

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK **CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 051513

PERMIT ISSUED

OCT 24 2005

CITY OF PORTLAND

This is to certify that SON THI & NGOC HOA THON JTS

has permission to install a 4' x 8' Shed

AT 54 AVALON RD

294 D013001

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 when permission is procured before this building or part thereof is altered 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. Markley 10/24/05
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

Location of Construction: 54 AVALON RD		Owner Name: SON THI & NGOC HOA THI SON	Owner Address: 54 AVALON RD	Permit No: 05-1513	Issue Date: OCT 24 2005	PERMIT ISSUED 294 D013001
Business Name:		Contractor Name:	Contractor Address:	Phone:		
Lessee/Buyer's Name		Phone:	Permit Type: Sheds	Zone: R3		
Past Use: Single Family Home		Proposed Use: Single Family Home/ install a 4' x 8' Shed		Permit Fee: \$30.00	Cost of Work: \$500.00	CEO District: 5
Proposed Project Description: install a 4' x 8' Shed				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		
				INSPECTION: Use Group: R3 Type: 5B JRC 2003 Signature: Jm 10/21/05		
				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: Idobson		Date Applied For: 10/18/2005		Zoning Approval		
<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 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"/> MM <input type="checkbox"/> Date: 10/21/05 Jm		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: 10/21/05 Jm

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



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>54 Avalon Rd</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>B</u>	Owner: <u>THI & NGOC HOA SON</u>	Telephone: <u>797.0218</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Thi Son</u> <u>54 Avalon Rd</u> <u>Portland, ME 04103</u>	Cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ <u>30</u>
Current Specific use: <u>Single Family Home -</u> Proposed Specific use: _____		
Project description: <u>'4'x8' shed -</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>THI SON</u> Mailing address: <u>54 AVALON RD</u> Phone: <u>797-0218</u> <u>PORTLAND, ME 04103</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.

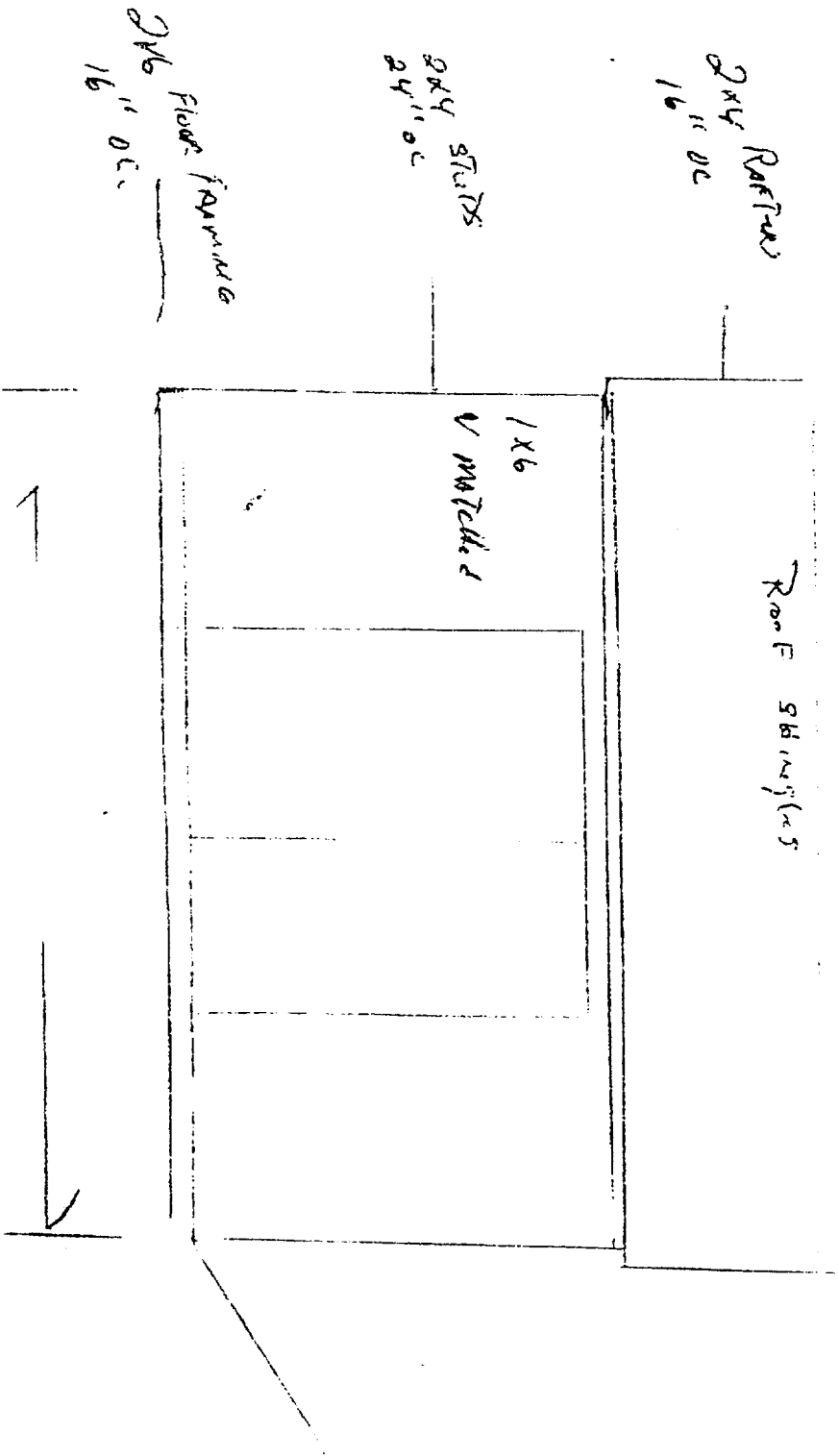
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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>Thi Son</u>	Date: <u>10/17/05</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

