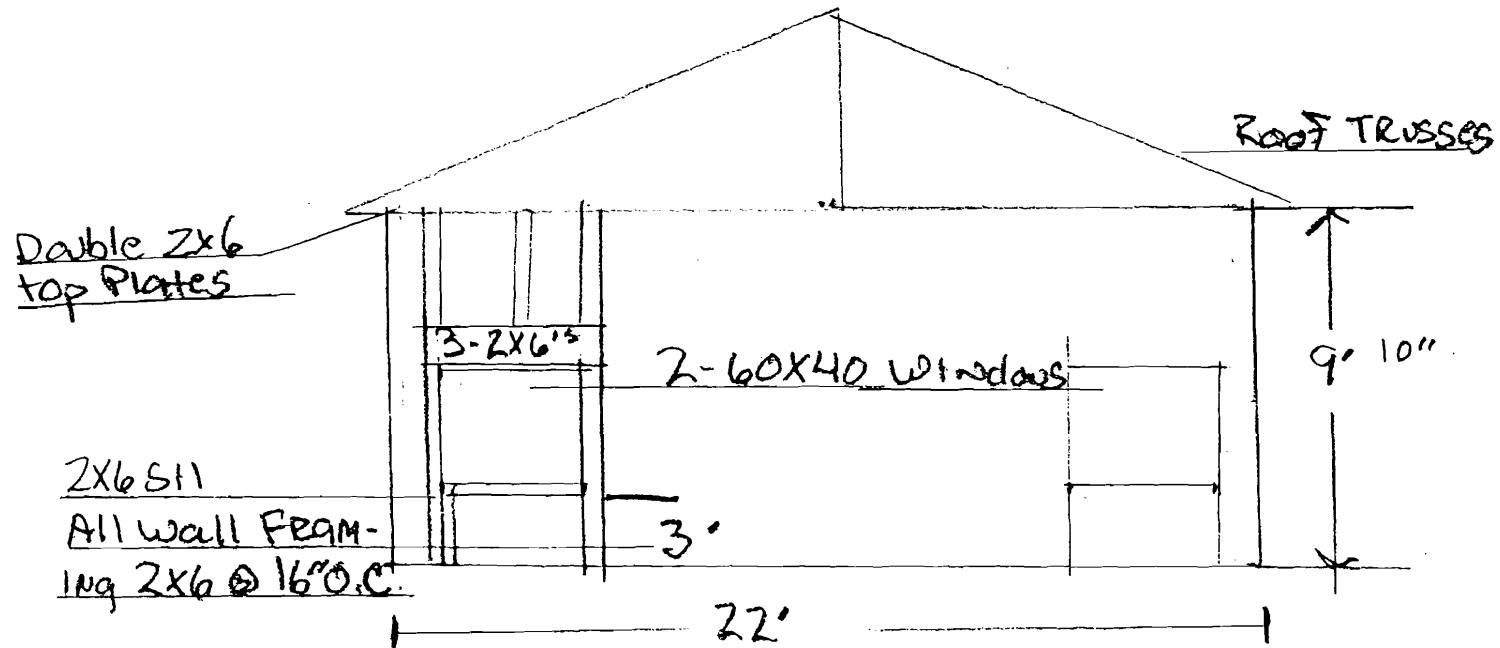
2x6 PT. Sill w/SCALER

Left side



2x6-16" OC FRAMING

Rear-



186 Veranda

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT
184-192-183	Veranda	190	OF	Lot 32 pt 31	8582	8 ²		432	D	3-K

TAXPAYER ADDRESS AND DESCRIPTION

MASTROLUCCA MARIO A
100 VERANDA STREET
CITY

REAL ESTATE-PORTLAND ME ASSESSORS
PLANS ON FILE IN ASSESSORS OFFICE
CITY HALL PLAN 432-0-3-4 VERANDA
ST #184-192 AREA 12662 SQ FT LOTS
01-32 REC PL VERANDA PARK

RECORD OF TAXPAYER	YEAR	BOOK	PAGE

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
STREET	
PAVED	IMPROVING
SEMI-IMPROVED	STATIC
DIRT	DECLINING
SIDEWALK	
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1952
50	151AV	8 ⁰⁰	114	912	450	1952
50	102AV	8 ²⁰	101	812	400	
TOTAL VALUE LAND					850	850
TOTAL VALUE BUILDINGS					2840	2920
TOTAL VALUE LAND AND BUILDINGS					3690	3770

