

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that DUT VAN TRUONG

Located At 51 DIBIASE ST

Job ID: 2012-04-3823-DRG

CBL: 298- E-005-001

has permission to Construct detached shed

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

*N/A*

*[Signature]*

5/3/12

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

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Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-04-3823-DRG

Located At: 51 DIBIASE ST

CBL: 298- E-005-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted May 3, 2012. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Section R105.2 of the International Residential Code states that a structure 200 square foot or under is exempt from building code review. This structure has not been reviewed for codes or safety under the building codes. The owner takes full responsibility for structural integrity.

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

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

Job No: 2012-04-3823-DRG	Date Applied: 4/20/2012	CBL: 298- E-005-001	
Location of Construction: 51 DIBIASE ST	Owner Name: DUT VAN TRUONG	Owner Address: 51 DIBIASE ST PORTLAND, ME 04103	Phone: 831-6797
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: SHED	Zone: R-3
Past Use: Single Family dwelling	Proposed Use: Same: Single Family dwelling -to erect a detached shed - 8' x 16' - behind existing garage	Cost of Work: \$1,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: Signature: <i>N/A</i>
Proposed Project Description: Construct shed		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	<b>Zoning Approval</b>		
<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 informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions 5/13/12 ABN</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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>ABN</i>
	<b>CERTIFICATION</b>		

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



Entered 4/20/12

AS

R-3

# General Building Permit Application

JOB # 2012-01-3823-DRG

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>51 DIBLASE STREET PORTLAND ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>112 SQ FT</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>298-E</u> <u>S</u>	Applicant: (must be owner, lessee or buyer) Name <u>DUOT TRUONG</u> Address <u>51 DIBLASE ST.</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>207 831 6997</u>
Lessee/DBA  <b>RECEIVED</b> <b>APR 20 2012</b> Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>977</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>PERSONAL STORAGE</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>INSTALL SHED 6.5' x 17.33' (<del>112.45'</del>) 8x16 = 128 sq ft</u>		
Contractor's name: _____ Email: _____ Address: _____ City, State & Zip: _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

**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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: 4/20/2012

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



# PORTLAND MAINE

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Tuesday, April 24, 2012

TUAN TRUONG  
51 DIBIASE STREET  
PORTLAND MAINE 04103

RE: Shed permit #2012-04-3823-DRG

Dear Mr. Truong

Recently you submitted a General Building Permit Application for a construction of a shed for your property. As part of the submittal, a plot plan should be presented with the packet, and it wasn't. Please provide the requested plot plan of your property, with the dimensions to the end of your property line to the structures. On the plot plan, please notate where the shed is being placed. I tried to contact you at the phone number provided, but there was no voice mail set up yet. Please direct the plot plan to my attention either by e-mailing it to me at: [bjs@portlandmaine.gov](mailto:bjs@portlandmaine.gov) or send it to me by mail. You can also fax it to me if it is more convenient: 874-8716.

Your permit is being kept on hold until this information is obtained. Thank you for your prompt attention.

Brad Saucier  
Administrative Assistant  
Inspections Division  
Planning & Urban Development Office  
City of Portland  
(207) 874-8703



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 112045

**Tender Amount:** 30.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 4/20/2012

**Receipt Number:** 43121

## Receipt Details:

Referance ID:	6210	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-04-3823-DRG - Construct shed			
Additional Comments: 51 Dibiase			

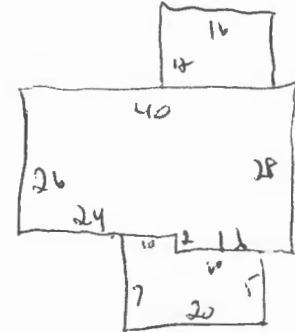
Thank You for your Payment!

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:**



**Services**

**Applications**

**Doing Business**

**Maps**

**Tax Relief**

**Tax Roll**

**Q & A**

[browse city services a-z](#)

[browse facts and links a-z](#)

<b>CBL</b>	298 E005001
<b>Land Use Type</b>	SINGLE FAMILY
<b>Property Location</b>	51 DIBIASE ST
<b>Owner Information</b>	TRUONG DUT VAN & THANH THI DUONG 51 DIBIASE ST PORTLAND ME 04103
<b>Book and Page</b>	12526/343
<b>Legal Description</b>	298-E-5 DIBIASE ST 49

