

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

Read  
on And  
If Any,  
shed

BU...TION

**PERMIT**

Permit Number: 090766

I certify that Dickhaut Edward & /no contractor / self

mission to build 8' x 8' shed

1 Allen Ave 571 Allen 399 E002001

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

copy 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  
lath or other work is used-in. 2  
HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be  
procured by owner before this build-  
ing or part thereof is occupied.

OTHER REQUIRED APPROVALS

Health Dept.	
Appeal Board	
Other	
Department Name	
CITY OF PORTLAND	

JUL 24 2009

*James Burke* 7/24/09  
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

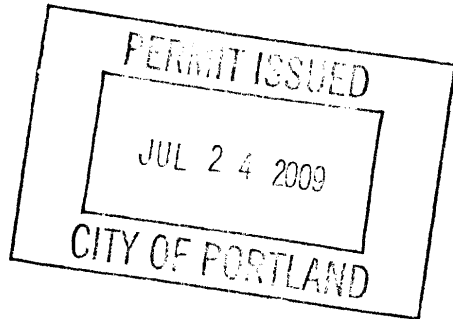
Permit No: 09-0766	Issue Date:	CBL: 399 E002001
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Location of Construction: 571 Allen Ave	Owner Name: Dickhaut Edward &	Owner Address: 571 Allen Ave	Phone: 207-450-5579
Business Name:	Contractor Name: no contractor / self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	Zone: R-3

Past Use: single family	Proposed Use: single family - build 8' x 8' shed	Permit Fee: \$30.00	Cost of Work: \$999.00	CEO District: 4
Proposed Project Description: build 8' x 8' shed		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB N/A	
		Signature: <i>JMB 7/24/09</i>		
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: tmm	Date Applied For: 07/21/2009
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Zoning Approval		
Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>7/24/09 ABA</i>	Date: _____	Date: <i>ABA</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.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

7-28-09 OK - shed not working

~~W3~~

**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.**

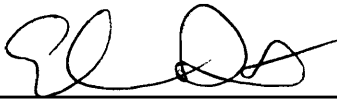
**A Pre-construction Meeting will take place upon receipt of your building permit.**

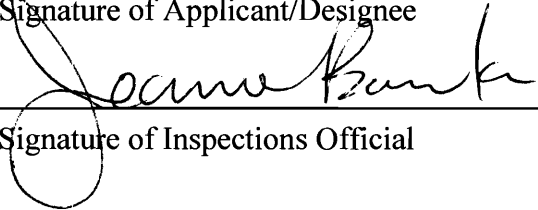
  X   **Footing/Building Location Inspection:**

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

  
\_\_\_\_\_  
Signature of Inspections Official

7-24-09  
Date

7/24/09  
Date

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

<b>Permit No:</b> 09-0766	<b>Date Applied For:</b> 07/22/2009	<b>CBL:</b> 399 E002001
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<b>Location of Construction:</b> 571 Allen Ave	<b>Owner Name:</b> Dickhaut Edward &	<b>Owner Address:</b> 571 Allen Ave	<b>Phone:</b> 207-450-5579
<b>Business Name:</b>	<b>Contractor Name:</b> no contractor / self	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Sheds	

<b>Proposed Use:</b> single family - build 8' x 8' shed	<b>Proposed Project Description:</b> build 8' x 8' shed
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 07/24/2009
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 07/24/2009
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) This structure is exempt from meeting the City of Portland Building Code based on size.			

**Comments:**  
 7/23/2009-amachado: left vcm for Ed Dickhaut. Part of application to split the lot was to move or demolish the existing garage. Marg'es condition on permit #08-0855 was to apply for a previously demolished garage. There is no record of a demolition permit. If the lot is going to be split, the deed for the new lot must be recorded at the registry of deeds before the building permit is issued.  
 7/24/2009-amachado: Ed applied for demolition permit for the garage (#09-0775). He has withdrawn the new single family home permit (08-0855). He is selling the existing house lot and the new vacant lot separately. Marge did a determination letter to determine that the lot split met the zoning requirements.



# General Building Permit Application

09-0766


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>571 ALLEN AVE PORTLAND ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>64</u>	Square Footage of Lot <u>.3347 13960 SF</u>	Number of Stories :
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>399 E002</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>EDWARD DICKHAUS</u> Address <u>571 ALLEN AVE</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone:  <u>450-5579</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>999</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY SHED</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SHED STORAGE</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>FREE GAS SHED ON BLOCK</u>		
Contractor's name: <u>ED DICKHAUS</u> Address: <u>571 ALLEN AVE</u> City, State & Zip: <u>PORTLAND ME 04103</u> Telephone: <u>450-5579</u> Who should we contact when the permit is ready: <u>ED DICKHAUS</u> Telephone: _____ Mailing address: <u>Same</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.

