

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 090807

This is to certify that CICCOMANCINI TOMASSO LUZANNI GONZALEZ CICCONE

has permission to Install Shed

AT 80 FALL BROOK ST CB# 162 B045001

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 altered or otherwise occupied-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. Mackley 10/16/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

OCT 16 2009

City of Portland

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0807	Issue Date:	CBL: 162 B045001
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Location of Construction: 80 FALL BROOK ST	Owner Name: CICCOMANCINI TOMASSO & S	Owner Address: 80 FALL BROOK ST	Phone: 207-772-8389
Business Name:	Contractor Name: homeowner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - Install Shed 16'x26'	Permit Fee: \$40.00	Cost of Work: \$1,600.00	CEO District: 4
Proposed Project Description: Install Shed - 16'x26'		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC 2003	
		Signature:	Signature: <i>Jm</i> 10/16/09	
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: lmd	Date Applied For: 07/28/2009	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>property in stream protection proposed shed is outside of it.</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"/> Date: 10/14/09 <i>JBM</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 Date: <i>JBM</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.

PERMIT ISSUED

SIGNATURE OF APPLICANT	ADDRESS	DATE OCT 16 2009	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE City of Portland	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0807	Date Applied For: 07/28/2009	CBL: 162 B045001
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Location of Construction: 80 FALL BROOK ST	Owner Name: CICCOMANCINI TOMASSO & S	Owner Address: 80 FALL BROOK ST	Phone: 207-772-8389
Business Name:	Contractor Name: homeowner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Install Shed - 16' x 26'	Proposed Project Description: Install Shed - 16' x 26'
---	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/14/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is being issued with the condition that the shed will be relocated within six months of the date it is issued.			
2) 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: Tom Markley	Approval Date: 10/16/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:
7/30/2009-lmd: Will be submitting new site plan per Ann
8/5/2009-amachado: Left vcm for Suzanne Ciccomancini. When the permit was submitted, the plot plan did not show where the shed was being relocated. Suzanne took a copy of the plot plan with the side & rear setback and Tomasso was going to draw where the shed was being relocated. She was going to fax it to us. It is now more than a week later and we have not received it. This shed was built within the stream protection zone without a permit. The first inspection was 11/20/08. The application needs to be completed by Monday, August 10 so the permit can be issued and the shed relocated before winter.
10/14/2009-amachado: Received revised siteplan.
10/16/2009-tm: Shed is being moved from previous nonconforming location to a conforming location.

PERMIT ISSUED

10/16/2009
Tom Markley
City of Portland

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.

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

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

Thomas M. Manley

Signature of Inspections Official

Date

10/16/09

Date

PERMIT ISSUED



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>80 Fall Brook St Portland Maine 04103</u>		
Total Square Footage of Proposed Structure/Area <u>416 sqft</u>	Square Footage of Lot <u>41'010. + or -</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# MAP# <u>B</u> <u>45</u> <u>162</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Tomasso Ciccomarcini</u> Address <u>80 Fall Brook St</u> City, State & Zip <u>Portland Maine 04103</u>	Telephone: <u>7728389</u>
Lessee/DBA (If Applicable) <u>JUL 28 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1600.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>1600.00</u>
Current legal use (i.e. single family) <u>New Storage shed</u> If vacant, what was the previous use? Proposed Specific use: <u>NEW Storage shed</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>New shed/storage</u>		
Contractor's name: <u>Tomasso Ciccomarcini</u> Address: <u>80 Fall Brook St</u> City, State & Zip <u>Portland Maine 04103</u> Telephone: <u>7728389</u> Who should we contact when the permit is ready: <u>Tomasso or Sue</u> Telephone: <u>7728389</u> Mailing address: <u>80 Fall Brook St Portland Maine 04103</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: [Signature] Date: 7/21/09

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

Tomasso Ciccomancini
80 Fallbrook Street
Portland, Maine 04103

LETTER OF TRANSMITTAL

JOB NO.: _____ DATE: 10/13/09

ATTENTION:

RE: Fallbrook St. Shed

TO: Ann Machado
Zoning Specialist

WE ARE SENDING YOU: Attached Under separate cover via _____ the following items:

Shop Drawings Change Order Specifications Samples

Copy of Letter Prints Plans _____

Copies	Date	Number	Description
			<u>2 pages total</u>

THESE TRANSMISSIONS ARE:

For your approval Approved as submitted Resubmit with _____ copies for approval

For your use Approved as noted Submit _____ copies for distribution

As per your request Corrections noted Return _____ corrected prints

For your review and comment(s) _____

For Bids Due _____ 19 _____ Prints Returned After Loan to Us

REMARKS:

Thank you.

OCT 14 2009

COPY TO: _____ **SIGNATURE:** [Signature]

05/20/2009 11:15 FAX 2073210071

CBCC FTM

002

05/28/2009 18:58 2078787871

JAMES D. NADEAU, LLC

PAGE 01/06

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTE: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO VERIFY AN OPINION AS FOLLOWS: A) REFLECTING AND ACCIDENTAL SCALING OF BOUNDARY WITH RESPECT TO MUNICIPAL ZONING REGULATIONS, AND B) FINDING SOME DETERMINATION BY HORIZONTAL SCALING ON BOUNDARY REFERENCED FROM MAP. (3) THIS INSPECTION CANNOT MEET ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPERATIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO PROVIDE A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCROACHMENTS, ENCUMBRANCES, AND/OR CONFLICTS WITH ADJACENT'S DEEDS.

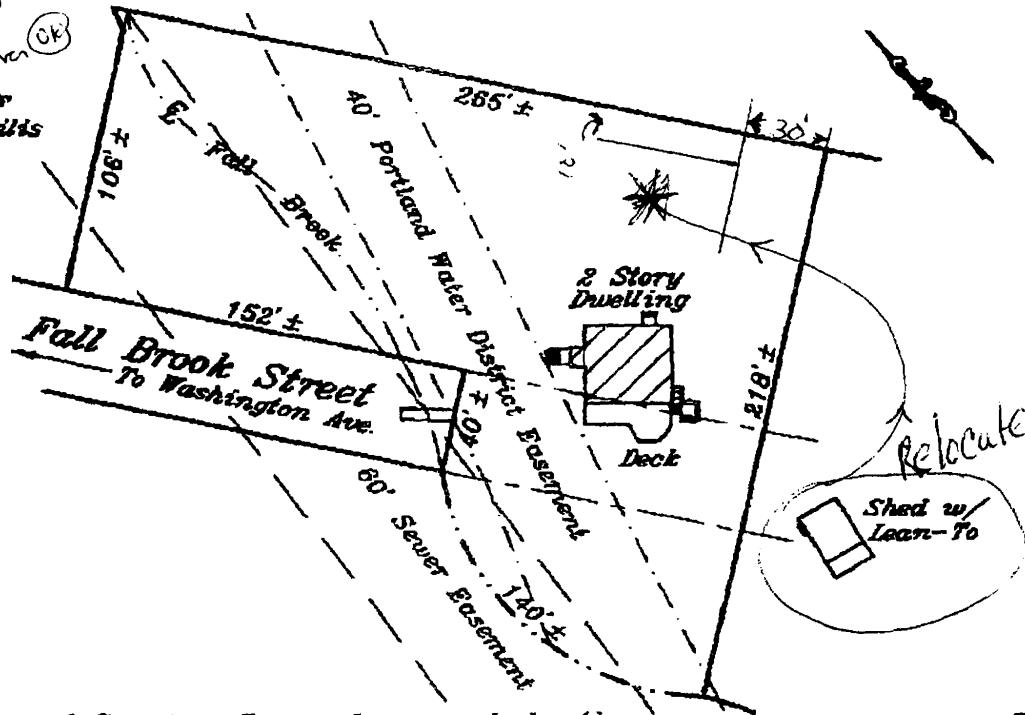
THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. IMPROVEMENTS SHOWN ARE APPROXIMATE

ADDRESS: 80 Fall Brook Street
Portland, Maine

INSP. DATE: 5/19/2009

SCALE: 1"=80'

R-5
lot size 49,000
front setback - 20' min - 209' (OK)
rear setback - 20' min - 32' 9" min (OK)
side - 8' min - 18' 5" min N/P
Cordell's
lot coverage - 35% = 14,000 sq ft
house = 1266 sq ft
shed = 26x16 = 416 sq ft
168' 2" (OK)



Recommend Boundary Survey for accurate location.

