

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number 061700

PERMIT ISSUED

DEC - 7 2006

new egress from basement

This is to certify that CROOKER GIRLS DEVELOPMENT LLC/Wally Hovey Generalhas permission to Interior renovations to add 2 bedrooms, 1 bathroom, 1 closet, 1 boiler room andAT 270 VERANDA ST 434 B001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 started or closed-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

Thomas M. Moulton 12/5/06
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: 06-1700	Issue Date: DEC - 7/2006	PERMIT ISSUED 434 B007001
Owner Address: 44 STORER RD	Contractor Address: P O box 158 Topsham	Phone: 7/2006
Permit Type: Change of Use - Dwellings	Zone: RS	

Location of Construction: 270 VERANDA ST	Owner Name: CROOKER GIRLS DEVELOPME
Business Name:	Contractor Name: Wally Hovey General Contractor
Lessee/Buyer's Name	Phone:

Past Use: Residential one unit -	Proposed Use: Change of use - Residential 2 unit - Interior renovations to add 2 bedrooms w/ closets, enclose existing boiler room and new egress from basement
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Proposed Project Description:
Interior renovations to add 2 bedrooms w/ closets, enclose existing boiler room and new egress from basement

Permit Fee:	Cost of Work: \$0.00	CEO District: 4
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: Jm 12/6/06	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: dmartin	Date Applied For: 11/20/2006	Zoning Approval
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<ol style="list-style-type: none"> 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 <input checked="" type="checkbox"/> Shoreland <i>house site well beyond 75' setback.</i> <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"/> <i>OK w/cond. hris</i> Date: 12/5/06 <i>ABM</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 Date:	Historic Preservation <input checked="" 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 <i>ABM</i> Date:
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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

4/23/07 Close In - new stairs to bsmt
have 9" Tread - went over correctio.
w/builder - will correct - ok to
Close. gm.



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>270 Veranda</u>		
Total Square Footage of Proposed Structure <u>Existing Basement = 1472 SF. 2/3rd Renovation</u>		Square Footage of Lot <u>8800 SF.</u>
Tax Assessor's Chart, Block & Lot Chart# <u>434</u> Block# <u>B</u> Lot# <u>001</u>	Owner: <u>Crooker Girls, LLC</u>	Telephone: <u>207-837-0824</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>30,000.00</u> Fee: \$ <u>320.00</u> C of O Fee: \$
Current Specific use: <u>Basement + 1 full bath</u> Single family If vacant, what was the previous use? Proposed Specific use: <u>Add 2 bedrooms + 2nd means of egress/doghouse entry</u> Duplex		
Project description: <u>Build new walkout entryway from basement to meet egress from basement.</u> <u>Build 2 new bedrooms and closets.</u> <u>Enclose fire-rated furnace room (Existing Boiler Room)</u> <u>* put walk out sewer access then basement - put green window in basement</u>		
Contractor's name, address & telephone: <u>Wally Hovey General Contractor, LLC</u> <u>P.O. Box 158, Topsham, Maine 04086</u> <u>207-729-8239 (office)</u> <u>207-751-3623 (cell)</u>		
Who should we contact when the permit is ready: <u>Crooker Girls, LLC</u>		
Mailing address: <u>270 Veranda St.</u> <u>Portland, ME 04103</u>	Phone: <u>837-0824 (Abby)</u> <u>or 837-0823 (Emily)</u>	<u>Call</u>

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>x [Signature]</u> <u>Abby or Emily</u>	Date: <u>11/9/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
06-1700	11/20/2006	434 B001001

Location of Construction: 270 VERANDA ST	Owner Name: CROOKER GIRLS DEVELOPME	Owner Address: 44 STORER RD	Phone:
Business Name:	Contractor Name: Wally Hovey General Contractor	Contractor Address: P O box 158 Topsham	Phone (207) 751-2623
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Change of use - Residential 2 unit - Interior renovations to add 2 bedrooms w/ closets, enclose existing boiler room and new egress from basement	Proposed Project Description: Interior renovations to add 2 bedrooms w/ closets, enclose existing boiler room and new egress from basement
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/05/2006**Note:** **Ok to Issue:** ☒

