

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <i>247 Fernando St.</i>		Owner: <i>Joseph A. Higgins</i>		Phone: <i>874-8770</i>		Permit No: 010164
Owner Address: <i>247 Fernando St. Portland, Me.</i>		Lessee/Buyer's Name:		Business Name:		
Contractor Name: <i>Joseph A. Higgins</i>		Address: <i>247 Fernando St.</i>		Phone: <i>874-8770</i>		Permit Issued: MAR - 9 2001
Past Use: <i>Two-family</i>		Proposed Use: <i>Foundation only</i>		COST OF WORK: \$ <i>14,000.00</i> FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		
Proposed Project Description: <i>Build third unit with additions</i>		PERMIT FEE: \$ _____ INSPECTION: Use Group: <i>B2</i> Type <i>53</i> Signature: <i>[Signature]</i>		Zoning Approval: Special Zone or Review: <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"/> nm <input type="checkbox"/>		
Permit Taken By: <i>Chris</i>		Date Applied For: <i>March 1, 2001</i>		Zoning Appeal: <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		

1. This permit application does not 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..

Call Tel # 874-8770 when permit is ready.

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: *March 1, 2001* PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS
 C.E.O. DISTRICT

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 <u>2672 3270</u>	Square Footage of Lot <u>9001</u>
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Tax Assessor's Chart, Block & Lot Number Chart# <u>432</u> Block# <u>F</u> Lot# <u>003</u>	Owner: <u>Timothy A. Higgins*</u>	Telephone#: <u>-838-5870**</u> <u>773-8362</u>
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <u>242 Veranda St. Port.</u>	Cost Of Work: <u>\$ 14,000</u> Fee: <u>\$ 108.00</u>
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Current use: Two-Family Proposed use: _____

Project description: Foundation only.
Add third unit with additions.

Contractor's Name, Address & Telephone <u>Timothy A. Higgins. 242 Veranda St. Port. 773-8362</u>	838-5870	Rec'd By: <u>3-2-2011</u>
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A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

- 4 copies of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" x 17"

On all commercial permits the following must be submitted:

- 1 copy of the site/plot plan
- 2 copy of the building/construction plan on 32" x 48"
- 1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

A PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

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/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: 	Date: <i>MARCH 2, 01</i>
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

BUILDING PERMIT REPORT

DATE: 4/MARCH 2001 ADDRESS: 244 VERANDA ST. CBL: 432-F-003
REASON FOR PERMIT: TO CONSTRUCT 3rd UNIT (DU) (Foundation only)
BUILDING OWNER: TIMOTHY A. HIGGINS
PERMIT APPLICANT: CONTRACTOR TIMOTHY A. HIGGINS
USE GROUP: A-2 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: \$140,000 PERMIT FEES: \$1800

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *3, *4, *5, *6, *8, *9, *10, *11, *13, *14, *15, *16, *19 #31

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- *3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- *4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- *5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- *6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- *7. 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.
- *8. 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
- *9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- *10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & 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". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- *14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. 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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- *16. 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. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

- *19. 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 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 20. 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. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. 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".
- 25. 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 commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- *26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- *28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- *30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *All conditions on the Attached Site Development Review Application shall be met*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- *33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- *35. All flashing shall comply with Section 1406.3.10.
- 36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- *37. Fire partitions between separations between dwelling units shall comply with sections 711.0 - 713.0 - 1011.4 & 1011.4.1 (2 hr.) minimum 310.5
- *38.

[Signature]
 P. Samuel Holmes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

Timothy A. Higgins

1-17-01

Applicant
244 VERANDA ST

Application Date
244 VERANDA

Applicant's Mailing Address
Perth Am, ME.

Project Name/Description
244 VERANDA. ST.

Consultant/Agent
Tim Higgins

Address Of Proposed Site
Perth Am

Applicant/Agent Daytime telephone and FAX 838-5870

Assessor's Reference, Chart#, Block, Lot# 432-F-003

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other(Specify) _____

three
Proposed Building Square Footage and /or # of Units

9001 SQ FT
Acreage of Site

R-5
Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>Tim Higgins</u>	Date: <u>1-17-01</u>
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Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