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: Tomasso & Suzanne Ciccomancini FILE#: 20921973

OWNER: same CLIENT#: _____

LENDER: _____

REQ. PARTY: Credit, Conley & DuBois

ATTORNEY: Jim Cloutier

TITLE REFERENCES: COUNTY: Cumberland

DEED BOOK: 15763 PAGE: 316

PLAN BOOK: 168 PAGE: 30 LOT: _____

MUNICIPAL REFERENCE:

MAP: 162 BLOCK: B LOT: 45

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 280251 PANEL: 0007C ZONE: X DATE: 12/8/2008

THE DWELLING WAS ~~NOT~~ IN COMPLIANCE WITH MUNICIPAL ZONING setback requirements at the time of construction.

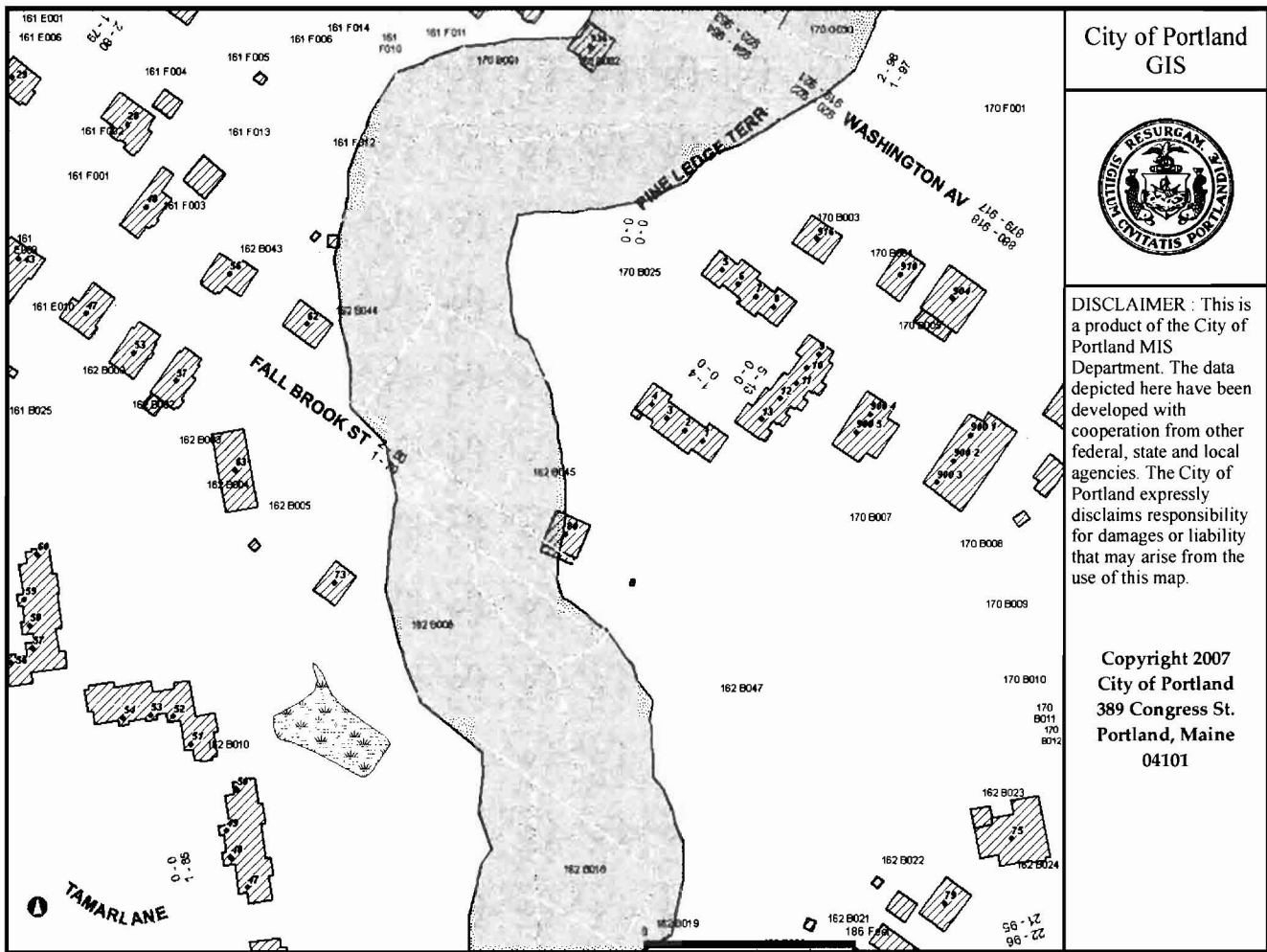
James D. Nadeau, LLC
Professional Land Surveyors