- 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 property shall become a two family dwelling with the issuance of this building permit and the certificate of occupancy. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 12/06/2006**Note:** **Ok to Issue:** ☒

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

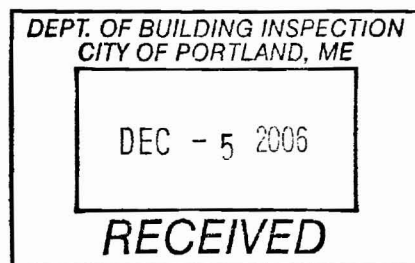
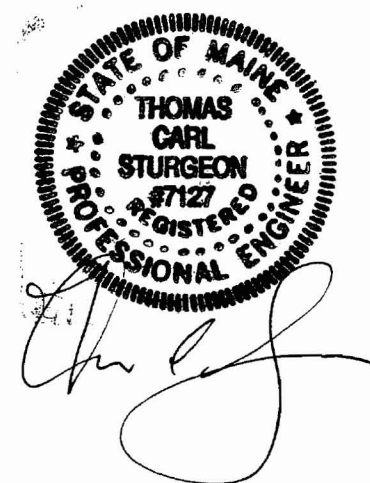
Comments:

11/28/2006-amachado: Left message with Abby Crooker. Need reduced copy of plan. Are the two bedrooms & bath going to be connectd to one of the existing units? Where is the doghouse bulkhead coming off of? It doesn't show on the siteplan Where does the secondary egress exit too? The property is in the shoreland zone. Need 75' setback located if adding on. No building permit showing that it is a two unit. Probably can meet R5 zoning requirements to do a change of use from one to two units. .

11/30/2006-amachado: Spoke to Abby Crooker. She is adding a change of use to the current permit to legalize the second dwelling unit. She will submit floor plans for each of the units. She will also have a surveyor locate the 75' setback for shoreland zoning. We still need a reduced set pf plans.



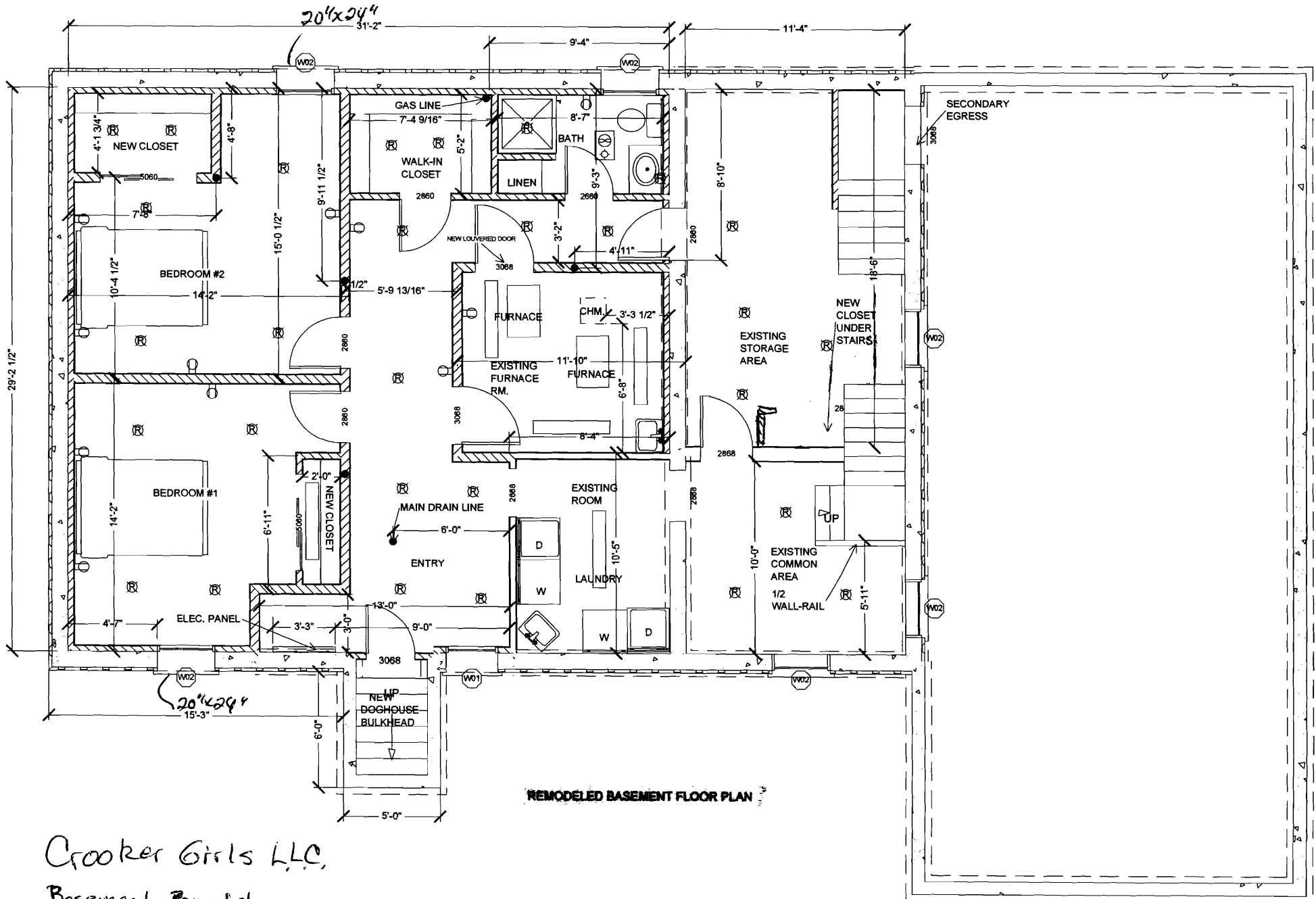
Approximate
Distances from
Structure to High
Water Mark



