

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

2009-0066

Application I. D. Number

DRC Copy

Phil

8/5/2009

Application Date

Madd, LLC / Len Anderson

Applicant

543 Allen Ave, Portland, ME 04103

Applicant's Mailing Address

New Single Family

Project Name/Description

571 - 571 Allen Ave, Portland, Maine

Address of Proposed Site

399 E002001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 233-1715 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

0

Proposed Building square Feet or # of Units Acreage of Site Proposed Total Disturbed Area of the Site Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Site Location |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> Housing Replacement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 8/5/2009

DRC Approval Status:

Reviewer *Phil DiPiero*

- Approved Approved w/Conditions See Attached Denied

Approval Date 9/14/09 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

| | | | |
|--|----------------------|--|-----------------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| <input type="checkbox"/> Building Permit Issue | _____ date | | |
| <input checked="" type="checkbox"/> Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date |
| <input type="checkbox"/> Final Inspection | _____ date | _____ signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date | | |
| <input checked="" type="checkbox"/> Performance Guarantee Released | _____ date | _____ signature | |
| <input checked="" type="checkbox"/> Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| <input checked="" type="checkbox"/> Defect Guarantee Released | _____ date | _____ signature | |

From: Lannie Dobson
To: C of O; mem
Date: 1/20/2010 3:58 PM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 573 ALLEN AVE Parcel ID:
399 E003001 Dist

Date: 1/26/2010 **Time:** 6:00:00 AM

Note: Dan Anderson Temp C of O 573 Allen 878-3206 712-3741 Property Addr: 573 ALLEN AVE
Parcel ID: 399 E003001

Application Type: Prmt
Application ID: 80855

Contact:
Phone1: **Phone2:**

Owner Name: MADD LLC
Owner Addr: 543 ALLEN AVE
PORTLAND , ME 04103

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: May 24, 2010

RE: C. of O. for 571 Allen Avenue,
(Id#2009-0066) (CBL 399 E 002001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager
Inspection Services Manager
File: Urban Insight

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: January 25, 2010

RE: C. of O. for 571 Allen Avenue,
(Id#2009-0066) (CBL 399 E 002001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Final Grading,
2. Loam and seed,
3. Landscaping/Street Trees,

I anticipate this work can be completed by **June 1, 2010**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager
Inspection Services Manager
File: Urban Insight

WARRANTY DEED

Know all Persons by these Presents that We, **Edward Dickhaut and Angela Summer Coggins**, of the City of Portland, State of Maine, in consideration of one dollar and other valuable consideration paid by **Tara L. Hilt**, whose mailing address is 1375 Forest Avenue Apt.D9, Portland, Me 04103 the receipt whereof we do hereby acknowledge and do hereby **give, grant, bargain, sell and convey** unto the said **Tara L. Hilt**, her heirs and assigns forever,

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.

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;

Meaning and intending to convey a portion of the premises described in the deed of Edward Dickhaut to Edward Dickhaut and Angela Summer Coggins dated

and recorded in Cumberland County Registry of Deeds in Book reference is also made to a deed from John F. Carpenter, Trustee and Under the Will of Lloyd B. Carpenter to Edward Dickhaut 2006 and recorded in the Cumberland County Registry of Deeds page 28.


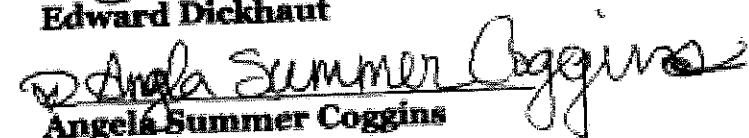
giving an easement for the purpose of ingress and egress and across the existing driveway located at the northwest corner of the a deed from Edward Dickhaut and Angela Summer Coggins to August 6, 2009 to be recorded herewith in the Cumberland County Registry of Deeds.

hold the aforegranted and bargained premises, with all the appurtenances thereof, to the said **Tara L. Hilt**, her heirs and assigns, to the said **Tara L. Hilt**, her heirs and assigns, to have and to enjoy the same unto them and their heirs and assigns forever.

