

**PERMIT ISSUED**

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

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

Permit No: 01-1157	Issue Date: SEP 26 2001	CBL: 432 F003001
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Location of Construction: 244 Veranda St	Owner Name: Higgins Timothy A	Owner Address: 244 Veranda St	Phone: 207-838-5870
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: Res. 2 Family	Proposed Use: Same : Amendment to Permit #01-0698. Relocate Placement of Kitchen	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
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Proposed Project Description: Amendment to Permit #01-0698. Relocate Placement of Kitchen	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-5</i> Type: <i>SB</i> <i>See Permit #01-0698 for structure</i>
	Signature: <i>2 Family</i>	Signature: <i>10/26/01 DC</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>N/A</i>
Signature: _____ Date: _____

Permit Taken By: cih	Date Applied For: 09/20/2001	<b>Zoning Approval</b>	
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<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 checked="" type="checkbox"/> Shoreland <i>745'</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>10/26/01</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input 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: _____
	<i>Amendment to Bldg Permit #01-0698</i> <i>See site plan 2001-0147</i>		

**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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM

2001-0147

Application I. D. Number

06/13/2001

Application Date

Veranda St. New 2 Units

Project Name/Description

Higgins Timothy A

Applicant

244 Veranda St, Portland, ME 04103

Applicant's Mailing Address

Timothy A. Higgins

Consultant/Agent

Applicant Ph: (207) 838-5870 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

244 - 244 Veranda St, Portland, Maine

Address of Proposed Site

432 F003001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 That the applicant add two additional trees of a size consistent with the City's landscape standards for a total of 4 trees (2 per unit)

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 Please note that you are presently very close to the maximum lot coverage. This may restrict any future additions.
- 4 Please note that there may be some appeal rights with the issuance of this permit.
- 5 The issuance of this permit will automatically remove the present stop order on this job. Work corresponding to this submittal is allowed to proceed. All previous permits are made void by the issuance of this permit.
- 6 There shall be NO ALLOWANCE to pre-wire or pre-plumb a third kitchen in anticipation of future changes. *addressed*

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (6) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now 244 Veranda Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 6 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

011157

# 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: 244 VERANDA St.

Total Square Footage of Proposed Structure 6731 Square Footage of Lot 9001

Tax Assessor's Chart, Block & Lot  
Chart# 432 Block# F Lot# 3  
Owner: Timothy A Higgins  
Telephone: 838-5870

Lessee/Buyer's Name (If Applicable) \_\_\_\_\_  
Applicant name, address & telephone: 242 VERANDA St.  
Cost Of Work: \$ \_\_\_\_\_  
Fee: \$ 30.00

Current use: two Family  
If the location is currently vacant, what was prior use: two Family  
Approximately how long has it been vacant: 6 months  
Proposed use: two Family  
Project description: Move location of Kitchens From 2<sup>nd</sup> Floor to First Floor  
01-0698 Amend

Contractor's name, address & telephone: Tim Higgins 242 VERANDA St. 8385870  
Who should we contact when the permit is ready: ABove  
Mailing address: \_\_\_\_\_  
Phone: \_\_\_\_\_