* 838-5870 - Cell - Tim Higgins

773-8362 - Home

Applicant: Timothy Higgins
Address: 244 Veranda St

Date: 3/7/01
C-B-L: 432-F-003

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-S

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

This is for a foundation only

change of use from 2 to 3 D.U. with demo. Alterat. Addition

~~20' req. or averaging~~ 50' req - 50' + shown

fight →

20' req. or averaging used (neighbors = 12' + 20' = 32' ÷ 2 = 16' req) (50' can be allowed - 24' shown) NO LESS THAN 16' shown 16' OK

20' req. - 20' shown

2 1/2 stories shown - 14' req - 9' & 20' shown - is allowed to reduce one side down to no less than 8' (9' shown) - 28' total needed, 29' shown

left side stairs - right side stairs

60' req - 100.08' shown

to be determined when the construction permit is applied for

9001[#] shown

40% MAX - 9001 x 40% = 3600.4[#] MAX

3600.4[#] MAX showing 3270[#] coverage

3,000[#] / fam or 9000[#] req - 9001[#] shown

2 permit req or 6 - 6 spaces shown

N/A

mmot # 2001-0008

within 250', but well over 75' from HWM

Zone C
panel 8 of 17

January 17, 2001

TO: Staff, Committee Review Members

FROM: Timothy A. Higgins

SUBJECT: Conversion of two unit to three unit building

Location: 244 Veranda Street, Portland, Maine

Zone: R-5

I am proposing extensive remodeling to above mentioned property. Adding a third unit in the building's current configuration would create further distortion of the already multiple roof lines.

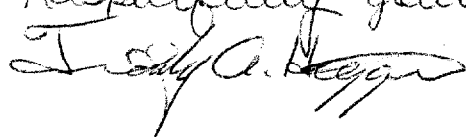
The foot print of the current two story structure is approximately 1,450 Sq. ft. as shown on site plan. The front of the building is on a full foundation while back areas are on frost walls on grade. I intend to leave the full foundation to utilize utilities already brought into the basement area and also for future heating systems.

The darkened lines are to be frost walls for expanded floor coverage.

The building will be built to the highest quality of standards. The overall appearance will be very appealing from the street. It flows well with adjacent structures, while removing a congestion of current roof lines.

Each unit will have a 2 car garage in the rear of the building. The exterior will be a high quality vinyl with full coverage of trim to minimize maintenance.

In closing, I feel the new structure will enhance the overall feel to the neighborhood.

Respectfully yours,


TIMOTHY A. HIGGINS



CITY OF PORTLAND

February 16, 2001

Mr. Timothy Higgins
242 Veranda Street
Portland, ME 04103

RE: 244 Veranda Street

Dear Mr. Higgins:

On February 15, 2001, the Portland Planning Authority granted minor site plan approval for the 3rd Unit to existing 2 unit at 244 Veranda Street.

The approval is subject to the following conditions:

1. Building permit will not be issued until a revised plan is submitted to and approved by the Planning Department, showing the westerly side slopes in conformance with grading standards (33%, 3 to 1 max.).

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Fire Department Copy**

20010008

I. D. Number

Timothy A. Higgins
Applicant
242 Veranda Street, Portland, ME
Applicant's Mailing Address
Timothy Higgins
Consultant/Agent
207-838-5870
Applicant or Agent Daytime Telephone, Fax

1/18/01
Application Date
Adding third unit
Project Name/Description

244 - 244 Veranda St, Portland, Maine
Address of Proposed Site
432-F-003
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **3rd unit to existing 2 unit**

1,450 sf **9,001 sf** **R-5**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **1/18/01**

Fire Approval Status:

- Approved **Approved w/Conditions** Denied
see attache
- Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

File for Mac Day of all

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

Insp Copy

2001-0008

Application I. D. Number

01/18/2001

Application Date

Veranda St #244

Project Name/Description

Higgins Timothy A

Applicant

244 Veranda St, Portland, Me 04103

Applicant's Mailing Address

Timothy A. Higgins

Consultant/Agent

Agent 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

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) 3rd Unit to existing 2 Unit

1,450 sf

9,001 sf

R-5

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 01/18/2001

Insp Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions
See Attached Denied

Approval Date 03/07/2001 Approval Expiration 03/07/2002 Extension to _____ Additional Sheets
Attached

Condition Compliance Marge Schmuckal 03/07/2001
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2001-0008

Application I. D. Number

01/18/2001

Application Date

Veranda St #244

Project Name/Description

Higgins Timothy A

Applicant

244 Veranda St, Portland, Me 04103

Applicant's Mailing Address

Timothy A. Higgins

Consultant/Agent

Agent 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 1. No building permit will be issued unless applicant has re-submitted a revised drawing to the Planning Dept., showing that the Westerly sideslopes that meet final grading specificaitons (3 to 1 max.)
- 2 2. A cost estimate of Site improvements to be covered by performance guarantee must be submitted and approved Prior to the issuance of a building permit.