And we, the said Grantors, do hereby warrant with the said Grantee, her heirs and assigns, that we are the lawful owners of the premises, that they are free of all encumbrances, that we have no other interest in the premises, that we have no claim against the same, and that we will convey the same to the said Grantee to hold as aforesaid; and that we will warrant and defend the same to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons.

WHEREOF, We, the said **Edward Dickhaut and Angela Summer Coggins** have hereunto set our hand and seal this 6th day of August, 2009.

Delivered


Edward Dickhaut

Angela Summer Coggins

MAINE REAL ESTATE TAX PND

WARRANTY DEED

Know all Persons by these Presents that We, Edward Dickhaut and Angela Summer Coggins, of the City of Portland, State of Maine, in consideration of one dollar and other valuable consideration paid by **Madd LLC**, whose mailing address is 543 Allen Avenue, Portland, ME 04103 the receipt whereof we do hereby acknowledge and do hereby **give, grant, bargain, sell and convey** unto the said **Madd LLC**, its successors and assigns forever,

A certain lot or parcel of land 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 northwesterly corner of Lot 1693 on "Plan of the Pines, Section D" dated June 1976 and recorded in Cumberland County Registry of Deeds in Plan Book 17, Page 7;

Thence S 45° 47' 24" E along the westerly line of said Lot 1693 being along land now or formerly of Dorothea L. Winchester - 150.39 feet to an iron rod with survey cap #1261 on the northerly line of Lot 1664 on said "Plan of the Pines";

Thence S 74° 22' 53" W along the northerly line of said Lot 1664 and partially along the northerly line of Lot 1663 a distance of 75.19 feet to an iron rod with survey cap #1172;

Thence along land retained by the Grantors herein with the existing house at 571 Allen Avenue by the following four (4) courses and distances: N 45° 47' 24" W - 40.00 feet to an iron rod with survey cap #1172; thence N 44° 41' 25" E - 12.68 feet to an iron rod with survey cap #1172; thence N 32° 33' 13" W - 55.00 feet to an iron rod with survey cap #1172; thence N 67° 43' 03" W - 25.93 feet to an iron rod with survey cap #1172 on the southerly sideline of Allen Avenue;

Thence N 58° 01' 32" E along the southerly sideline of Allen Avenue - 21.02 feet to an angle point in said sideline;

Thence N 43° 56' 32" E along the southerly sideline of Allen Avenue - 29.00 feet to the point of beginning.

Bearings are referenced to the 2008 magnetic meridian.

Being a portion of Lot 1694 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. Reference is also made to a deed from John F. Carpenter, Trustee of the Trust Created Under the Will of Lloyd B. Carpenter to Edward

MAINE REAL ESTATE TAX PAD

Dickhaut dated October 27, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24537, Page 28.

The above described premises are conveyed subject to an easement for the purpose of ingress and egress and normal utilities across the existing driveway located at the northwest corner of the above described premises for the benefit of the parcel of land described in a deed from Edward Dickhaut and Angela Summer Coggins to Tara L. Hilt dated August 6, 2009 to be recorded herewith in the Cumberland County Registry of Deeds.

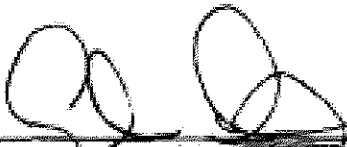
To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Madd LLC**, its successors and assigns, to them and their use and behoof forever.

And we do **covenant** with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said **Edward Dickhaut and Angela Summer Coggins**, have hereunto set our hand and seal this 6th day of August, 2009.

*Signed, Sealed and Delivered
in the presence of*

Witness



Edward Dickhaut

Witness



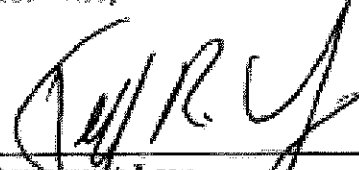
Angela Summer Coggins

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Dated: August 6, 2009

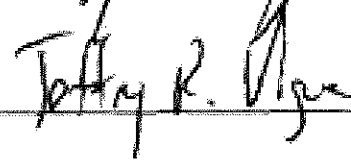
Personally appeared the above-named Edward Dickhaut and Angela Summer Coggins and acknowledged the foregoing instrument to be their free act and deed.