878-7870
20921973
JTB #

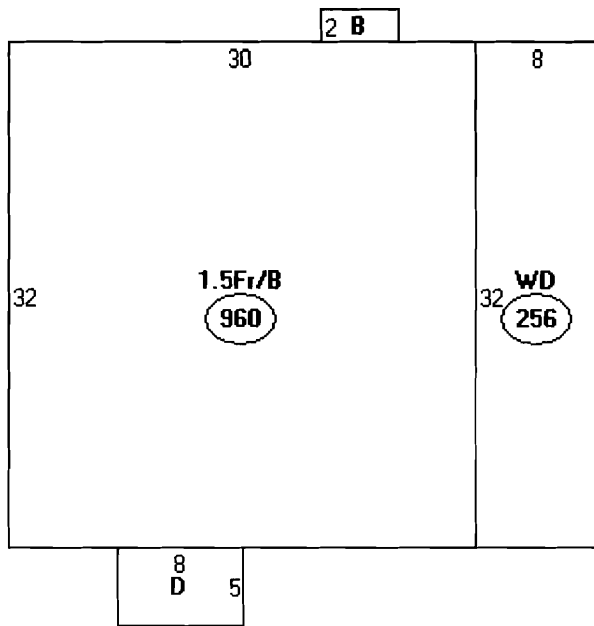
[Signature]
5-20-09

978 BRIGHTON AVE. PR.(207)878-7870
PORTLAND, ME. 04102 P.(207)878-7871
THIS INSPECTION IS VALID ONLY WITH AN

OCT 13 2009



Stream Protection



Descriptor/Area

A: 1.5Fr/B
960 sqft

B: FBAY
10 sqft

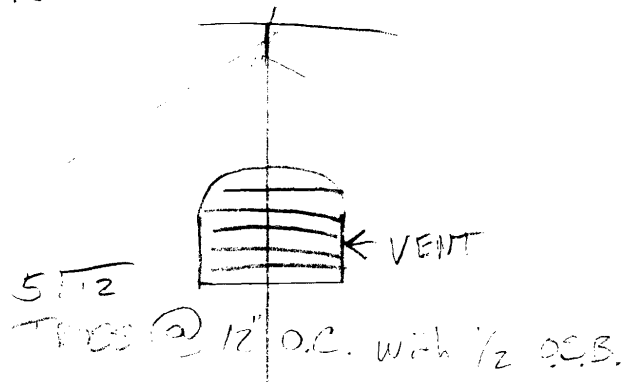
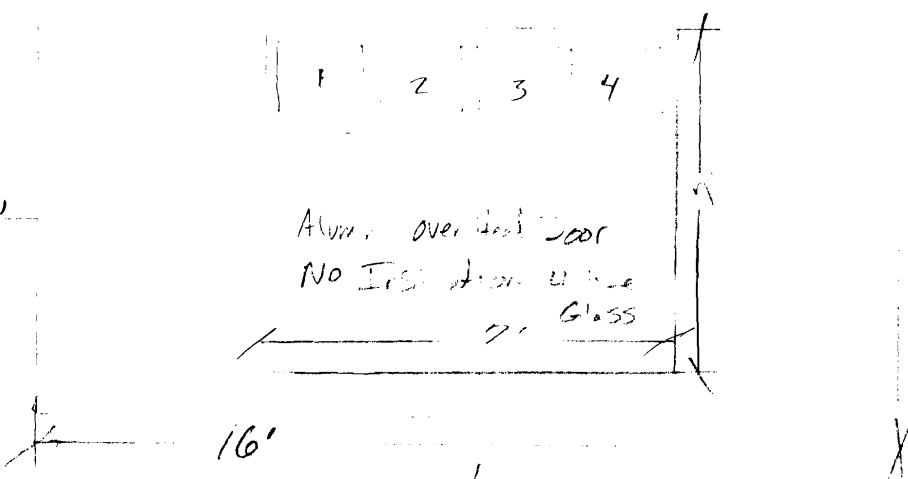
C: WD
256 sqft

D: EP
40 sqft

= 1266

30 year
 2x8
 500
 2
 from top
 and Red. Ver.

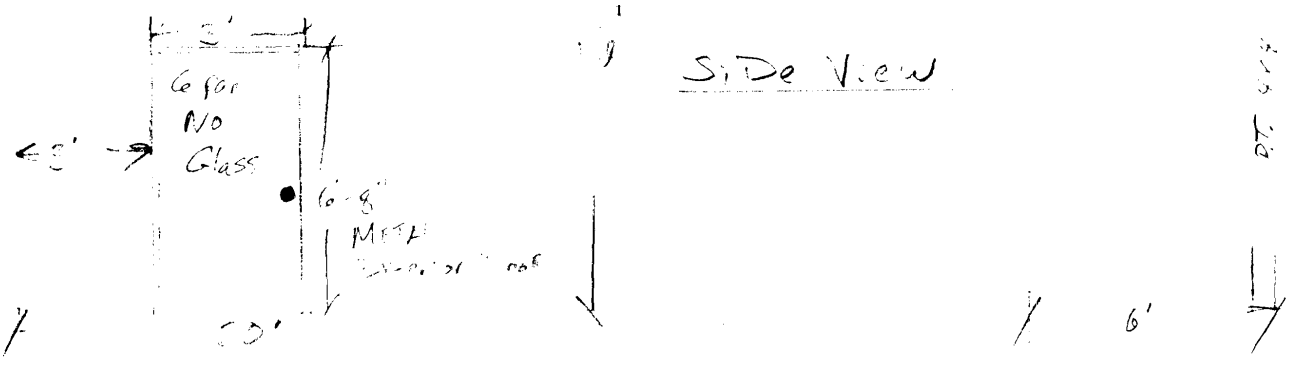
Front View



16'
 overhang

2x4 WALLS @ 16" O.C. with 1/2 O.S.B.

350
 2-2x8x10
 with 1/2"



FLOOR - 2x8 P.T. @ 16" O.C. with 3/4" plywood
 Splice Supports for each wall 2x8x10
 1/2"



cell phone #

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www.portlandmaine.gov

Corporation Counsel
Gary C. Wood

September 21, 2009

Associate Counsel
Mary E. Costigan
Danielle P. West-Chuhta
Ann M. Freeman

VIA REGULAR AND CERTIFIED MAIL

Mr. and Ms. Ciccomancini
80 Fall Brook Street
Portland, ME 04103

Re: Shed Located at 80 Fall Brook Street

Dear Mr. & Ms. Ciccomancini:

It has been brought to my attention that your property at 80 Fall Brook Street (the "Property") is in violation of the Portland Land Use Code (the "Code"). More specifically, the shed located on the Property was built without a permit and is located in the stream protection zone in violation of the Code. Prior notices of these violations were sent to you by the City. See attached letters. Whereas you continue to violate the Code, the matter has now been referred to me.

This letter serves as your final opportunity to correct these violations (i.e. apply for, and receive a permit and subsequently relocate the shed out of the stream protection zone). If you fail to comply, the City will be forced to file a Land Use Citation and Complaint against you. Title 30-A M.R.S.A. section 4452 provides that the minimum penalty for a specific violation is \$100 per day and the maximum penalty is \$2,500 per day. See also Code Section 14-696. Furthermore, the law provides that the violator must pay for the City's attorney's fees and costs of bringing an enforcement action in all successfully prosecuted cases.

If you have any questions, please do not hesitate to contact me or Ann Machado at 874-8709. If we do not hear from you by **October 2, 2009**, the City will be forced to initiate the aforementioned legal proceeding.

Thank you in advance for your prompt attention to this matter.

Sincerely,

Danielle P. West-Chuhta
Associate Corporation Counsel

Encls.

cc: Ann Machado, Zoning Specialist ✓

September 14, 2009

TO: Gary Wood, Corporation Counsel

FROM: Ann Machado, Zoning Specialist

RE: Illegal Shed at 80 Fall Brook Street (162 B045)

On 11/19/08 I received an email from David Margolis-Pineo from Public Services, that there was a shed built in the stream protection zone of Fall Brook at 80 Fall Brook Street.

Mike Menario inspected it on 11/20/09 and spoke to the owner's wife.

I finally spoke with the owner, Tomasso Ciccomanicini, on 12/09/08. He admitted that the shed was built without a permit. I told him that he would have to apply for a permit for the shed after the fact and that it would have to be relocated out of the stream protection zone. Over the course of various phone calls and letters sent, Tomasso said that he wanted to relocate the shed but that he couldn't do it in the winter. I told him to apply for the permit to relocate the shed and then he could move it when the weather was better.

After more phone calls and letters, we finally received an application on July 28, 2009 (permit #09-0807). Tomasso's wife, Suzanne, submitted the application. The plot plan showed the existing shed location which is in stream protection and not even on the owner's property. I looked at the permit and said that the plot plan needed to show where the shed was being relocated because it needed to meet setbacks and be out of stream protection. Suzanne Ciccomancini said that she would have her husband resubmit the revised plot plan showing the new location of the shed.

We have yet to receive the revised plot plan showing the proposed location of the shed. I have left two voicemails at the Ciccomancini house and have heard nothing.

I am requesting that we turn this matter over to Corporation Counsel. I'm afraid that if this is not addressed that the shed will remain in the existing spot for another winter.

Thank you.

Cc. Penny St. Louis Littell
Marge Schmuckal



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*Penny St. Louis Littell - Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

July 21, 2009

Tomasso & Suzanne Ciccomancini
80 Fall Brook Street
Portland, ME 04103

Re: 80 Fall Brook Street – 162 B045 – R-5 – Stream Protection – illegal shed

Dear Mr. & Mrs. Ciccomancini,

This is a final letter regarding the shed that was built without a permit within the Stream Protection Zone on your property. I have written you three previous letters (dated 12/10/08, 2/2/09 and 5/18/09), and I have had numerous phone calls with Suzanne Ciccomancini about what needs to be done to bring the property into compliance. The first inspection to address the illegal shed took place on November 20, 2008. It is now July 21, 2009, the shed is still there, and we have not received a permit to build it and locate it out of the Stream Protection Zone.