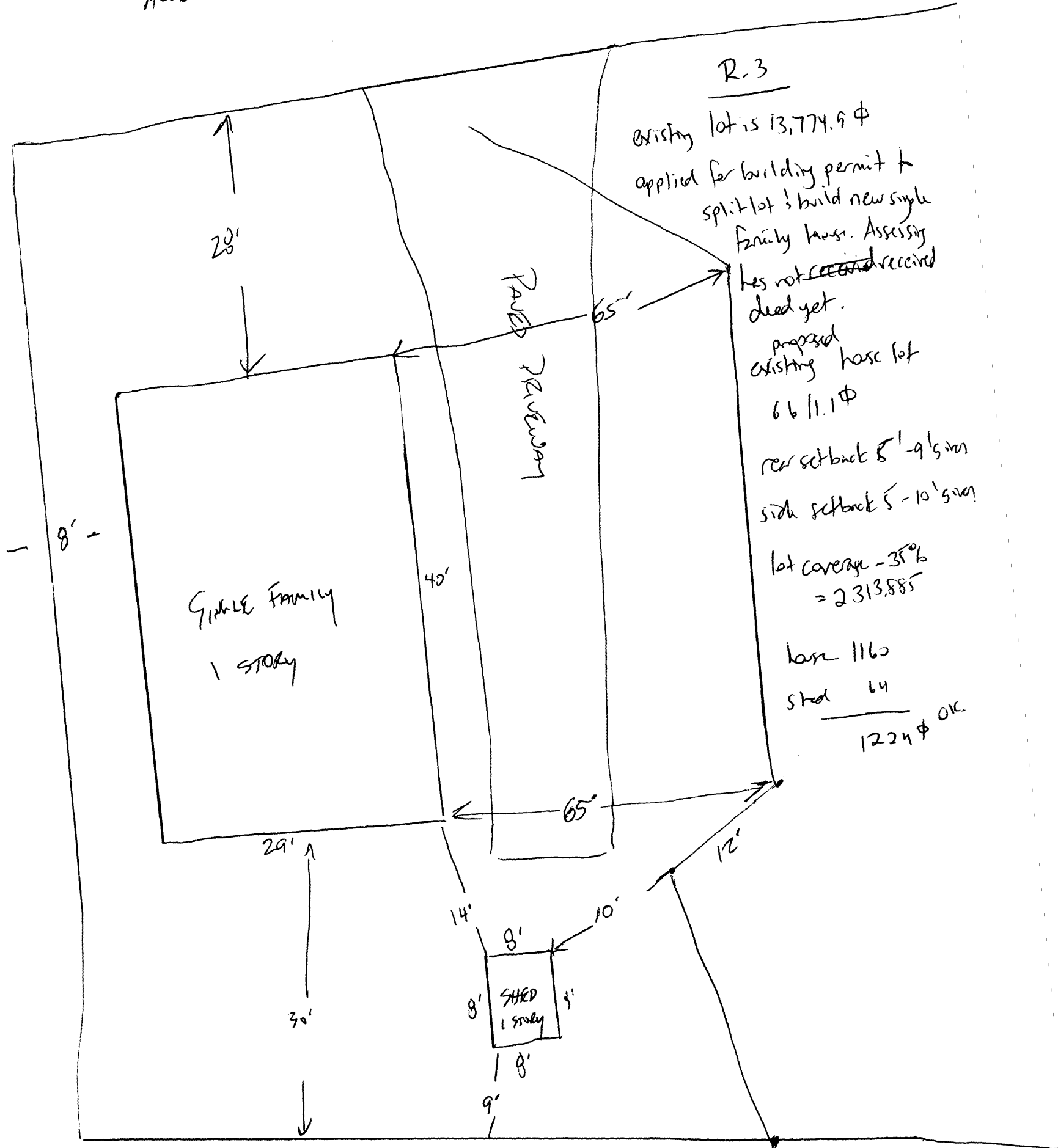
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://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:  Date: 7-21-09 JUL 21 2009

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

AWEN AVE



R-3

existing lot is 13,774.9 sq ft  
applied for building permit to  
split lot & build new single  
family house. Assessing  
has not ~~received~~ received  
dead yet.

proposed  
existing house lot  
6611.1 sq ft  
rear setback 5' - 9' 5" min  
side setback 5' - 10' 5" min

lot coverage - 35%  
= 2313.885

base 1160

shed 64

1224 sq OK

Daniel J. Dalfonso, LLC  
Professional Land Surveyor  
87 A Ocean Street, Suite 202  
South Portland, Maine 04106