FRONT DOOR WOODWORKING



THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 16317 PAGE 207 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT B

ADDRESS: Avalon Road, Portland, Maine

Job Number: 337-26

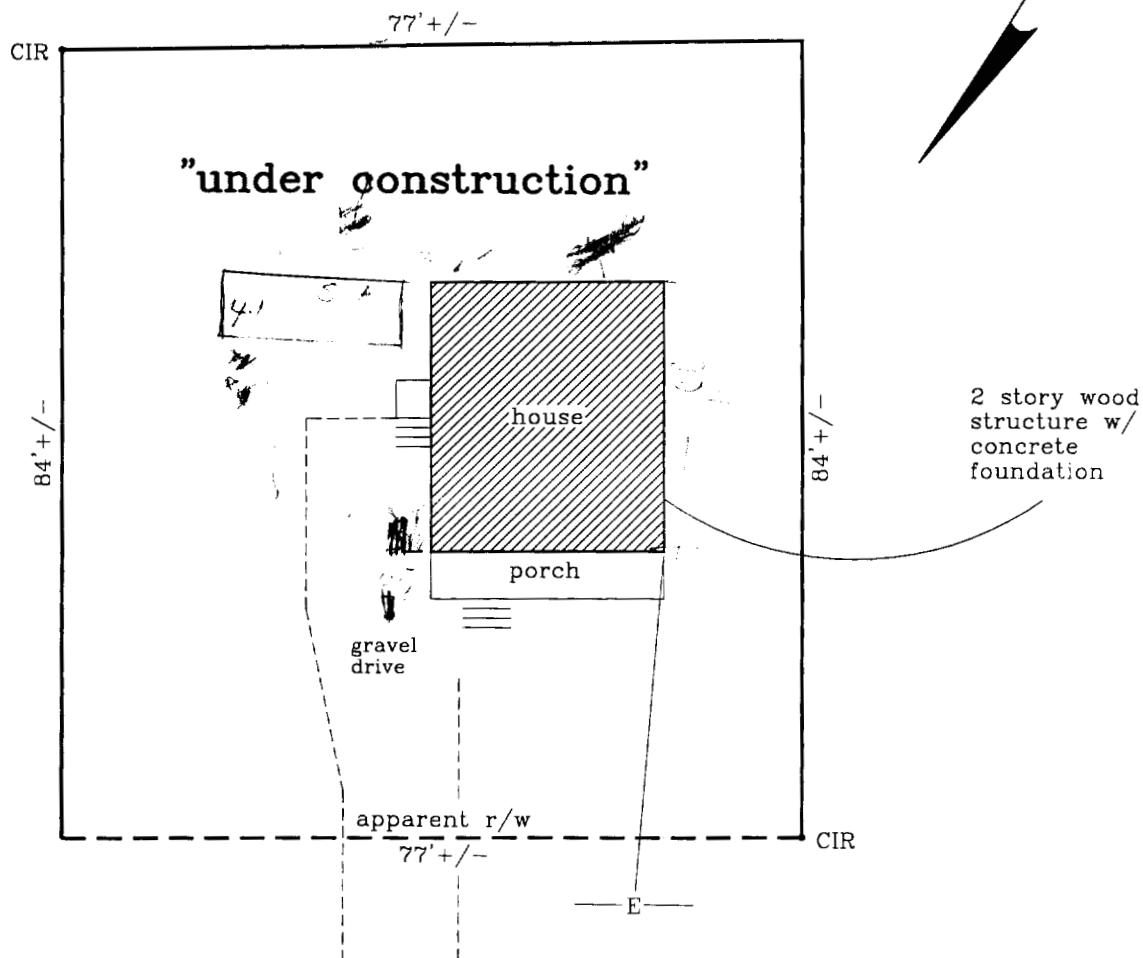
Buyers: Thi & Ngoc Son

Inspection Date: 8-21-01

Scale: 1" = 20'