You have seven days from the date of this letter to bring the property into compliance. You must either remove the shed or submit a complete building application to build the shed and locate it out of the Stream Protection Zone. If the property is not in compliance within seven days, we will turn the matter over to our corporation counsel, and they may begin legal proceedings to bring the property into compliance.

Feel free to call me at 874-8709 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc. file



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*Penny St. Louis Littell - Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

May 18, 2009

Tomasso & Suzanne Ciccomancini
80 Fall Brook Street
Portland, ME 04103

Re: 80 Fall Brook Street – 162 B045 – R-5 – Stream Protection – illegal shed

Dear Mr. & Mrs. Ciccomanicini,

This letter is a follow up to the previous two letters that I sent you dated December 10, 2008 and February 2, 2009, and to the telephone conversations and the voicemails regarding the shed that was built without a permit on your property.

In the letter that I sent on February 2, 2009, I asked you to submit a building application within thirty days to relocate the shed. You needed to submit a site plan as part of this application to show the 75' setback from the stream and the location of the shed.

On March 5, 2009 I received a voicemail from Jim Cloutier telling me that he was working with you and what were your options. I left him a voicemail that day telling him that I would meet with him to go over the options.

On March 9, 2009 I spoke with Jim Cloutier. He had spoken to Suzanne and given her the options of either removing the shed or relocating the shed. If the shed was relocated then a surveyor would have to be hired. He said that Suzanne was going to talk to Tomasso since he was out of town and decide.

On March 16, 2009 I left a voicemail on the home number asking the shed was going to be relocated or removed. I asked to be notified as soon as possible.

On March 17, 2009 Suzanne left me a voicemail. She wanted to relocate the shed and that she was working with Kelly at Jim Cloutier's office to get a surveyor. Once the survey was complete Kelly would help her fill out the application. I left Suzanne a voicemail that day asking her to call me when the survey was done.

I have not heard anything from either of you since then. You have fourteen days from the date of this letter to apply for a permit to relocate the shed or remove it. If we do not receive a building permit within fourteen days of the date of this letter and the shed has



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*Penny St. Louis Littell - Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

February 2, 2009

(H) 772-8389
~~778-8359~~

30 day period up ~~March 4~~

Tomasso Ciccomancini
80 Fall Brook Street
Portland, ME 04103

Re: 80 Fall Brook Street – 162 B045 – R-5 – Stream Protection – illegal shed

Dear Mr. Ciccomanicini,

On January 14, 2009, you left me a voicemail saying that you were planning to relocate the shed that had been built without a permit, but it would be hard to do it in the middle of the winter. I left you a voicemail in reply, telling you that you needed to apply for a building permit for the shed. The building permit needed to include a site plan that showed where the shed is being located and the 75' setback from the high water line of the stream. I also told you that we could wait for spring for the shed to actually be relocated.

You need to apply for a building permit for the shed within the next thirty days. If we do not receive a building permit within thirty days of the date of this letter, we will turn the matter over to our corporation counsel and they may begin legal proceedings to bring your property into compliance.

Feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc. file



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*Penny St. Louis Littell - Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

30 days up Jan. 9.

December 10, 2008

Tomasso Ciccomancini
80 Fall Brook Street
Portland, ME 04103

Re: 80 Fall Brook Street – 162 B045 – R-5 – Stream Protection – illegal shed

Dear Mr. Ciccomancini,

This letter is a follow up to our telephone conversation from yesterday. A shed was built on your property without a permit. Section 14-463 of the ordinance requires that you get a permit before you construct a building. Not only was the shed built without a permit, but it was also built in the stream protection zone. Section 14-453 of the ordinance states that the minimum setback for a building in the stream protection zone is seventy-five (75) feet from the normal high water line. According to Mike Menario, code enforcement, the shed is located close to the stream.

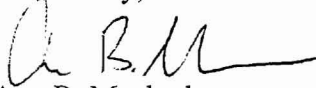
You need to bring your property into compliance. The shed either needs to be relocated seventy-five feet from the normal high water line of the stream or it needs to be removed. If you decide to relocate the shed, you will need to apply for a building permit. You have thirty days to apply for a building permit to relocate the shed or remove the shed.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. I have enclosed the necessary paper work that is required to file an appeal.

handship variance

Feel free to call me at 874-8709 if you have any questions.

Yours truly,


Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc. file

①

So Fall Back

call # 318-9738

- Mike spoke to Tomasso (owner)
 He said the shed was built which
 hours away. He has been working at
 of him. Would like to return it but
 he removing of setting heavy equipment in
 - also can't hike to about getting another

- built shed point
- stem patch on

- can't be 25' of h-g round line

- shed not done

can you approve

- 12/19/09 the site report copy of your copy

Spoke to Tomasso. He bid me he was on
 a job and ~~his~~ crew was ~~not~~ available - his
 wife wanted the shed so they built it without
 a permit. He had the lumber set aside
 was planning on getting permit - shed is not
 finished because he knew there was no permit in
 - will move it but can't get equipment in

11/12/09

Since no road or driveway - how can I get access
 - I told him he would like to build it
 - how could I call him house with no
 the access by him - what for me to walk with
 - can he approve to have the shed there?

11/14/09

Tomasso left me a message. Wants to talk the
 shed, but it is winter. I left him a message
 telling him to apply for a building permit
 for shed - looking at an application and we
 would wait for the spring for the wood to be
 done.

12/1/09

wrote letter giving Tomasso 30 days to apply

Kelly (Jim Cloher) 775-1511

5/18/09

Left ven for Suzanne & Tomasso @ house # - have not heard anything from Suzanne since 3/17/09. Harry's survey done - was supposed to call me in days but application in a error shed. I'll write letter - ~~put~~ ~~with~~ to cap court.

5/19/09

rec ven from Suzanne Gioannini. She spoke with Kelly @ Jim Cloher's. Nadeau's lodge had been rejected by surveying. They were blocked up. Kelly was going to contact Nadeau's lodge.

- I called Kelly. She said that the request for the survey went in late than it should have. She was calling Nadeau's lodge to find out what the survey could be done by. She would call me when survey was done to apply for permit.

- Left ven w/ Suzanne telling her that I had spoken with Kelly and she was all set for ven.

5/20/09

rec ven from Kelly (Jim Cloher's office). Nadeau's lodge submitted mortgage inspection - she would show it to Jim when he returned - will talk to her about what needs to be done next.

6/02/09

Left ven from Kelly. Asked her to call me. Survey was done 5/20/09. Can they relocate shed outside of stream protection & meet P-5 zone requirements. Are they relocating to it (apply for permit) or removing it.

6/19/09

Spoke to Kelly @ Jim Cloher's office. She has the plot plan. Told her how to download the building permit. Told her she needs to set it in ASH.

2

3/15/09

Jim Clohr called. Left van. He is working for Tomasso Circumance
80 Fall Brook. Tomasso has been out of town on a job. His wife
was worried. Today picked up yesterday by apply to move shed.
Jim wanted to know what they need to do and Tomasso's wife could do it.
I left him a van that I'd be happy to meet and go over what they
need.

3/9/09

called Jim Clohr 375-1575. He said that he had spoken to Suzanne
Circumance about their two options. They can remove the shed - what
world we need if that was the case - I told him we would need them
to call when it was removed to confirm with inspection. Two, they could
move the shed - would need to hire surveyor (Bill) would call
Jim (Noel) and get where would move it to. She was going to talk to
Tomasso - he is working out of town - and let Jim know which
they were going to do. I asked Jim to let me know either way

3/16/09

left van for Suzanne's Tomasso @ home #. Need to know if they are
removing the shed or moving it. I told them I had spoken with Jim
Clohr that he had told them they needed to decide. ~~Suzanne~~ ^{that she}
suggested to talk to Tomasso. Let Jim know. - I told them we would
to know ASAP.