Proposed Deed Description  
Lot With Existing House  
571 Allen Avenue

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

Beginning on the southerly sideline of Allen Avenue at an iron rod with survey cap #1172 marking the northeasterly corner of Lot 1696 on "Plan of the Pines, Section D" dated June 1926 and recorded in Cumberland County Registry of Deeds in Plan Book 17, Page 7;

Thence N 58° 01' 32" E along the southerly sideline of Allen Avenue – 50.00 feet to an iron rod with survey cap #1172;

Thence along remaining land of the Grantor herein by the following four (4) courses and distances: S 67° 43' 08" E – 25.93 feet to an iron rod with survey cap #1172; thence S 32° 33' 13" E – 55.00 feet to an iron rod with survey cap #1172; thence S 44° 41' 25" W – 12.68 feet to an iron rod with survey cap #1172; and thence S 45° 47' 24" E – 40.00 feet to an iron rod with survey cap #1172 on the northerly line of Lot 1663 on said "Plan of the Pines";

Thence S 74° 22' 53" W along the northerly line of said Lot 1663 and along the northerly line of Lot 1662 and Lot 1661 a distance of 64.52 feet to the southeasterly corner of said Lot 1696;

Thence N 32° 33' 13" W along the easterly line of said Lot 1696 being along land now or formerly of Anthony A. Nataluk – 99.64 feet to the point of beginning.

Containing 6,611.1 square feet, more or less.

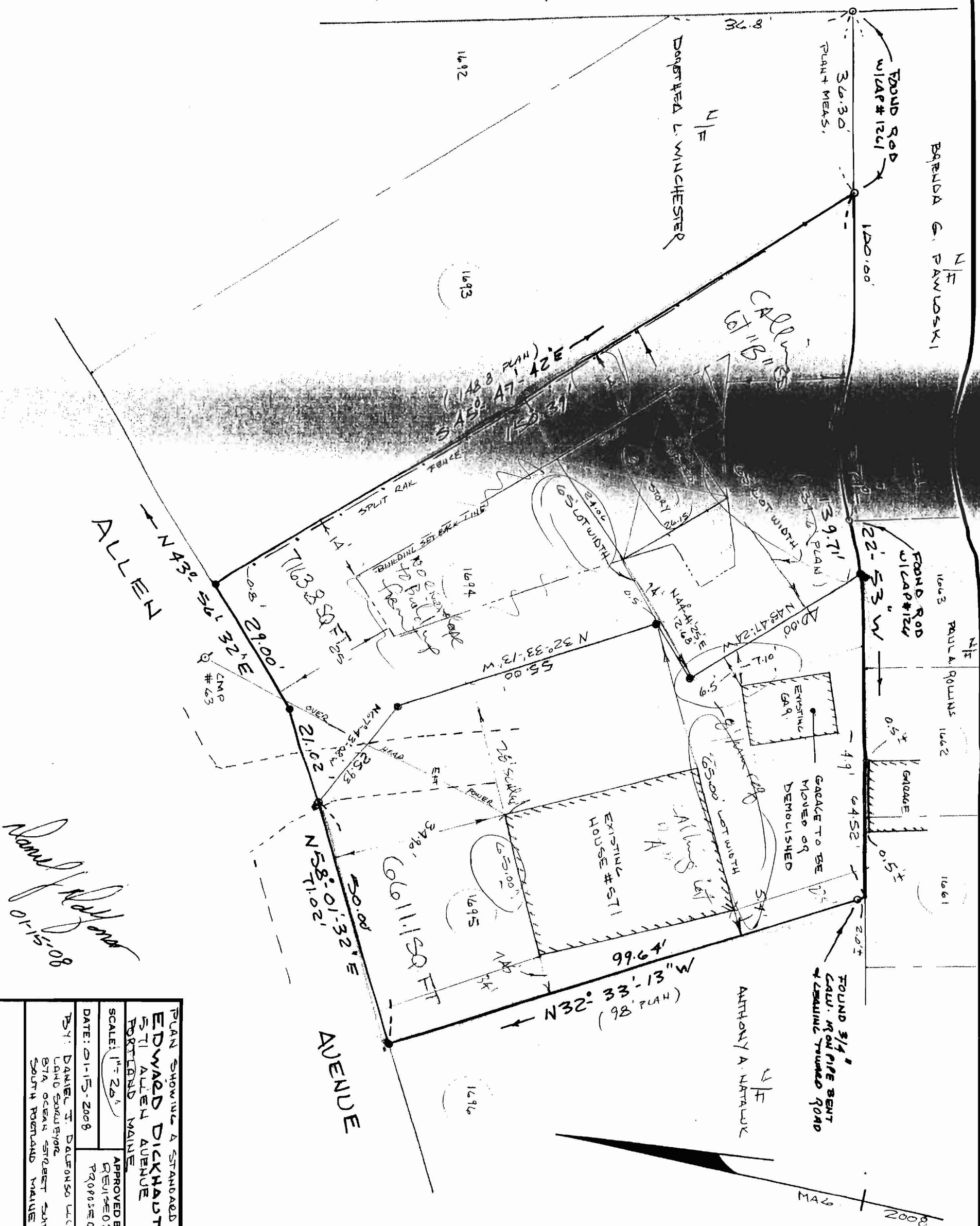
Bearings are referenced to the 2008 magnetic meridian.