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD		INCREASE	DECREASE
1950	LAND	525	
	BLDGS.	1700	
	TOTAL	2225	
1951	LAND	500	
	BLDGS.	1725	
	TOTAL	2225	
1952	LAND	500	
	BLDGS.	1715	50
	TOTAL	2215	50
1953	LAND	525	
	BLDGS.	1300	1300
	TOTAL	1625	1725

4050	SQ. FT. TO-FROM CH.	432	BLK.	G	LOT	8-216	61
	SQ. FT. TO-FROM CH.		BLK.		LOT		

	SQ. FT. TO-FROM CH.		BLK.		LOT		
	SQ. FT. TO-FROM CH.		BLK.		LOT		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	1961	19
10	102	8	101	810	450	80
TOTAL VALUE LAND					530	
TOTAL VALUE BUILDINGS					2130	
TOTAL VALUE LAND AND BUILDINGS						

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		

	SQ. FT. TO-FROM CH.		BLK.		LOT		
	SQ. FT. TO-FROM CH.		BLK.		LOT		

	SQ. FT. TO-FROM CH.		BLK.		LOT		
	SQ. FT. TO-FROM CH.		BLK.		LOT		

YEAR	ORIG. COST	RENTAL	840
YEAR	SALE PRICE	EXPENSE	
YEAR	U. S. R. S.	NET	

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP

4/18 YEAR 1960
NOV 18 '60
DWLG. Pix

YEAR 19

* TRANSFERRED FROM 433-13-14 (1961)
X GAR TO REMAIN

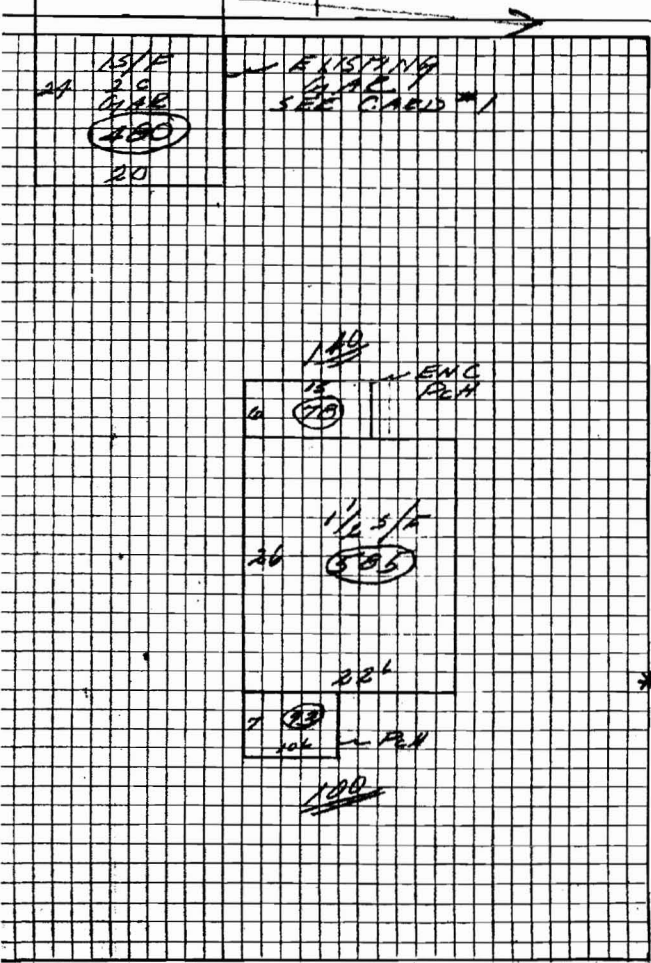
120/60 150-800 CONST FOR 1 1/2 S/F DWLG
22 X 32
120/60 1507 NIPPE X 1 1/2 S/F DWLG FROM
433-13-14
12/61 118 INST F.H.A. 5 1/2 9 0. A EQUIP