3/17/09

Suzanne Circumance: Left a van - ~~shed~~ They want to by for back
the shed - she is working with Kelly @ Jim Clohr's office. Kelly was
setting up a surveyor to survey the ~~property~~ ^{what if} property. - once that's done,
I left van for Suzanne. Asked her to call me when the survey had been
done.

3

Suzanne 772-8389

6/22/09 Left vcm for Kelly. Need permit application by Friday afternoon the steel gone on much too long.

6/24/09 Suzanne Ciccomas called me. I called her back. When this started Tomasso was

out of town on work. He suggested they call Jim Clother to help - he has their lawyer at closing. Jim said he would help Suzanne with the process. Suzanne worked with Kelly Jim's ass is that. It took a long time for survey to get ordered. Kelly sent Suzanne the information to copy for the permit last week. Suzanne said the plot plan didn't show the stream. She is now trying to do it herself because Kelly didn't help much. Suzanne has a call in to Jim Neenan's office who did the plot plan. I asked her to keep me abreast of what was going on. As long as she is working with us it's OK - but don't want to drag this out.

6/25/09 Suzanne left two voicemails - ① she had been behind Jim Neenan - would get

② state

having Jim Neenan call me to see what I need

6/26/09 Jim Neenan left vcm - what do I need? I called him back; left vcm telling him what I need.

6/29/09 Suzanne left vcm that she hadn't heard from Jim. She asked if I had spoken with him. I left her a vcm telling her that I had left Jim vcm

6/30/09 Suzanne left vcm. Spoke to Jim N. Can't afford 700-00 survey Tomasso is going to take over. - he will contact Jim N. in a - maybe re locate steel to other side of house

7/10/09. Vcm from Suzanne. Very apologetic. Tommaso was in MA until holiday
Ben in N. ME since holiday. - Coming back Monday - he will
Come in Mon. or Tues. & apply for permit.

7/12/09 Vcm from Suzanne. Tommaso not back until wed.

7/21/09 left vcm for Suzanne. Appreciate how she has stayed in touch - but
this has gone on too long - a week to apply to relocate the shed or remove it
will turn it over to corporation counsel. Wrote ~~letter~~ letter.

7/10/09 Vcm from Suzanne. Very apologetic. Tommaso was in MA until holiday
Ben in N. ME since holiday - coming back Monday - he will
come in Mon or Tues & apply for permit.

7/12/09 vcm from Suzanne. Tommaso not back until Wed.

7/21/09 left vcm for Suzanne. Apparently had she has stayed in back - but
this has gone on to log - a week to apply to relocate the shed or remove it
will turn it over to corporation counsel. Write ~~letter~~ letter.

8/15/09

①
left vcm for Suzanne. Need plot
plan by Monday.

8/17/09

- left vcm for Suzanne. Need
revised plot plan - shows
relocated shed - if not
received by 8/17/09 - talking
to corporation counsel.

9/2/09

left vcm @ 12:17 for Suzanne. Ask her
to call me ASAP. Need to get shed removed
need to get plot plan. I will talk to her
lawyer Friday morning if not here

City of Portland, Maine
Inspections Division
Inspection Schedule

Dist. #	Sch. Date:	ParcelNo:	Appl. Type	Schedule Type	Appl #:	Location
Fire Insp. Contact:			Inspector	Comments		
4	11/20/2008	162 B045001	Complaint	Inspection	01-2777	80 FALL BROOK ST
	CICCOMANCINI TOMASSO		Mike Menario	Check on garage built to close to a stream (per: Ann M.) Spoke with owners wife about the garage and if they understood that they need to take out the necessary permit and talk to zoning. She is going to have her husband call ASAP.		
4	12/04/2008	162 B045001	Complaint	Inspection	01-2777	80 FALL BROOK ST
	CICCOMANCINI TOMASSO		Mike Menario	Check on garage built to close to a stream (per: Ann M.) 11-20-08 Spoke with wife she will have her husband call ASAP. MEM 12-4-08 Will stop by site, 2nd trip ! Spoke with the wife again she said that she would have him call right away. 12-5-08 Spoke with Tomasso , and he explains that he can not get any heavy equipment on his property. There is NO exist rood , which is a issue. He would like to talk to Ann Machado and try to find a solution. Cell: 318-9738 3-12-09 Spoke with Ann M. She is talking with owner and his rep.		

Total Listed: 2

From: David Margolis-Pineo
To: Ann Machado
Date: 11/19/2008 4:20:03 PM
Subject: Re: #80 Fall Brook Rd.

Thanks. Please do keep me informed.

>>> Ann Machado 11/19 4:18 PM >>>
Dave -

The house was built 1980. I can find no record of a garage having been built recently or in the past. We will schedule an inspection and go from there. If the building was built without a permit, and it is in the stream protection zone then it will have to be moved out of the stream protection zone.

I'll keep you informed.

Ann

>>> David Margolis-Pineo 11/19 1:10 PM >>>
80 Fall Brook Rd. has a garage approx 10' from Fall Brook with 2006 scratched into the concrete foundation.

Was it a rebuild? Did they have a permit to construct? Can we make them remove it?

CC: Charles Moore; Doug Roncarati



APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 13 1930

B.O.C.A. USE GROUP 00 178
B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, ... March 7, 1930

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 80 Fallbrook Street Fire District #1 #2

1. Owner's name and address ... John Kumenruk - Quality Inn, Room 408 Telephone 774-5891

2. Lessee's name and address ... Telephone ...

3. Contractor's name and address ... Fred I. Merrill Inc. - 187 Sawyer St. Telephone 799-1541

4. Architect ... Specifications 80 Portland 04136 Plans No. of sheets ...

Proposed use of building ... No. families ...

Last use dwelling No. families 1

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ Fee \$ 25.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION cost of work 1,235

This application is for: @ 775-5451 35.00 16.60

Dwelling Ext. 234 To demolish single family dwelling,

Garage utilities called from office

Masonry Bldg. 1 1/2 story building

Metal Bldg. Stamp of Special Conditions

Alterations

Demolitions

Change of Use

Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

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? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

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 Thickness, top bottom cellar

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

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?

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?

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ..

ZONING:



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-5 PORTLAND, MAINE, APRIL 9, 1980

PERMIT ISSUED

APR 10 1980

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 80 Fallbrook St. Fire District #1 [], #2 []
1. Owner's name and address Jack Humeniuk same Telephone
2. Lessee's name and address Walker Bros. Box 106 Sebago Lake Telephone 647-2713
3. Contractor's name and address
4. Architect Specifications Plans No. of sheets
Proposed use of building dwelling No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 35,000. Fee \$ 158.50

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 To construct 30'x32' dwelling as per plan
Dwelling Ext. 234 two story -
Garage
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
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?
Height average grade to top of plate 19' & 15' Height average grade to highest point of roof 19'
Size, front 32' depth 30' No. stories 2 solid earth or rock?
Material of foundation concrete-to ledge thickness, top 10" bottom cellar because of ledge
Kind of roof pitch Rise per foot 6/12 Roof covering asphalt shingles
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat elec. fuel
Framing Lumber-Kind spruce Dressed or full size? dr Corner posts 2x6 studs 2x10
Size Girder Columns under girders Size Max. on centers
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 2x10 2nd 2x10 3rd roof 2x10
On centers: 1st floor 16" 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof

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?