Sellers: Stephen Richard

Client File#: 21-1608 fc



to Forest Ave

Avalon Road

I HEREBY CERTIFY TO: Guaranty Title Co.; Fleet Mortgage Corp.
and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community
Panel: 230051-

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

APPARENT EASEMENTS AND RIGHTS OF
WAY ARE SHOWN. OTHER ENCUMBRANCES,
RECORDED OR NOT, MAY EXIST. THIS
SKETCH WILL NOT REVEAL ABUTTING
DEED CONFLICTS, IF ANY.

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Livingston - Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport - Maine 04046

207-967-9761 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

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	294 D013001
Location	54 AVALON RD
Land Use	SINGLE FAMILY
Owner Address	SON THI & NGOC HOA THI SON JTS 54 AVALON RD PORTLAND ME 04103
Book/Page	16741/023
Legal	294-D-13 AVALON RD 46-52 6848 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$46,620	\$110,210	\$156,830

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$61,200	\$131,700	\$192,900

* Value subject to change based upon review of property status as of 4/1/06.
The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 2001	Style Colonial	Story Height 2	Sq. Ft. 1344	Total Acres 0.157	
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 5	Attic None	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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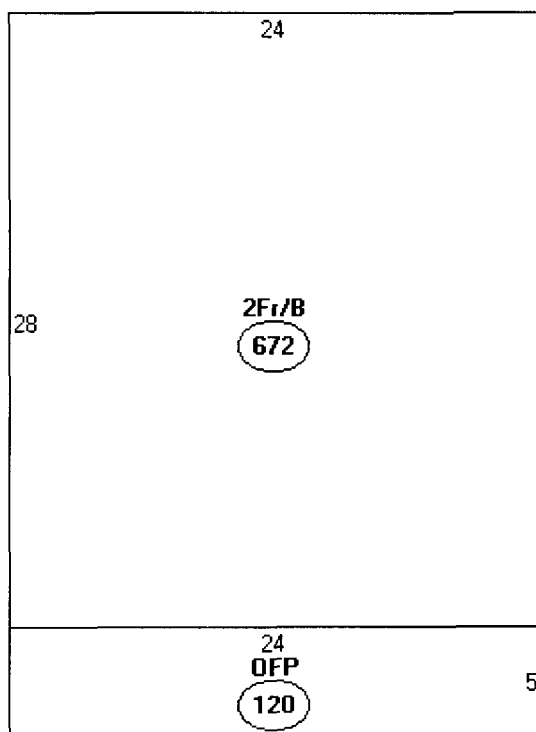
Sales Information

Date	Type	Price	Book/Page
09/17/2001	LAND + BLDING	\$161,500	16741-023
05/18/2001	LAND + BLDING		16317-206

Picture and Sketch

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



Descriptor/Area

A: 2F1/B
672 sqft

B: OFP
120 sqft

Applicant: Son Thi & NGOC HUA Thi Son Date:

Address: 54 Avalon Rd

C-B-L: 294-D-13

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 21 OCT 05

Zone Location - R3

Interior or corner lot - Interior

Proposed Use/Work - Shed placement

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25 FT - 40 FT + shown

Rear Yard - 5 ft required 20 + shown

Side Yard - 5 ft required 20 + shown

Projections -

Width of Lot -

Height - 2 Story

Lot Area - 6848 sq Ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - NA

Flood Plains -

NA

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05-1513	10/17/2005	294 D013001

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54 AVALON RD	SON THI & NGOC HOA THI SON	54 AVALON RD	
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type:	
		Sheds	

Proposed Use:	Proposed Project Description:
Single Family Home/ install a 4' x 8' Shed	install a 4' x 8' Shed

Dept: Zoning Status: Approved Reviewer: Tom Markley Approval Date: 10/21/2005
Note: Ok to Issue: ☒

Dept: Building Status: Approved Reviewer: Residential Plan Revie Approval Date: 10/21/2005
Note: Ok to Issue: ☒