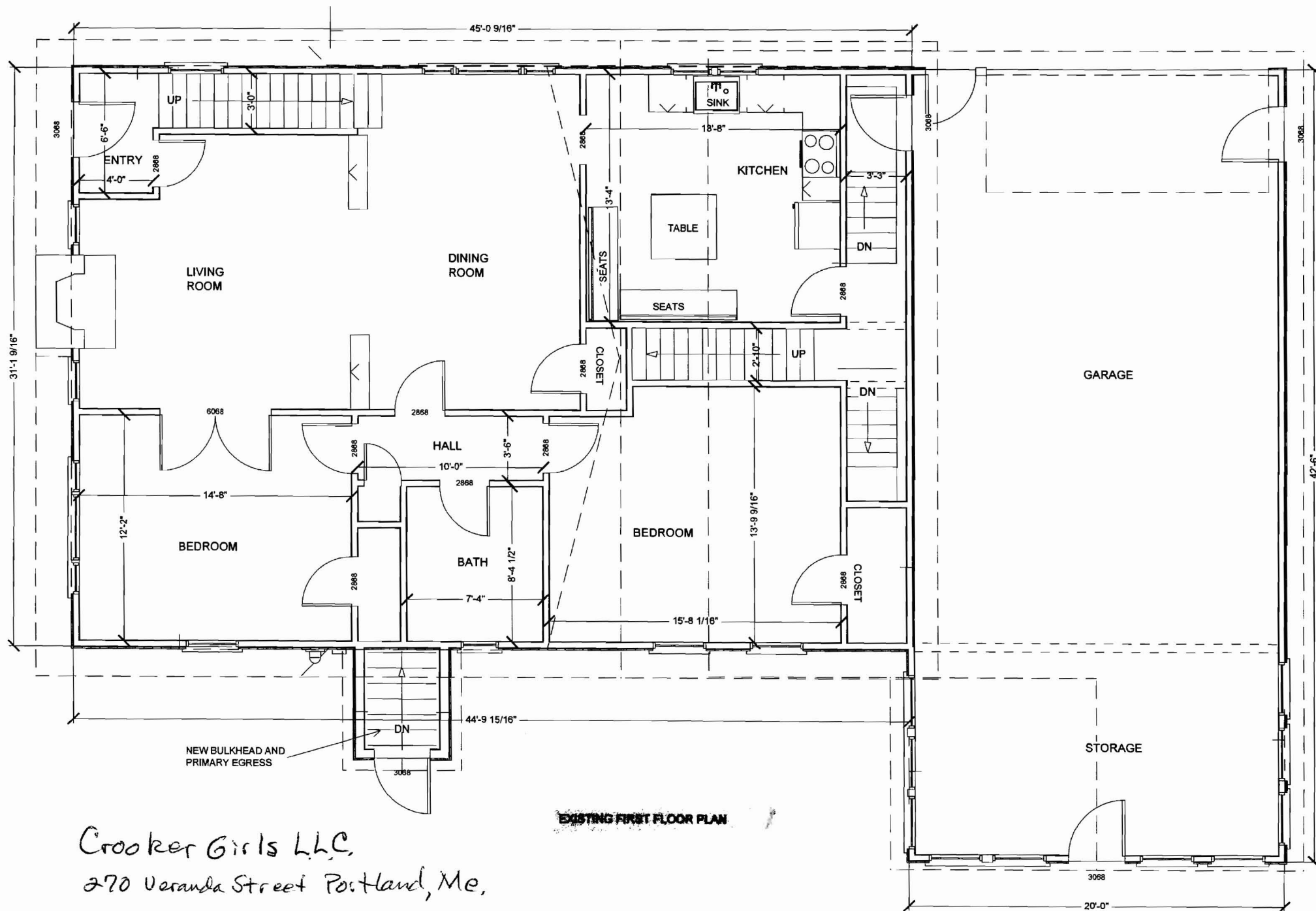
Crooker Girls LLC
270 Veranda Street Portland, ME