Being all of Lot 1695 and a portion of Lot 1694 shown on "Plan of the Pines Section D" dated June 1926 and recorded in Cumberland County Registry of Deeds in Plan Book 17, Page 7;

And being a portion of the premises described in the deed of Edward Dickhaut to Edward Dickhaut and Angela Summer Coggins dated October 22, 2004 and recorded in Cumberland County Registry of Deeds in Book 25545, Page 32.



VIRGINIA STREET S15°-37'-32"E



*Name of Road*  
01-15-08

PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR	
<b>EDWARD DICKHAUT</b>	
31 ALLEN AVENUE	
PORTLAND MAINE	
DATE: 01-15-2008	APPROVED BY:
SCALE: 1" = 20'	REVISOR: 01-28-2008 TO SHOW PROPOSED LOT AND BUILDING
BY: DANIEL T. DALPONSO LLC LAND SURVEYOR 87A OCEAN STREET SUITE 204 SOUTH PORTLAND MAINE 04106	DRAWN BY:
	REVISED
DRAWING NUMBER	1210

- 5. 5/8" iron rebar #1172 to be set only at future request of client
- 6. STREET LINES BASED ON CITY OF PORTLAND ENGINEERING DEPARTMENT RECORD LOCATIONS.

- 1. TOTAL AREA: 13,774.9 SQ. FT.
- 2. LOCUS FACET SHOWS LOT 2 AND LOT 3 ON CITY OF PORTLAND ASSESSORS MAP 399 IN BLOCK E
- 3. LOCUS PARCEL DESIGNATED LOT 1094 AND 1095 ON PLAN REFERENCED SAME
- 4. ZONE: R3 RESIDENTIAL
- MINIMUM DIMENSIONS:
  - 6500 SQ. FT
  - 50' FRONTAGE
  - 25' REAR YARD
  - 25' FRONT YARD
  - 9' SIDE YARD
  - 1 STORY 1 1/2
  - 14' SIDE YARD
  - 2 STORY
  - 65' LOT WIDTH

**LOCUS DEED REFERENCE:**  
EDWARD DICKHAUT TO EDWARD DICKHAUT AND ANGELA SUMNER COCKRINE 10-22-04 BOOK 25545 PAGE 082

**PLAN REFERENCE:**  
1. PLAN OF THE PINES, SECTION D DATED JUNE 1926 PLAN BOOK 017 PAGE 07

**NOTES:**



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 573 Allen Ave

CBL 399 E003001

Issued to Ross Dawn E &/Len Anderson. MADD LLC

Date of Issue 05/24/2010

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. 09-0823, 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

Entire

APPROVED OCCUPANCY

Single Family Residence  
Use Group: R3  
Type: 5B  
IRC, 2003

Limiting Conditions: This certificate supersedes certificate of occupancy issued 01/29/2010

# SCANNED

This certificate supersedes certificate issued

Approved:

6/11/10  
(Date)

Inspector

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.



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

7/21 2009

Received from \_\_\_\_\_

Location of Work 4<sup>e</sup> 571 Allen Ave

Cost of Construction \$ 999 Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 30.00

Building (I1)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

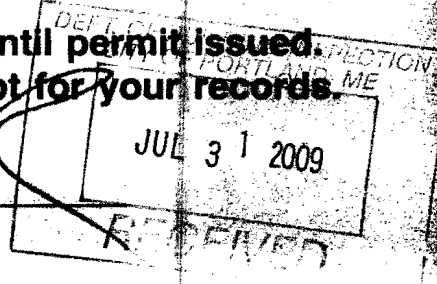
Other \_\_\_\_\_ cash

CBL: 399 E002

Check #: \_\_\_\_\_ Total Collected \$ 30.00

**No work is to be started until permit issued.  
 Please keep original receipt for your records.**

Taken by: \_\_\_\_\_



WHITE - Applicant's Copy  
 YELLOW - Office Copy  
 PINK - Permit Copy