APPROVALS BY: DATE
BUILDING INSPECTION-PLAN EXAMINER
ZONING: A. H. M. G. O. 4/10/80
BUILDING CODE:
Fire Dept.:
Health Dept.:

MISCELLANEOUS
Will work require disturbing of any tree on a public street? . .
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **80 Fallbrook Street**

Issued to **Jack Humeniukl**

Date of Issue **Jan. 12, 1981**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **80/74**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Limiting Conditions: **Entire**

Single Family Dwelling

This certificate supersedes
certificate issued

Approved:

[Signature]
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

To: Marjorie Schmuckel

From:

9-6-96 2:57pm p. 1 of 4

From: To: Marjorie Schmuckel

Date: 9/6/96 Time: 14:57:02

Page 1 of 4

CLOUTIER, BARRETT, CLOUTIER & CONLEY

A Professional Association
Attorneys at Law
22 Monument Square
Portland, Maine 04101

James F. Cloutier
Daniel P. Barrett
Mark A. Cloutier
Gerard P. Cooley, Jr.
Thomas W. Cloutier
Neale A. Duffett
Andrew J. Cloutier

AREA CODE 207
TELEPHONE 775-1515
TELEFAX 774-7984
73244.2338
@compuserve.com

September 6, 1996

Marjorie Schmuckel
Portland City Hall
389 Congress Street
P.O. Box 544
Portland, Maine 04112

Re: Cicomancini & Sons, Inc.

By Fax to: 874-8716

Dear Marg:

The above company is selling property located at Fallbrook Street in Portland, and has had a new legal description and drawn and checked by a surveyor.

The appraiser for the lender, Randall Kempton, has requested that the City issue a letter confirming that there are no use issues which arise for this property with the new description, to assure it retains its value as a single family residence.

I am faxing herewith a copy of the new legal description and a copy of the survey, which Mr. Nadeau confirms meets all pertinent setbacks, etc. As well, I have taken the liberty of drafting the following as the possible text of a letter to Mr. Kempton:

"The legal description as depicted on the survey of Nadeau and Lodge depicts a property which conforms with the pertinent use regulations of the City of Portland, Maine. Accordingly, no additional permits or approvals are necessary for the described premises to be used as a single family residence."

We appreciate your assistance.

Very truly yours,



James F. Cloutier

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY LOCATED
in Cumberland County at
Fallbrook Street, Portland, Maine

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the northeasterly sideline of Fallbrook Street at the southerly corner of land now or formerly of Gertrude F. Gordilis;

Thence North $48^{\circ} 23' 15''$ East one hundred and six (106.00') feet, more or less, to a point in the center of Fall Brook,

Thence northerly along the center line of Fall Brook nine (9.00') feet, more or less, to a point, which point is located South $41^{\circ} 36' 15''$ East five (5.00') feet from an iron rod set:

Thence South $41^{\circ} 36' 15''$ East two hundred sixty-five (265.00') feet, more or less, to a point 30' West of the northwesterly sideline of Blanchard Street as shown on Plan of Lots, Winslow Terrace, Portland, Maine, dated November 1905, Chas. W. Fenn, Engineer;

Thence South $48^{\circ} 23' 15''$ West two hundred eighteen (218.00') feet, more or less, to the centerline of Fall Brook;

Thence northwesterly and northerly along the center of Fall Brook one hundred and forty (140.00') feet, more or less, to the southeasterly extension of the southwesterly sideline of Fallbrook Street;

Thence North $48^{\circ} 23' 15''$ East across said Fallbrook Street forty (40.00') feet to the northeasterly sideline thereof;

Thence North $41^{\circ} 36' 45''$ West one hundred and fifty-two (152.00') feet, more or less, along the northeasterly sideline of Fallbrook Street to the point of beginning.

Reference is made to Plan of Land on Fallbrook Street, Portland, Maine for Nicolino Ciccomancini recorded in the Cumberland County Registry of Deeds in Plan Book 168, Page 30.

Containing 40,000 square feet, more or less.

The within described premises are conveyed subject to the following rights and easements:

1. An easement which the Grantors hereby reserve across the premises herein conveyed from the excepted portion of Fallbrook Street to the remainder of said land conveyed to the Grantors by Humeniuk, et al. by deed recorded in the Cumberland County Registry of Deeds in Book 7722, Page 181. Said easement to be for the purpose of providing utilities to said other land and shall be situated so as not to disturb existing improvements. All costs relating to the exercise of these rights shall be borne by the Grantors herein, and the premises shall be returned to a condition as near as reasonably

possible to that person or persons, or their representatives or assigns

2. Subject to provisions of deed from Jack D. Humenauk and Anne S. Humenauk to Central Maine Power Company and New England Telephone and Telegraph Company dated June 13, 1980 and recorded in said Registry of Deeds in Book 4302, Page 504

3. Subject to provisions of deed of Christine F. Booth of Portland Water District dated August 18, 1975 and recorded in said Registry of Deeds in Book 3724, Page 81

4. Subject to provisions of deed from William D. Armitage to Portland Water District dated September 10, 1965 and recorded in said Registry of Deeds in Book 3723, Page 82

5. Subject to provisions of deed from William D. Armitage to the City of Portland dated May 9, 1985 and recorded in said Registry of Deeds in Book 6984, Page 93

6. Subject to such other rights as the City of Portland or the Portland Water District may have in any portion of what is known as the "Trail Brook Branch Connecting Sewer" or the "East Side Interception Sewer" which crosses the premises

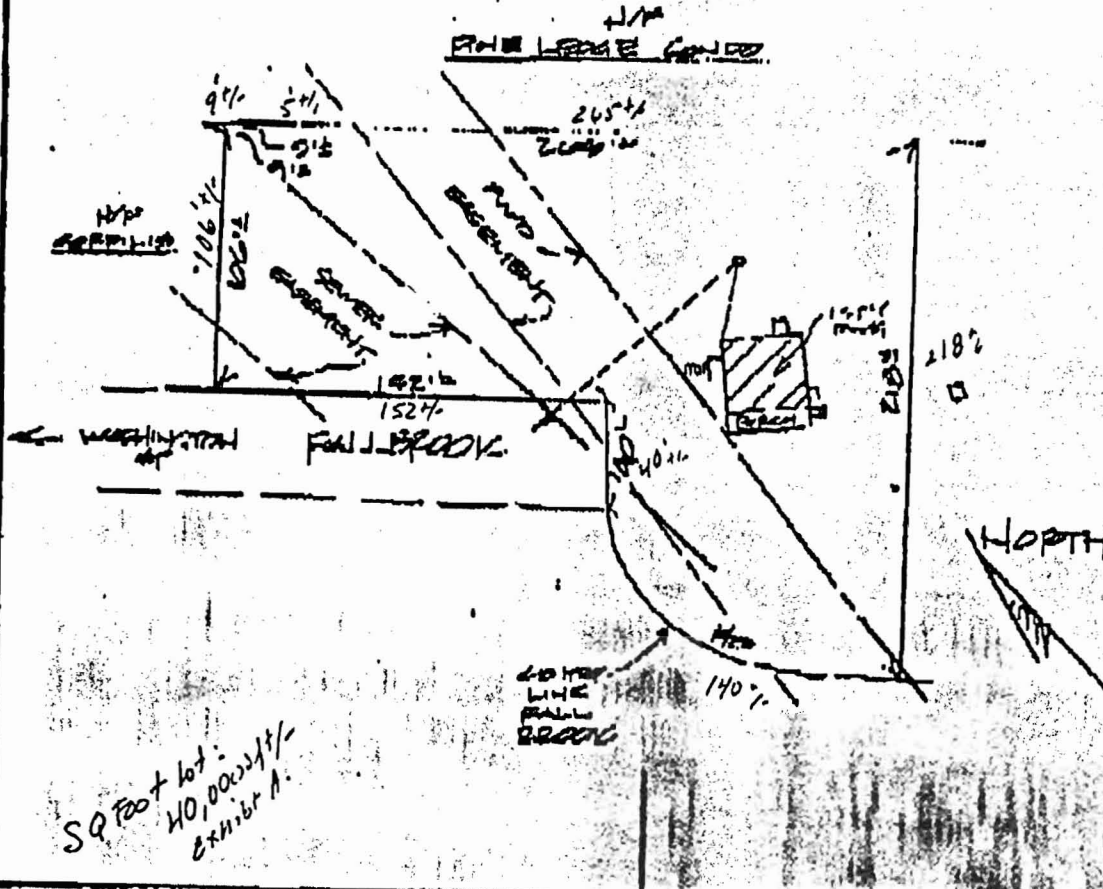
7. Subject to the rights of the public and others entitled thereto in and to those portions of the premises lying north of and east of proposed Lamarche Street, and the unaccepted portion of Fallbrook Street. Said Lamarche Street is referred to in deed from Christine F. Booth to Anne M. Smith dated October 17, 1977 and recorded in said Registry of Deeds in Book 4111, Page 313.