Before me,



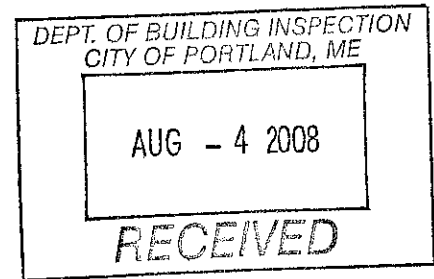
Attorney at Law

Printed name:



Received
Recorded Register of Deeds
Aug 07, 2009 02:40:53P
Cumberland County
Pamela E. Lovley

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



Proposed Description for a Deed
 Proposed Building Lot

A certain lot or parcel of land 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 northwesterly corner of Lot 1693 on "Plan of the Pines, Section D" dated June 1976 and recorded in Cumberland County Registry of Deeds in Plan Book 17, Page 7;

Thence S 45° 47' 24" E along the westerly line of said Lot 1693 being along land now or formerly of Dorothea L. Winchester - 150.39 feet to an iron rod with survey cap #1261 on the northerly line of Lot 1664 on said "Plan of the Pines";

Thence S 74° 22' 53" W along the northerly line of said Lot 1664 and partially along the northerly line of Lot 1663 a distance of 75.19 feet to an iron rod with survey cap #1172;

Thence along land retained by the Grantors herein with the existing house at 571 Allen Avenue by the following four (4) courses and distances: N 45° 47' 24" W - 40.00 feet to an iron rod with survey cap #1172; thence N 44° 41' 25" E - 12.68 feet to an iron rod with survey cap #1172; thence N 32° 33' 13" W - 55.00 feet to an iron rod with survey cap #1172; thence N 67° 43' 03" W - 25.93 feet to an iron rod with survey cap #1172 on the southerly sideline of Allen Avenue;

Thence N 58° 01' 32" E along the southerly sideline of Allen Avenue - 21.02 feet to an angle point in said sideline;