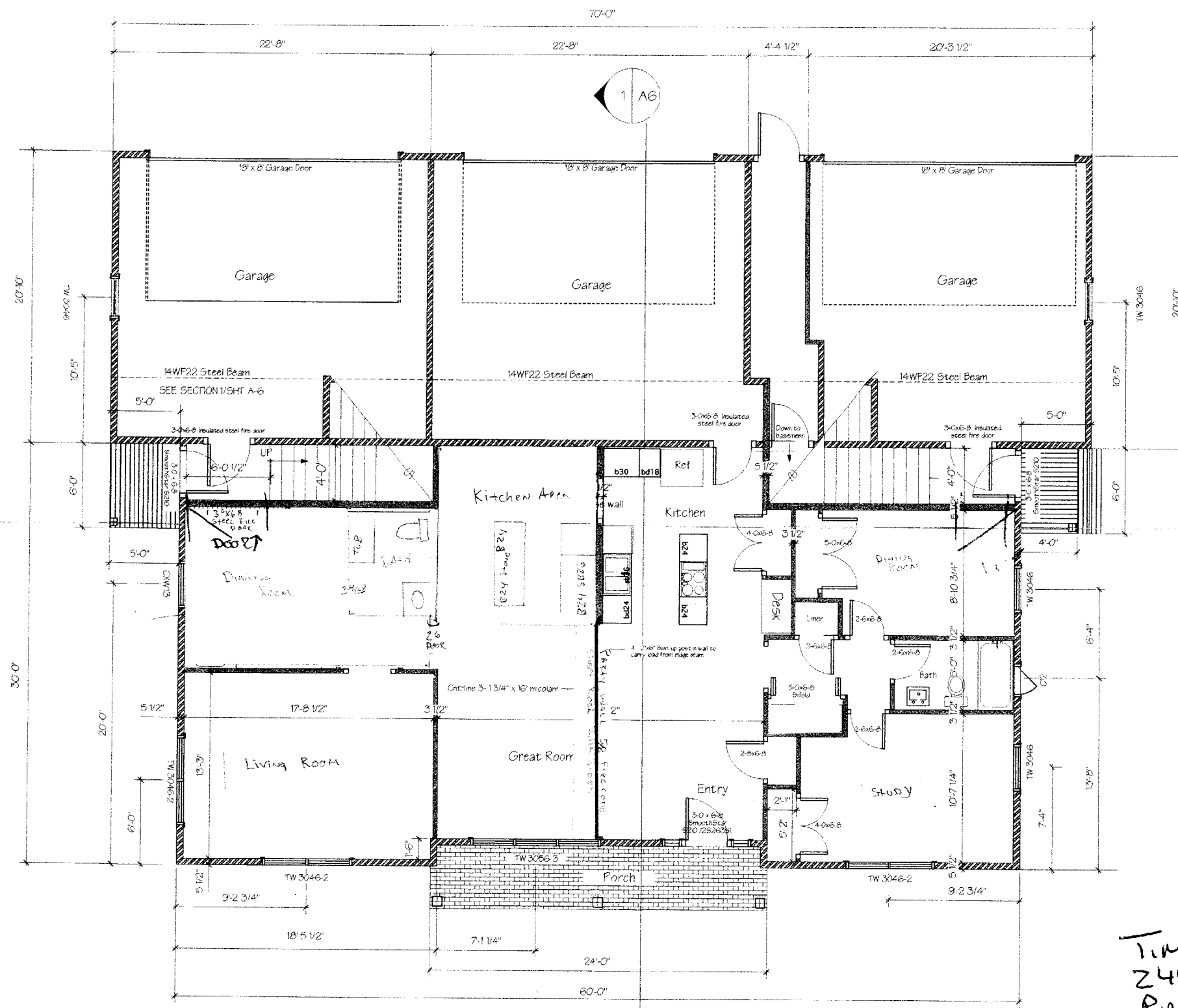
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

*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: [Signature] Date: Sept 21 2001

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

9/11/01



*Handwritten note:*  
 Tim Higgins  
 244  
 10/11

First Floor Plan - Unit 1 Left Side

1705 sq ft  
 Free Floor Unit 2 Right Side

*Handwritten note:*  
 Tim Higgins  
 244 VERANDA ST.  
 PORTLAND, ME.

- NOTES:  
 1.0 All windows to meet egress requirements,  
 2.0 All windows are Anderson Tilt Wash with screens, grilles per elevations, low E glazing.