Meaning and intending to convey, and hereby conveying a portion of the premises conveyed to Nicoline Ciccomancini and Patricia A. Ciccomancini by deed of Jack D. Humenauk, et al. dated April 17, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7211, Page 181.

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION DETERMINES SETBACKS AND NECESSARY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY AT THE TIME OF CONSTRUCTION. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO DETERMINE A PROFESSIONAL ENGINEER AS TO PROPERTY LINE LOCATIONS WITH RESPECT TO DEEDS. (4) THIS INSPECTION REPORTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND SPECIFICALLY THOSE ENCROACHMENTS A RESULT OF WAIVER STATED OR SHOWN IN THE PROVIDED TITLE REFERENCES SHOWN BELOW. THIS INSPECTION MAY NOT REVEAL ANY COMPLIANCE WITH ABUTTING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (6) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE RECORD.

ADDRESS: 82 FALLBROOK ST INSPECTION DATE: 8-14-96
PRELIMINARY SITE SCALE: 1" = 40'



APPLICANT: JURZELER REQUESTING PARTY: FIRST TITLE OF ME
OWNER: WILLIAM W. E. SAKE ATTORNEY: THOMAS W. COUTER
LENDER: BANK UNITED OF TEXAS FILE NO. 962912

TITLE REFERENCES:
DEED BOOK: _____ PAGE: _____
PLAN BOOK: 116 PAGE: 32 LOT: _____
COUNTY: CUMBERLAND
MUNICIPAL REFERENCE:
MAP: 162 BLOCK: B LOT: 45

NADEAU & LODGE
PROFESSIONAL LAND SURVEYORS
244 SYLVIA AVENUE
PORTLAND, ME 04103
TEL 878-7870 FAX 878-7871
RFD 2 BOX 514
ALTON, ME 04902
TEL 338-6301

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE FOR FEMA COMMUNITY MAP NO. 280021 PANEL 0027B ZONE: 2 DATED: 07-15-92

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS: SEE TITLE PAGES

James P. Nadeau

Chris Flynn

CICOMMUNIS

Phone 780.0229

Fax 780.0229

780.7606

PINE L.C.C. REF PLAN

STREET REF

A
49,672 FT²

HOUSE

596'
S 41°-36'-15" E 590.70'
TIE

P.W.D. 3728/205
SMU
S 41°-36'-15" E

P.W.D. 3793/323

S 48°-23'-15" W 40.00'

SMU

152'-00" 45' E

P. 199

P. 199

SEE NOTE #6
24' WIT
EAST SIDE INTER PL

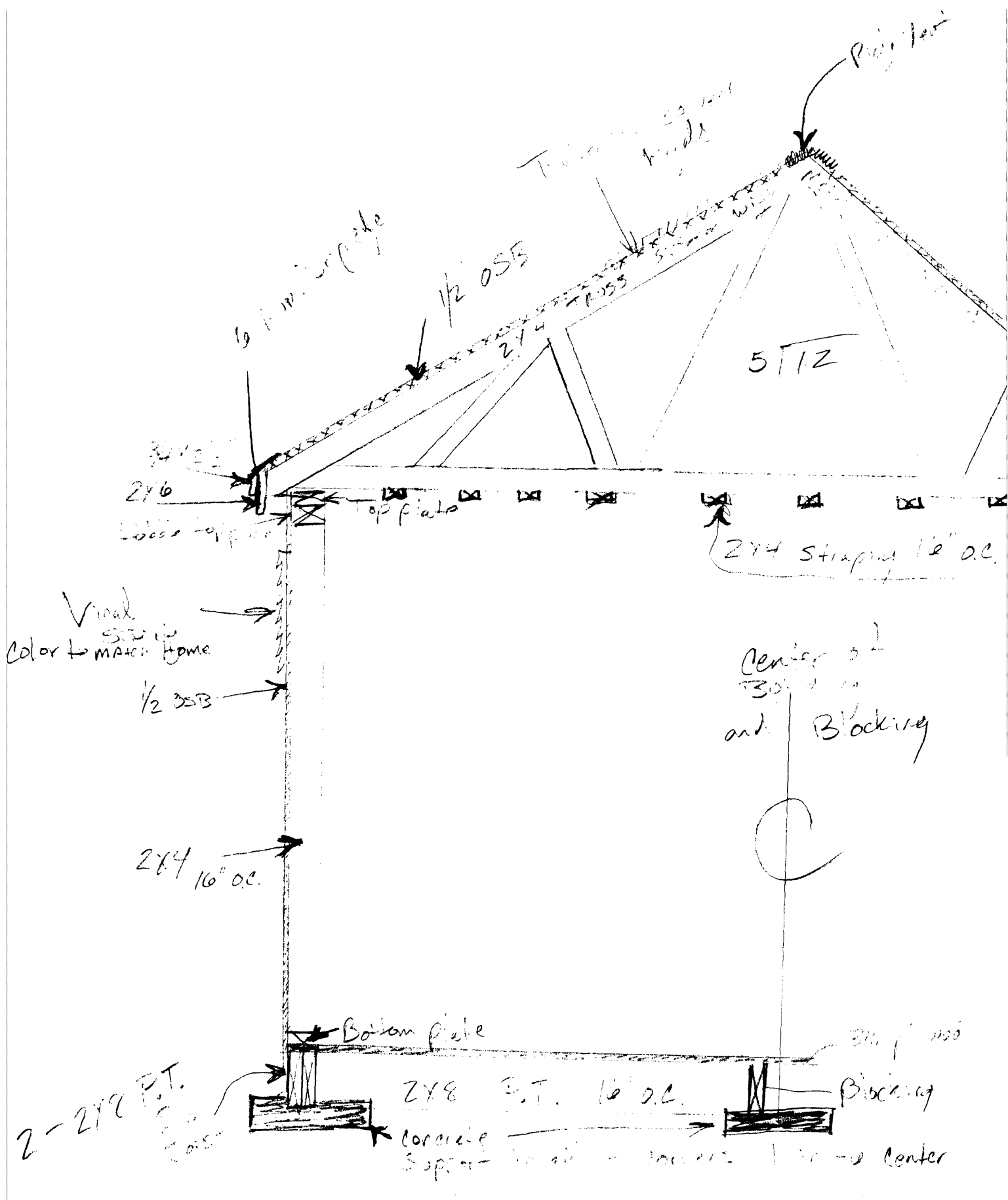
TIE S 11°-26'-40" E 357.52'

TIE 111.42'

S 48°-23'-15" W 106.42'

1" REF 22' 0.10'
8' WIT
LIMIT OF ACCEPTANCE

SEE



Ridge beam

TRUSS
1/2 OSB

6 ft. m. or plate

5/12

2x6

Local top plate

top plate

2x4 strapping 16" o.c.