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	33356	<b>OWNER OF RECORD AS OF APRIL 2011</b>
<b>LAND VALUE</b>	\$61,400.00	TRUONG DUT VAN & THANH THI DUONG 51 DIBIASE ST PORTLAND ME 04103
<b>BUILDING VALUE</b>	\$119,000.00	
<b>HOMESTEAD EXEMPTION</b>	(\$10,000.00)	
<b>NET TAXABLE - REAL ESTATE</b>	\$170,400.00	
<b>TAX AMOUNT</b>	\$3,114.92	

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



**Building Information:**

<b>Building 1</b>	
<b>Year Built</b>	1964
<b>Style/Structure Type</b>	RANCH
<b># Stories</b>	1
<b># Units</b>	1
<b>Bedrooms</b>	4
<b>Full Baths</b>	1
<b>Half Baths</b>	1
<b>Total Rooms</b>	7
<b>Attic</b>	NONE
<b>Basement</b>	FULL
<b>Square Feet</b>	1072

[View Sketch](#)      [View Map](#)      [View Picture](#)



**Outbuildings/Yard Improvements:**

<b>Building 1</b>	
<b>Year Built</b>	1964
<b>Structure</b>	GARAGE-WD/CB
<b>Size</b>	20X22
<b>Units</b>	1
<b>Grade</b>	C
<b>Condition</b>	A

**Sales Information:**

<b>Sale Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
5/28/1996	LAND + BUILDING	\$85,000.00	12526/343

[New Search!](#)

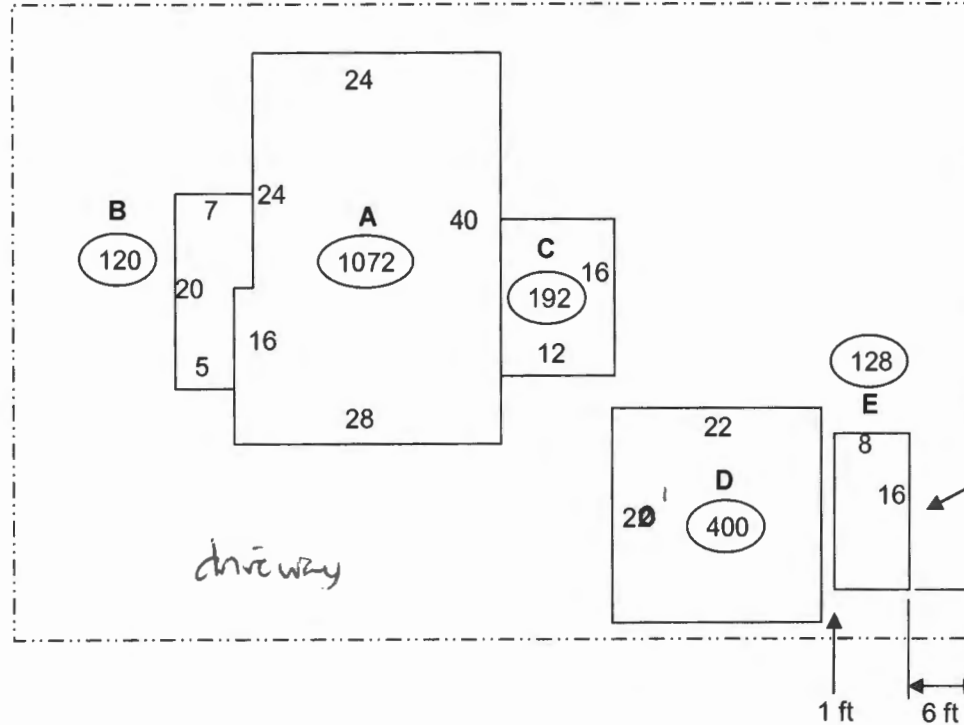


Revised

To: Brad Saucier  
Inspection Division  
Planning & Urban Development Office  
(207) 874-8703

Shed permit #2012-04-3823-DRG  
Revised Plot plan for  
51 Dibiase Street Portland, Maine 04103

Dibiase Street



Descriptor/Area  
 A: 1072 sqft  
 B: 120 sqft  
 C: 192 sqft  
 D: 440 sqft  
 E: 128 sqft

Proposed shed structure location

driveway

R-3

lot size 74 x 30

front setback - N/A

rear setback -  $\leq 144\phi - 5'$  - 1' sign  $\text{\textcircled{010}}$

side - " - 5' sign  $\text{\textcircled{010}}$

lot coverage -  $35\% = 2450\phi$

existing - 1824  
proposed  $\frac{128}{1952\phi}$   $\text{\textcircled{010}}$

RECEIVED

MAY 03 2012

Dept. of Building Inspections  
City of Portland Maine