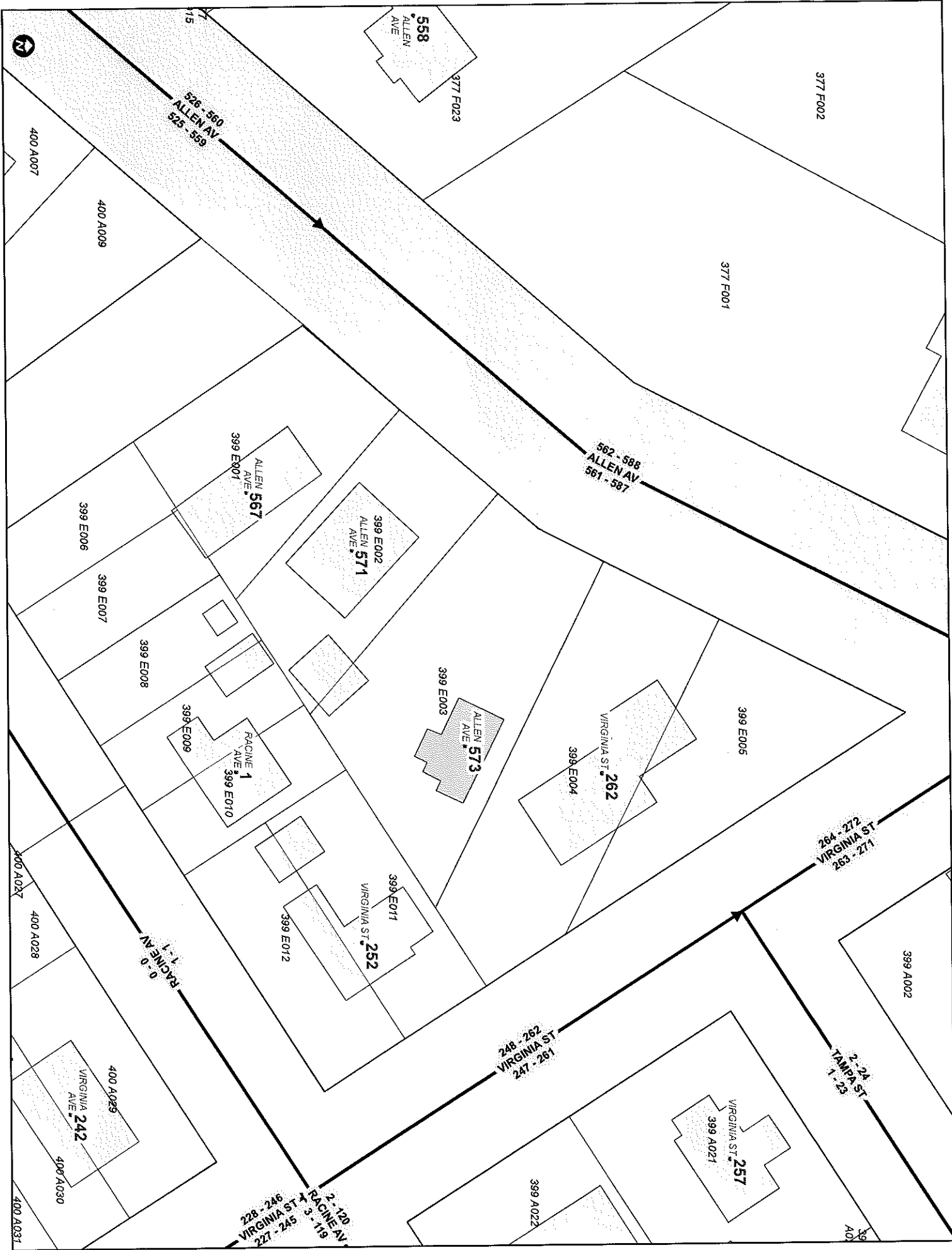
Thence N 43° 56' 32" E along the southerly sideline of Allen Avenue - 29.00 feet to the point of beginning.

Containing 7163.8 square feet, more or less.

Bearings are referenced to the 2008 magnetic meridian.