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 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3 Separate permits shall be required for future decks, sheds, pool, and/or garage.
- 4 A separate permit shall be required for the construction work. All necessary plans shall be submitted to show that further requirements, such as, height, floor area, exiting, structurals etc., have been met.

Approval Conditions of DRC

- 1 See Planning conditions of approval.

Approval Conditions of Fire

- 1 Building shall be sprinklered

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Inspections Office Copy**

20010008

I. D. Number

Timothy A. Higgins

Applicant

242 Veranda Street, Portland, ME

Applicant's Mailing Address

Timothy Higgins

Consultant/Agent

207-838-5870

Applicant or Agent Daytime Telephone, Fax

1/18/01

Application Date

Adding third unit

Project Name/Description

244 - 244 Veranda St, Portland, Maine

Address of Proposed Site

432-F-003

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **3rd unit to existing 2 unit**

1,450 sf **9,001 sf** **R-5**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots _____
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other _____

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **1/18/01**

Inspections Approval Status:

Reviewer _____

- Approved**
- Approved w/Conditions** see attache
- Denied**
- Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance _____ signature _____ date _____

Performance Guarantee **Required*** **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

Inspections

19950

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that N.T. FOX CO., INC., a corporation duly organized and existing under the laws of the State of Maine, with a mailing address of 275 Read Street, Portland, Maine 04104 ("Grantor"), for and in consideration of One Dollar and other full value and consideration paid by Morrill Street Associates

a Maine Corporation having an address of 31 Morrill Street, Portland, Maine ("Grantee"), the receipt and sufficiency whereof Grantor does hereby acknowledge, does hereby GRANT unto Grantee, with WARRANTY COVENANTS, the following described property (the "Premises"):

A certain lot or parcel of land in the City of Portland, County of Cumberland and State of Maine, together with any improvements thereon and appurtenances thereto, more particularly described as follows:

SEE SCHEDULE A ATTACHED HERETO

IN WITNESS WHEREOF the said N.T. FOX CO., INC. has caused this instrument to be executed this 22^d day of February, 1994.

N.T. FOX CO., INC.

[Signature]
WITNESS

BY [Signature]
Title: President
Print Name: Jere S. Fox

MAINE REAL ESTATE TAX PAID

STATE OF MAINE
COUNTY OF Cumberland

On this, the 22nd day of February, 1994, before me, personally appeared Jere S. Fox, who acknowledged himself to be the President of N.T. Fox Co., Inc., a Maine corporation, and that he/~~she~~, as such President, being authorized so to do executed the foregoing instrument for the purposes contained herein.

[Signature]
Notary Public/Attorney at Law
Horace W. Horton

My Commission Expires: —

A certain lot or parcel of land with any buildings thereon, situated in said City of Portland, County of Cumberland and State of Maine, near Morrill's Corner, bounded and described as follows: Beginning at the corner formed by the intersection of the westerly side of Bell Street with the southerly side of Morrill Street; thence southerly by said Bell Street Sixty eight and five hundredths (68.05) feet to an iron post set in the ground; thence westerly at right angles with said Bell Street seventy nine and ten hundredths (79.10) feet to an iron post set in the ground; thence northerly on a line parallel with said Bell Street eighty and fifty eight hundredths (80.58) feet to said Morrill Street; thence easterly by said Morrill Street eighty and seven hundredths (80.07) feet to the point of beginning.

RESERVING from the above the right to use a passageway four (4) feet wide on the southerly side of said lot extending from Bell Street to the rear of said lot, to be used in common. Also, conveying the right to use a passageway four (4) feet wide off from the northerly side of the lot adjoining the above described lot on the south extending from Bell Street to the rear of said lot, to be used in common.

Being the same premises conveyed to W. T. Fox Company, Inc. by deed of I. Alan Balfour dated August 21, 1952 and recorded in said Registry of Deeds in Book 2008, Page 349.

Recorded
Cumberland County
Registry of Deeds
04/01/94 10:11:09AM
John B. O'Brien
Register

**AutoCAD digital format Final plans depicting
the as-built condition must be filed with this
office prior to closure.**