Prepared By: Thomas C. Sturgeon, P.E.

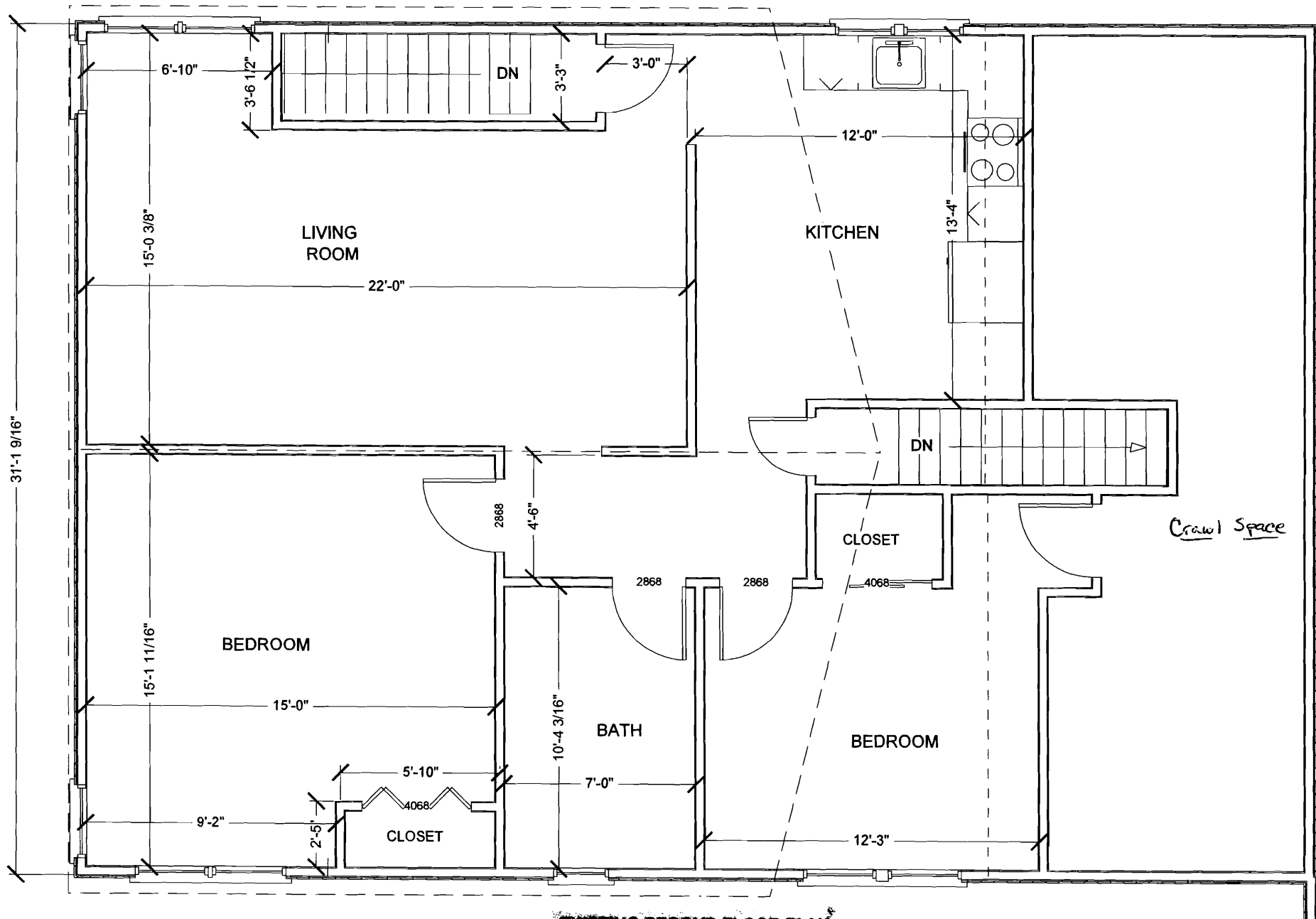
WINDOW SCHEDULE											
NUMBER	QTY	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	MANUFACTURER	COMMENTS	QTY	NUMBER
W01	1	28110	32"X22"	32"	22"	33X23 1/2	AWNING	CERTAINTED OR OTHER	VINYL REPLACEMENT	1	W01
W02	6	30110	36"X22"	36"	22"	37X23 1/2	AWNING	CERTAINTED OR OTHER	VINYL REPLACEMENT	6	W02