Vinal Siding
Color to match Home

1/2 OSB

Center of
30" and
Blocking

2x4 16" o.c.

Bottom plate

3/4" x 100

2-2x4 P.T.
2x4

2x8 P.T. 16" o.c.

Blocking

Concrete Support - 16" o.c. - 16" o.c. - Center

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJUTTER'S DEEDS.

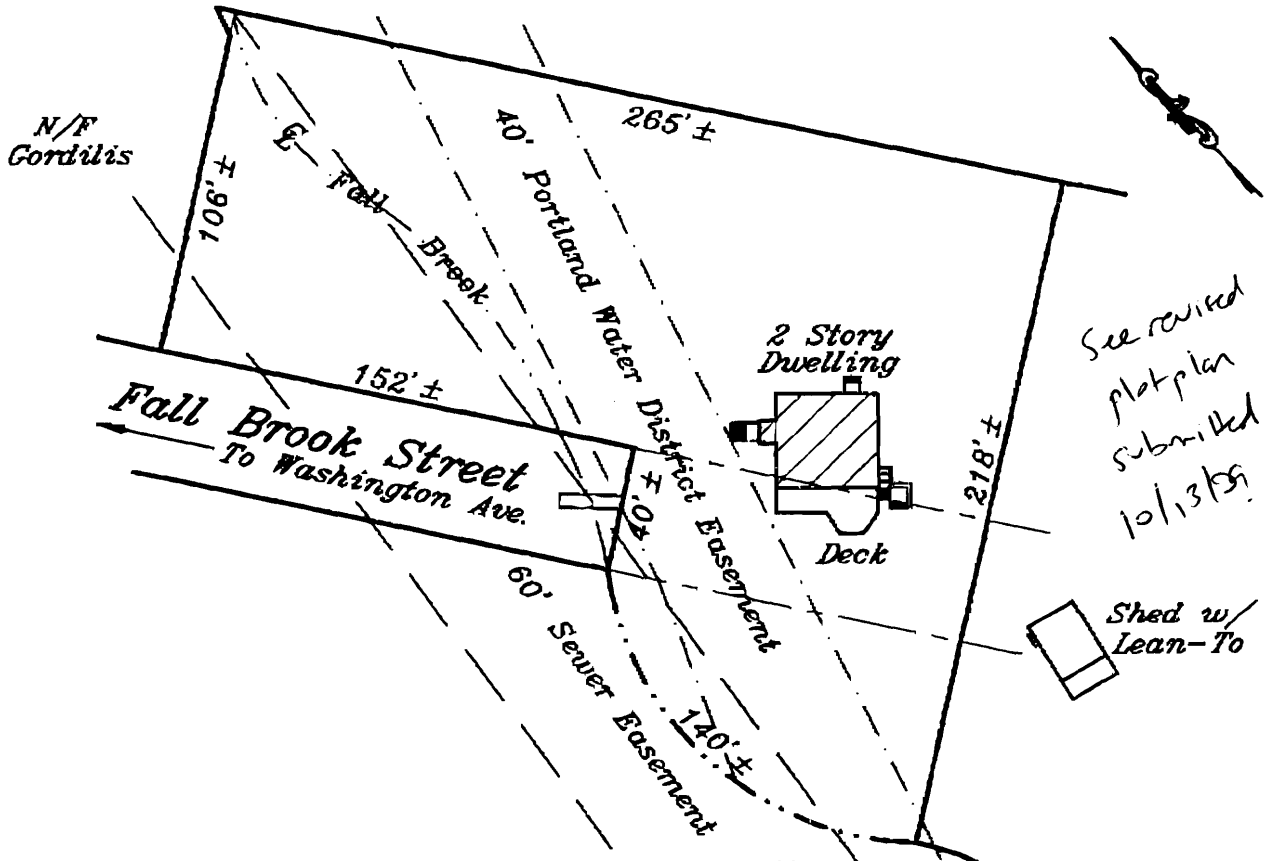
REV. 08/19/07

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 80 Fall Brook Street
Portland, Maine

INSP. DATE: 5/19/2009

SCALE: 1"=60'



Recommend Boundary Survey for accurate location.

TPB

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: Tomasso & Suzanne Ciccomancini FILE#: 20921973

OWNER: same CLIENT#: _____

LENDER: _____

REQ. PARTY: Cloutier, Corley & Duffell

ATTORNEY: Jim Cloutier

TITLE REFERENCES: COUNTY: Cumberland

DEED BOOK: 15763 PAGE: 316

PLAN BOOK: 168 PAGE: 30 LOT: _____

MUNICIPAL REFERENCE:

MAP: 162 BLOCK: B LOT: 45

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 230051 PANEL: 0007C
ZONE: X DATE: 12/8/1998

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

James D. Nadeau, LLC
Professional Land Surveyors

[Signature]
5-20-09

318 BRIGHTON AVE. PH.(207)878-7870
PORTLAND, ME. 04102 F.(207)878-7871

THIS INSPECTION IS VALID ONLY WITH AN EMBOSSED SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis Littell - Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

December 10, 2008

Tomasso Ciccomancini
80 Fall Brook Street
Portland, ME 04103

Re: 80 Fall Brook Street – 162 B045 – R-5 – Stream Protection – illegal shed

Dear Mr. Ciccomanicini,

This letter is a follow up to our telephone conversation from yesterday. A shed was built on your property without a permit. Section 14-463 of the ordinance requires that you get a permit before you construct a building. Not only was the shed built without a permit, but it was also built in the stream protection zone. Section 14-453 of the ordinance states that the minimum setback for a building in the stream protection zone is seventy-five (75) feet from the normal high water line. According to Mike Menario, code enforcement, the shed is located close to the stream.

You need to bring your property into compliance. The shed either needs to be relocated seventy-five feet from the normal high water line of the stream or it needs to be removed. If you decide to relocate the shed, you will need to apply for a building permit. You have thirty days to apply for a building permit to relocate the shed or remove the shed.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. I have enclosed the necessary paper work that is required to file an appeal.

Feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc. file

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 162 B045001
 Location 80 FALL BROOK ST
 Land Use SINGLE FAMILY

Owner Address CICCOMANCINI TOMASSO & SUZANNE I JIMENEZ CICCOMANCINI JTS (H) 772-8389
 80 FALL BROOK ST
 PORTLAND ME 04103

Book/Page 15763/316
 Legal 162-B-45
 FALL BROOK ST 70-90
 40000 SF

cell 318-9738

Current Assessed Valuation

Land	Building	Total
\$97,000	\$135,900	\$232,900

Property Information

Year Built 1981	Style Contemp	Story Height 1.5	Sq. Ft. 1690	Total Acres 0.918		
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 7	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
10/03/2000	LAND + BLDING		15763-316
09/01/1996	LAND + BLDING	\$91,000	12725-098

Picture and Sketch

Picture Sketch Tax Map

[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!

Ann Machado - 80 Fall Brook Street

From: Ann Machado
To: Danielle West -Chuhta
Date: 10/9/2009 1:55 PM
Subject: 80 Fall Brook Street

Danielle -

I just got off the phone with Tomasso Ciccomancini. After a long discussion, he told me that he would fax a plot plan to us by Tuesday, October 13 that shows the relocation of the shed behind the house away from the stream. He said that he is not sure if he is going to be able to move it, but this will give him time to look at the situation. If he decides that he just has to tear it down he will let us know.

Ann