Card 2



FOUNDATION		FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST	BATHROOM	
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM	
BRICK OR STONE	MILL TYPE	WATER CLOSET	
PIERS	REIN. CONCRETE	LAVATORY	
CELLAR AREA FULL	FLOOR FINISH		KITCHEN SINK
1/4 1/2 3/4		B 1 2 3	STD. WAT. HEAT
NO. CELLAR	CEMENT		AUTO. WAT. HEAT
EXTERIOR WALLS	EARTH		ELECT. WAT. SYST.
CLAPBOARDS	PINE		LAUNDRY TUBS
WIDE SIDING	HARDWOOD		NO PLUMBING
DROP SIDING	TERRAZZO		
NO SHEATHING	TILE		
WOOD SHINGLES			
ASBES. SHINGLES			
STUCCO ON FRAME	ATTIC FLR. & STAIRS		
STUCCO ON TILE	INTERIOR FINISH		
BRICK VENEER	B 1 2 3		
BRICK ON TILE	PINE		
SOLID BRICK	HARDWOOD		
STONE VENEER	PLASTER		
CONC. OR CIND. BL.	UNFINISHED		
	METAL CLG.		
TERRA COTTA			
VITROLITE	RECREAT. ROOM		
PLATE GLASS	FINISHED ATTIC		
INSULATION	FIREPLACE		
WEATHERSTRIP	HEATING		
ROOFING	PIPELESS FURNACE		
ASPH. SHINGLES	HOT AIR FURNACE		
WOOD SHINGLES	FORCED AIR FURNACE		
ASBES. SHINGLES	STEAM		
SLATE TILE	HOT WAT. OR VAPOR		
METAL	NO HEATING		
COMPOSITION			
ROLL ROOFING	GAS BURNER		
INSULATION	OIL BURNER		
	STOKER		

COMPUTATIONS	
UNIT	1951
585 S. F.	5320
S. F.	
ADDITIONS	+ 240
BASEMENT	
WALLS	
ROOF	
FLOORS	
ATTIC	
FINISH	
FIREPLACE	
HEATING	- 50
PLUMBING	
TILING	
TOTAL	4530
FACT.	
REP. VAL.	3530



SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
DWLG	A 1 1/2 S/F	C	?		F	3530	430	1900	A	1900	1100
GAR	B 1 1/2 x 20 x 24					380	506	190	B	190	120
	C								C		
	D								D		
	E								E		
	F								F		
	G								G		
YEAR	1951					1951 TOTAL BLDGS.					
TAX VAL.						19				19	
OLD VAL.						19				19	
CHANGE						19				19	



APPLICATION FOR PERMIT

Class of Building or Type of Structure Foundation Only
Portland, Maine, September 16, 1960

PERMIT ISSUED
1352
SEP 20 1960
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 186 Veranda Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Katherine Pastroluca, 190 Veranda St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Concrete Forms Inc., 14 Rocky Hill Rd., Cape Hill Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Dwelling No. families 1
Last use _____ " _____ No. families 1
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot garage
Estimated cost \$ 400. Fee \$ 4.00

General Description of New Work

To construct concrete foundation for 1 1/2 story frame dwelling house 22-x32'