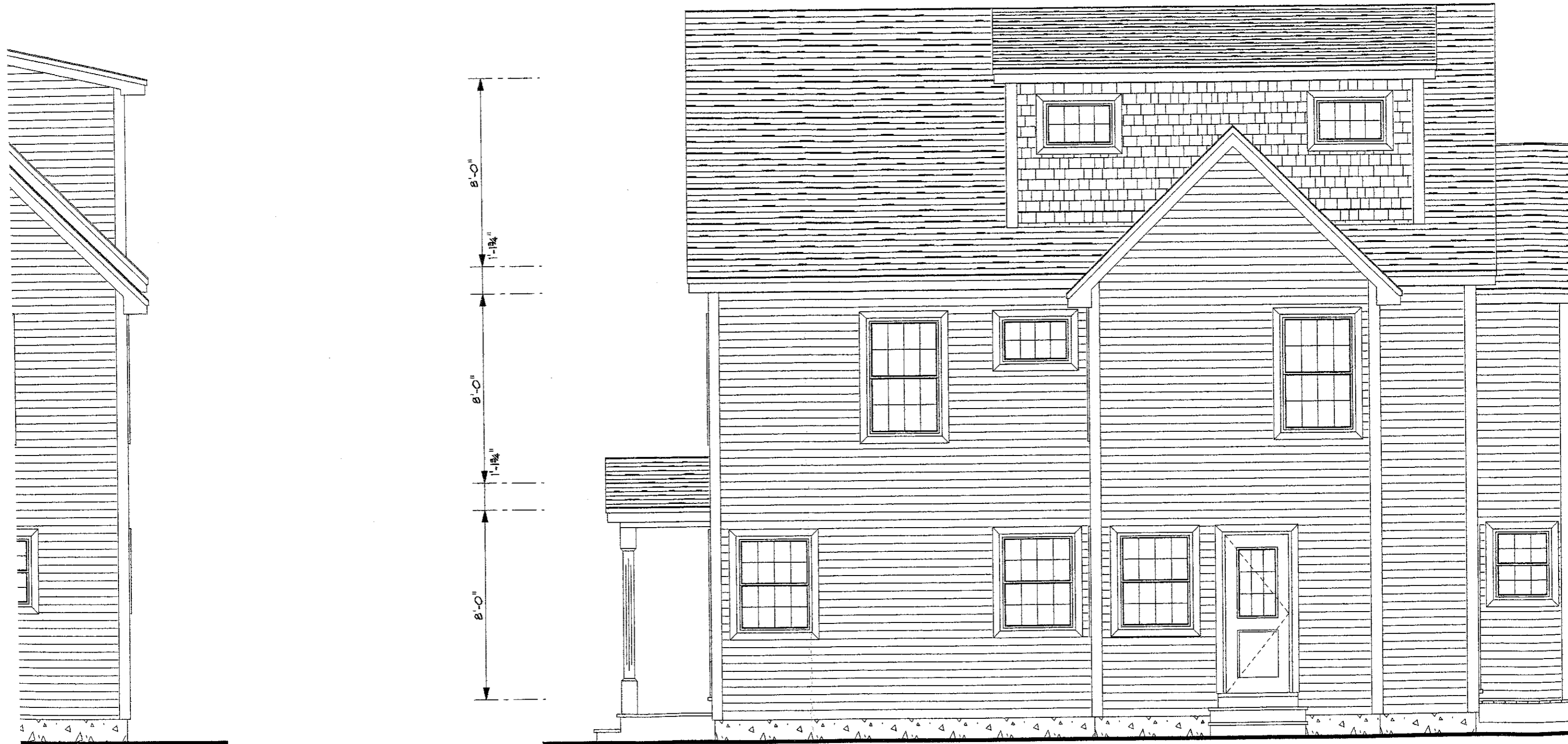
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



8'-0"
1'-1 3/4"
8'-0"
1'-1 3/4"
8'-0"