Owner:  
**HIGGINS CONSTRUCTION**  
 PORTLAND, MAINE

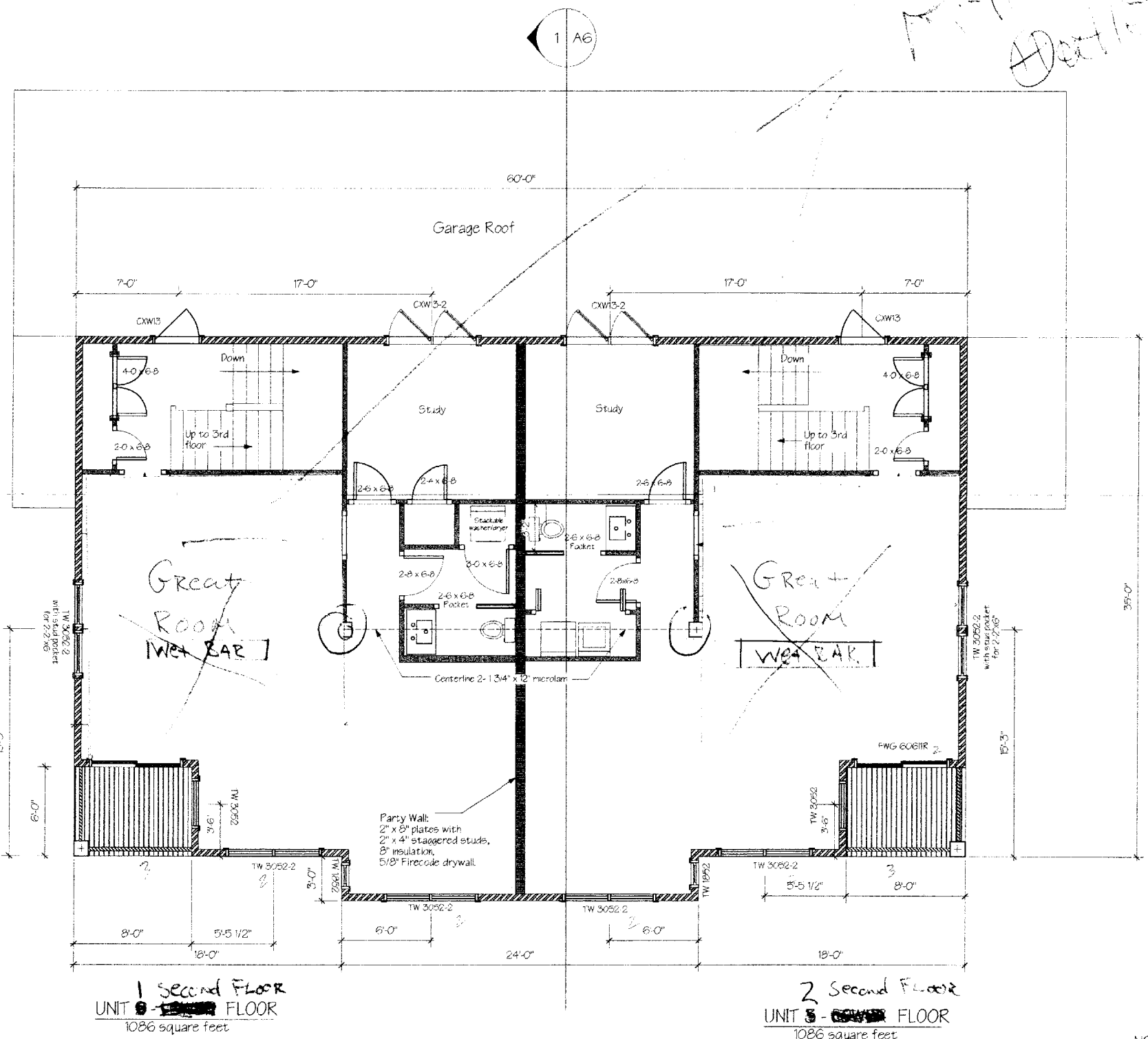
Stephen W. Tibbets, P.E.  
 Professional Civil Engineer  
 15 Oak Ridge Road, Brunswick, Maine 04011  
 (207) 725-5867 Fax (207) 725-6168

Project:  
**BUILDING ADDITIONS  
 AND ALTERATIONS**  
 244 VERANDA STREET, PORTLAND, MAINE

Date	Scale	AS NOTED
MARCH 18, 2010		

**FIRST FLOOR PLAN**

**A-3**



1 Second Floor  
 UNIT 1 - ~~1086~~ FLOOR  
 1086 square feet

2 Second Floor  
 UNIT 2 - ~~1086~~ FLOOR  
 1086 square feet

Second Floor Plan  
 2172 square feet

- NOTES:  
 1.0 All windows to meet egress requirements,  
 2.0 All windows are Anderson Tilt Wash with screens, grilles per elevations, low E glazing.