To be moved from 13 Whittier Street

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO owner

Details of New Work

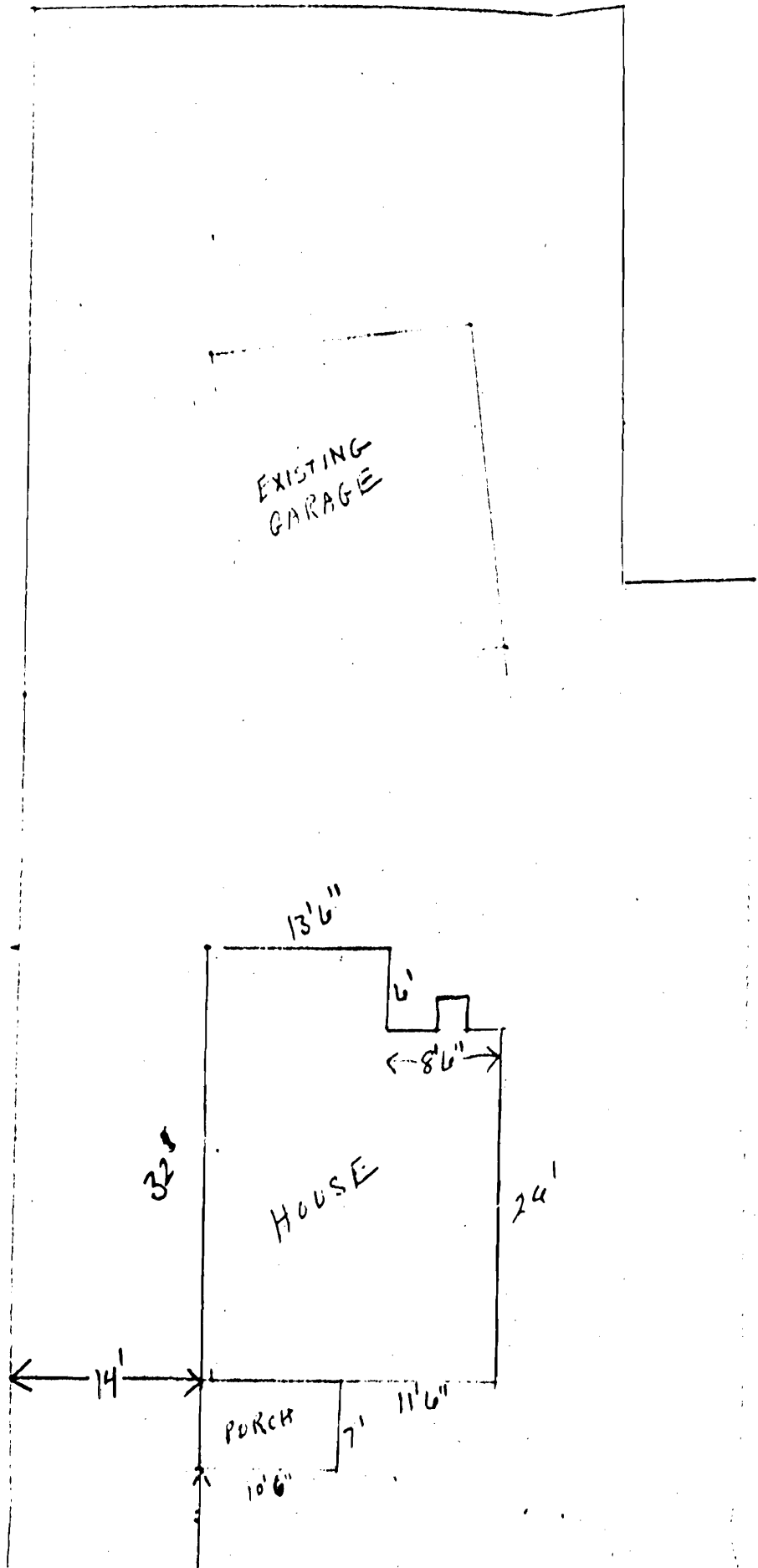
Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? yes If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? yes
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 10" cellar yes
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
Kind and thickness of outside sheathing of exterior walls? _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED: _____

Miscellaneous



TIMOTHY A. HIGGINS
HIGGINS BUILDERS, INC.
P.O. BOX 2147
SOUTH PORTLAND, ME. 04116-2147
Telephone 207 838-5870

Date: 11/21/08

Memo to: City of Portland – Code Enforcement
Attn: J. Bourke
E-mail to: JMB@PortlandMe.Gov.

From: Tim Higgins

RE: Waiver for floating slab at 186 Veranda Street – Portland, ME.

Jeanne:

As discussed in our phone conversation, I am requesting a waiver to allow a floating slab.

The existing garage currently is on a floating slab. The garage is beyond repair and must be taken down. We are proposing a similar garage to replace the existing garage.

We request a waiver to the 2006 IRC Code that allows floating slabs under 600 sq.ft.

Installing frost walls would place a financial burden on the home owner and he would not be able to move forward with the replacement of the garage.

If you have any questions, please do not hesitate to contact me.

Please confirm receipt to: Sandy 741-5300.

NOV 21 2008

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

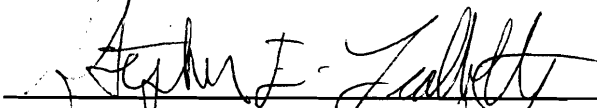
Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

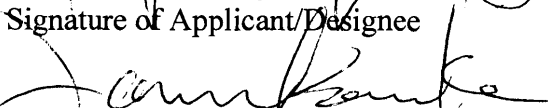
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



Signature of Applicant/Designee

11/24/08
Date



Signature of Inspections Official

11/21/08
Date