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

111

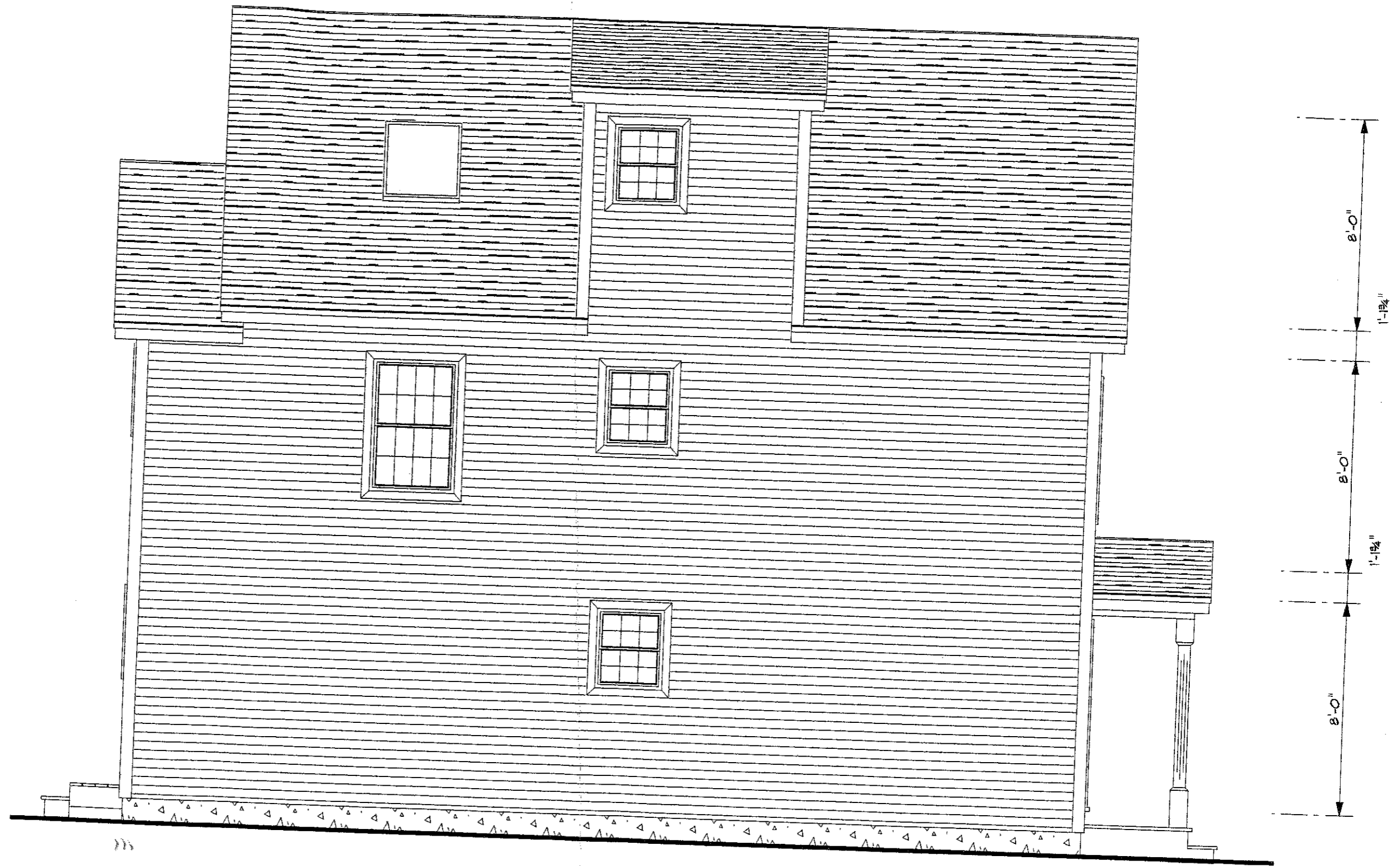
111

PROJECT FOR:



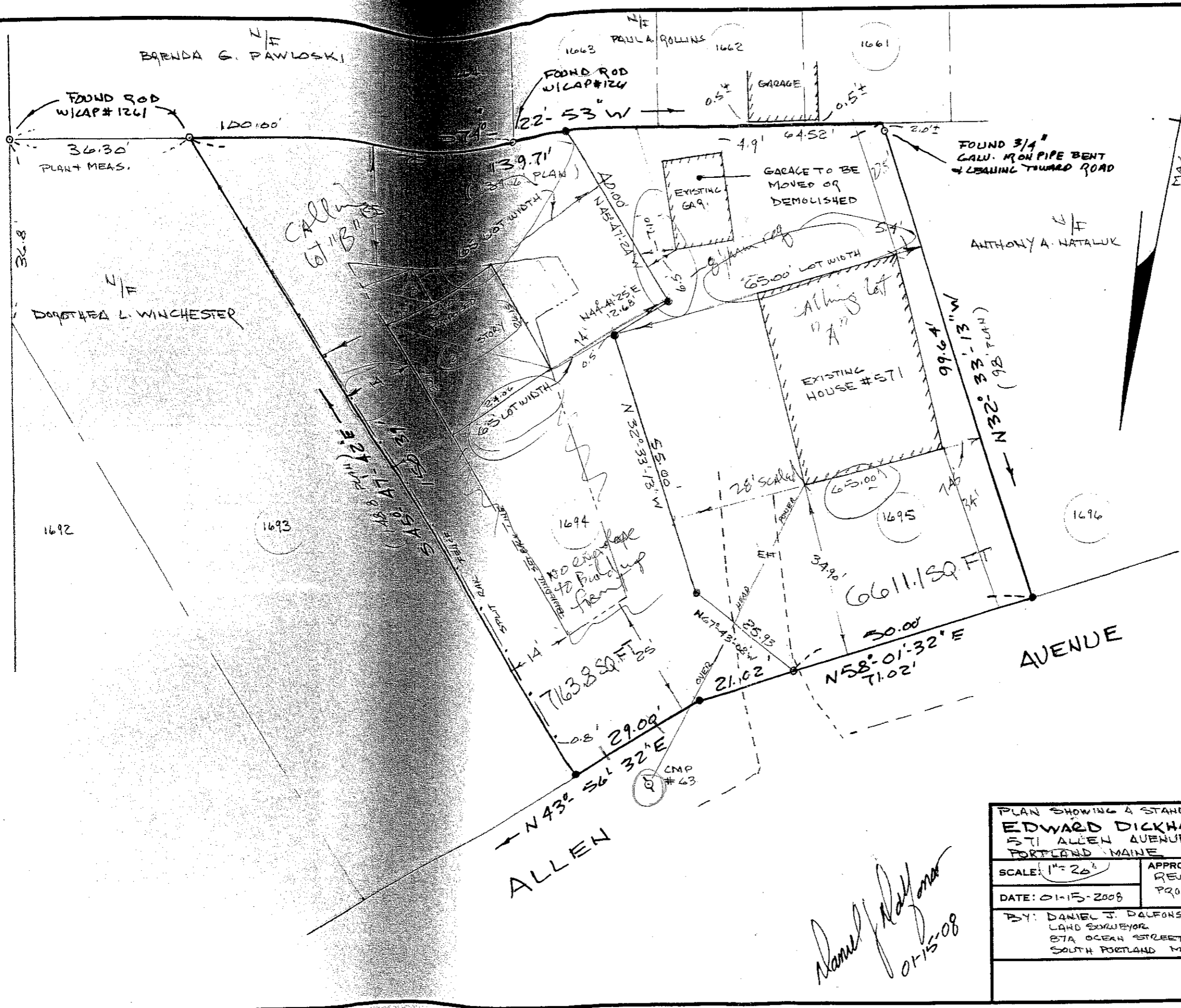
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

VIRGINIA STREET S15°-37'-32"E



PLAN REFERENCE:

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

LOCUS DEED REFERENCE:

EDWARD DICKHAUT TO EDWARD DICKHAUT AND ANGELA SUMNER COGGINS 10-22-04 BOOK 25545 PAGE 082

NOTES:

- TOTAL AREA: 13,774.9 SQ. FT.
- LOCUS PARCEL SHOWN AS LOT 2 AND LOT 3 ON CITY OF PORTLAND ASSESSORS MAP 399 IN BLOCK E
- LOCUS PARCEL DESCRIBED AS LOT 1094 AND 1095 ON PLAN REFERENCE ONE
- ZONE: R-3 RESIDENTIAL
MINIMUM DIMENSIONS: 6500 SQ. FT.
50' FRONTAGE
25' REAR YARD
25' FRONT YARD
8' SIDE YARD
1 STORY + 1/2
14' SIDE YARD
2 STORY
65' LOT WIDTH
- 5/8" IRON ROD W/CAP #1172 TO BE SET ONLY AT FUTURE REQUEST OF CLIENT
- STREET LINES BASED ON CITY OF PORTLAND ENGINEERING DEPARTMENT RECORD LOCATIONS

| | | |
|---|--|-------------------------|
| PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR EDWARD DICKHAUT 571 ALLEN AVENUE PORTLAND, MAINE | | |
| SCALE: 1" = 20' | APPROVED BY: REVISED: 01-28-2008 TO SHOW PROPOSED LOT AND BUILDING | DRAWN BY |
| DATE: 01-15-2008 | | REVISED |
| BY: DANIEL J. DALFONSO LLC LAND SURVEYOR 87A OCEAN STREET SUITE 204 SOUTH PORTLAND, MAINE 04106 | | |
| | | DRAWING NUMBER 12120 |

Daniel J. Dalfonso
01-15-08