Crooker Girls LLC,
Basement Remodel



Crooker Girls LLC,
 270 Veranda Street Portland, Me,
 1st Floor Apartment & Garage
 (Existing)



Crocker Girls LLC,
2nd Floor Apartment
(Existing)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	434 B001001
Location	270 VERANDA ST
Land Use	TWO FAMILY
Owner Address	CROOKER GIRLS DEVELOPMENT LLC 44 STORER RD BRUNSWICK ME 04011
Book/Page	24029/008
Legal	434-B-1 VERANDA ST 270 OREGON ST 9422 SF

Current Assessed Valuation

Land	Building	Total
\$149,900	\$190,800	\$340,700

Property Information

Year Built 1915	Style Old Style	Story Height 1.5	Sq. Ft. 2656	Total Acres 0.216	
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 9	Attic None	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
06/05/2006	LAND + BLDING	\$458,000	24029-008
03/01/2003	LAND + BLDING	\$235,000	18961-080
06/18/1998	LAND + BLDING	\$149,500	13912-089

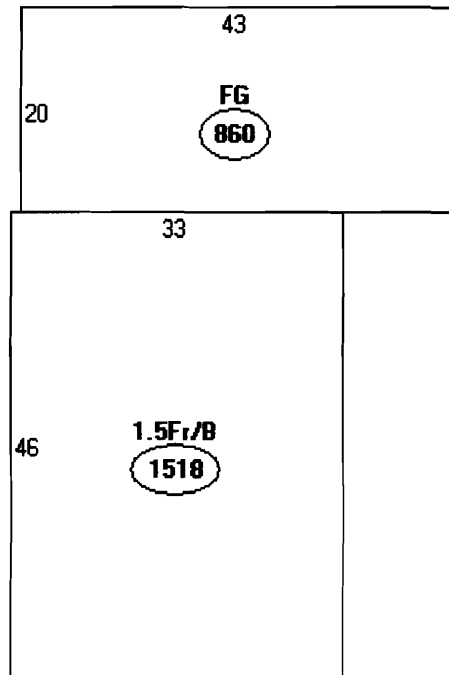
Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!

Descriptor/AreaA: 1.5Fr/B
1518 sqftB: FG
860 sqft

$$= 2378$$

RS - I need 6,000 ϕ - 9422
 front - 20 (or arena yard on either side)
 rear - 20 - OK
 Side - 1 $\frac{1}{2}$ - 8' - 30' from doghouse to side yard.
 2 - 12'
 side street - 15' - not on that side.
 lot coverage 40% - 3768.8 ϕ - 9408 OK
 shared land.