*M. Higgins*  
*Architect*

*1086 sq ft*

Owner:  
**HIGGINS CONSTRUCTION**  
 PORTLAND, MAINE

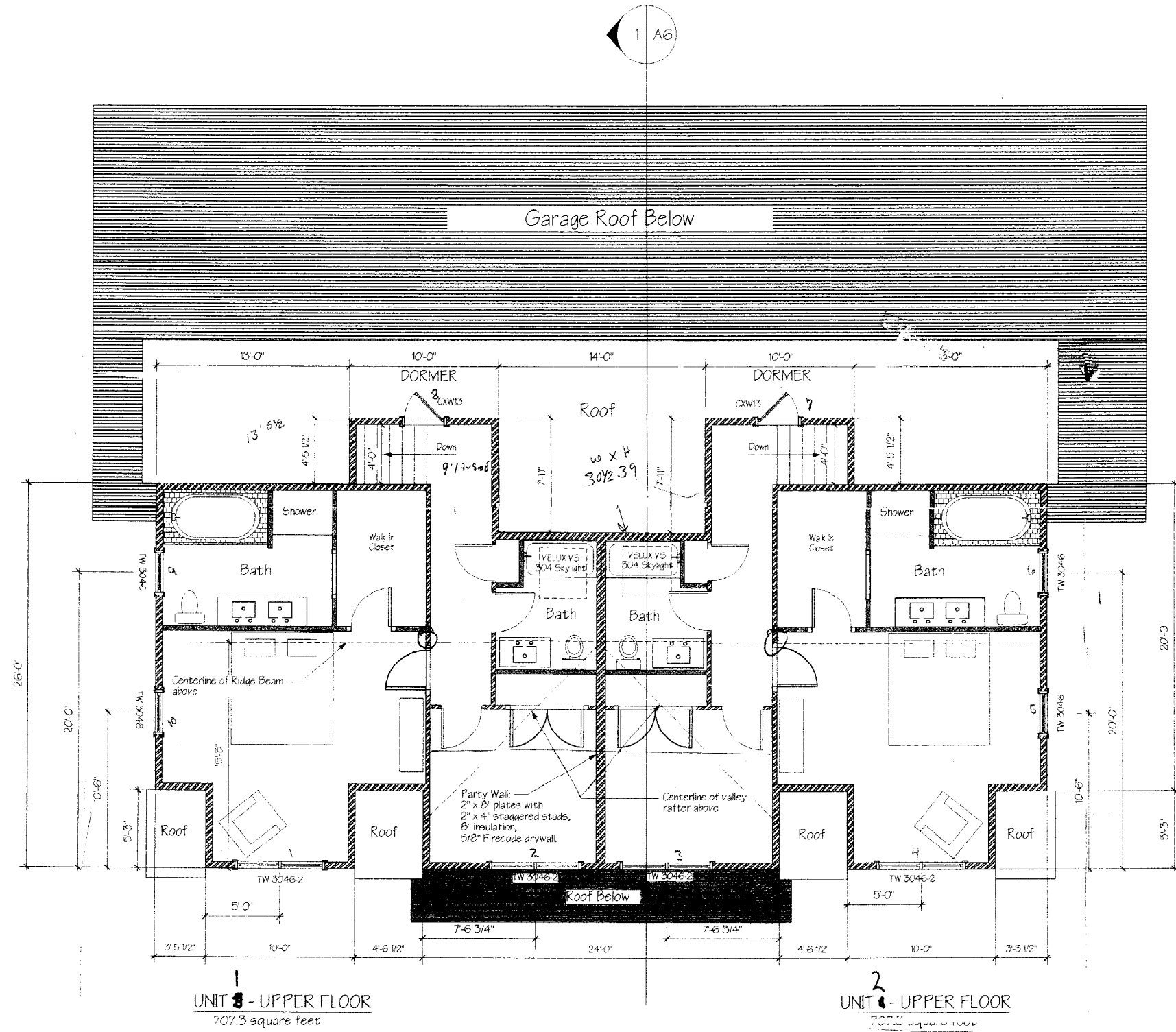
Stephen W. Tibbets, P.E.  
 Professional Civil Engineer  
 15 Oak Ridge Road, Brunswick, Maine 04011  
 (207) 753-5267 Fax (207) 753-6168

Project:  
**BUILDING ADDITIONS AND ALTERATIONS**  
 241 YERGENA STREET, PORTLAND, MAINE

Date:	MARCH 21, 2000
Scale:	AS NOTED
Revision:	

**SECOND FLOOR PLAN**

**A-4**



NOTES:  
 1.0 All windows to meet egress requirements,  
 2.0 All windows are Anderson Tilt Wash with screens, grilles per elevations, low E glazing.

Owner:  
**HIGGINS CONSTRUCTION**  
 PORTLAND, MAINE

Stephen W. Tibbette, P.E.  
 Professional Civil Engineer  
 13 Oak Ridge Road, Westbrook, Maine 04091  
 (207) 755-5667 Fax (207) 725-6168

**BUILDING ADDITIONS  
 AND ALTERATIONS**  
 34 PELAND STREET, PORTLAND, MAINE

DATE	DESCRIPTION
MARCH 2, 2009	REVISED PER 10/17/08
DATE	DESCRIPTION
APRIL 15, 2011	REVISED PER 10/17/08

**THIRD FLOOR PLAN**

**A-5**