VACANT LOT		OCCUPANCY		GROUND FLOOR AREA		OTHER FEATURES	
DWELLING DATA		SINGLE FAMILY		ADDITION POINTS		MASONRY TRIM 0	
CONSTRUCTION		TWO FAMILY		GRADE FACTOR C[7] 10%		MODERNIZED KITCHEN 0	
1.5 STORY 2		APARTMENT		C & D FACTOR [7] 05%		RECREATION ROOM 0	
1 BRICK 4 CONC. BLK. 7 STONE		NO. UNITS		CDU C DEPRECIATION 45/5%		WOODBURNING FIREPLACE 15	
2 FRAME 5 STUCCO 8		OTHER		TOTAL OTHER FEATURE POINTS 15		BASEMENT GARAGE 0	
2 SPLIT-LEVEL 3 FR. & MAS. 6 9		COTTAGE		DWELLING COMPUTATIONS		ATTACHED GARAGE 0	
AGE		UNFIN.		19 19 19 19			
RECTED 1 200		FIN. OPEN		BASE PRICE 63,170			
REMODELED 19		FIN. DIV.		PLUMBING 2,500			
LIVING ACCOMMODATIONS		PLUMBING M 0		BASEMENT			
TOTAL ROOMS 08		BATHROOM 2		BASEMENT FIN.			
BED. ROOMS 4		TOILET ROOM		ATTIC			
FAMILY ROOMS		FLUSH		HEATING			
FULL BATHS 2		LAVATORY		ADDITIONS 9,930			
HALF BATHS 0		SHOWER - EXTRA		DORMERS			
TOTAL FIXTURES 10		KITCHEN SINK 2		TOTAL BASE 75,600			
FOUNDATION		HOT WATER HEATER 2		GRADE FACTOR 110			
BASEMENT & ATTIC		NO PLUMBING		TOTAL 83,160			
CRETE		WATER ONLY		OTHER FEATURES 1,500			
FIN. BSMT. AREA NO		REMODELING DATA		TOTAL 84,660			
HEAD ROOM OK		KITCHEN		C & D FACTOR 105			
GARAGE S D		PLUMBING		REPL. COST 88,890			
LAVATORY		HEATING		DEPREC. 45/5			
SHOWER - EXTRA		GENERAL		R.C.L.D. 46,450			
KITCHEN SINK 2				OTHER BUILDINGS AND YARD			
FINISHED ATTIC NO				NO. TYPE SIZE GRADE RATE REPL. COST DEPR. R.C.L.D. TYPE CODE			
DORMER OF				1 2 3 4 5		01 GARAGE	
EXTERIOR WALLS						02 CARPORT	
NO VINYL ALUM.						03 PATIO	
IGLES - WOOD						04 SHED	
INTERIOR FINISH						05 POOL	
IGLES - ASPHALT						06 BARN	
IGLES - ASBESTOS							
PINE							
HARDWOOD							
PLASTER							
DRYWALL							
PANELING							
ROOFING							
UNFINISHED							
HEATING							
HOT WATER RAD BB							
STEAM							
HOT AIR - FORCED							
FLOOR FURNACE							
ELECTRIC							
AIR CONDITIONING							
UNIT HEATER							
NO. OF HTG. STS.							
FLOORS							
CRETE							
TH							
IDWOOD							
H. TILE							
PET							
OWNER							
TENANT							
NO ANSWER							
INSPECTED							
REFUSED ENTRY							
INFO @ DOOR							
REFUSED INFO							

Brown

13/FR GAR 42

840

20

ENT 33 132

7370

1518

16' DOOR

16' DOOR

NOTES:

1 fireplace - does not work

1 wood stove

1951

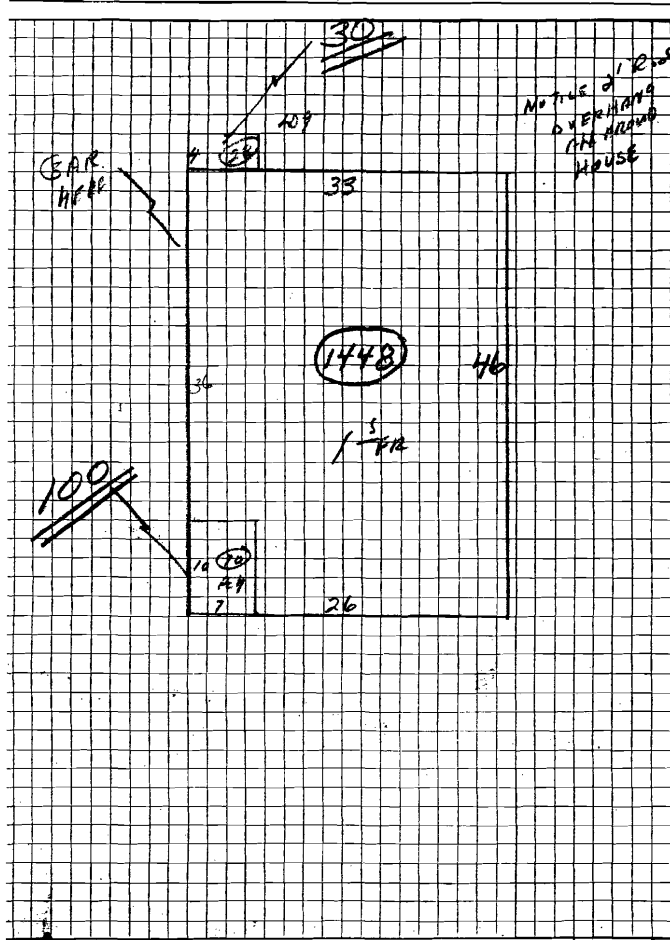
YEAR 19

YEAR 19

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

COMPUTATIONS			
UNIT	1951		
1448 S. F.	4860		
ADDITIONS	+130		
BASEMENT			
WALLS			
ROOF			
GAR-Bsm	+100		
FLOORS			
ATTIC FIN	+340		
FINISH			
FIREPLACE	+180		
HEATING	+320		
PLUMBING	+50		
TILING			
TOTAL	5980		
FACT. +10	490		
REP. VAL.	6470		

SUMMARY OF BUILDINGS									
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.
Dwg	1 1/2 FR	C	1914		F	6470	45%	3560	A
B									B
C									C
D									D
E									E
F									F
G									G
YEAR	1931					1951 TOTAL BLDGS.			3560
TAX VAL.						19			19
OLD VAL.						19			19
CHANGE						19			19



RS lot size



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

<input checked="" type="checkbox"/> Footing/Building Location Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/> Re-Bar Schedule Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/> Foundation Inspection:	Prior to placing ANY backfill
<input checked="" type="checkbox"/> Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<input checked="" type="checkbox"/> Final/Certificate of Occupancy:	Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

10/17/06
Date

Signature of Inspections Official

Date

CBL: 434-B-1

Building Permit #: 061700



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Crocker Girls Development LLC
Applicant

12/15/06
Application Date

44 Slater Rd Brunswick ME 04011
Applicant's Mailing Address

Project Name/Description

Abby Crocker 837-0824
Consultant/Agent/Phone Number

270 Veranda St.
Address of Proposed Site

CBL: 434-B-001

Description of Proposed Development:

Change of use - 1 family -> 2 family - add 2 bedrooms in basement
and dog house bulkhead connected to first floor apartment

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)

30th Addition

yes 30th bulkhead

no

yes

yes

yes

yes

yes

yes

Planning Office Use Only

yes/ok

ok

previously approved expansion of curb cut

ok

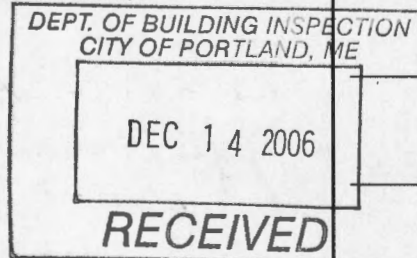
ok

ok

ok

ok

ok



Planning Division Use Only

Exemption Granted ☒

Partial Exemption ☐

Exemption Denied ☐

