

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080855

Please Read Application And Notes, If Any, Attached

This is to certify that Dickhaut Edward & /proper owner
has permission to New 2.5 story 4 bedrooms, 2 bath Single Family Home
AT 573-575 399-E-003
577 Allen Ave 399-E002001 Lot Division

provided that the person or persons in charge of the work in accepting this permit shall comply with all of the provisions of the Statutes of the State 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 occupied or service is closed-in. 4 HOUR NOTICE 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

WITHDRAW

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: 08-0855	Issue Date:	CBL: 399 E003001
-----------------------	-------------	---------------------

Location of Construction: 573-575 Allen Ave	Owner Name: Dickhaut Edward &	Owner Address: 571 Allen Ave	Phone: 450-5579
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land Lot split from Original Single Family Home Lot	Proposed Use: Single Family Home - New 2.5 story 4 bedrooms, 2.5 bath Single Family Home	Permit Fee: \$1,685.00	Cost of Work: \$159,000.00	CEO District: 4
Proposed Project Description: New 2.5 story 4 bedrooms, 2.5 bath Single Family Home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003	
		WITHDRAWN 8/27/08		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 07/11/2008	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..		Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland Panel Z Zone X <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2008-0109 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> with conditions Date: 8/11/08	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:

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0855	Date Applied For: 07/11/2008	CBL: 399 E003001
-----------------------	---------------------------------	---------------------

Location of Construction: 573-575 Allen Ave	Owner Name: Dickhaut Edward &	Owner Address: 571 Allen Ave	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - New 2.5 story 4 bedrooms, 2.5 bath Single Family Home	Proposed Project Description: New 2.5 story 4 bedrooms, 2.5 bath Single Family Home
---	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/11/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) A separate permit shall be applied for a previously demolished garage that was located on this property.</p> <p>2) It is noted that there is no rear deck as part of this approval. It has been removed from the approved plans.</p> <p>3) Separate permits shall be required for future decks, sheds, pools, and/or garages.</p> <p>4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>5) This permit is being approved on the basis of revised plans submitted. Any deviations shall require a separate approval before starting that work.</p>			
Dept: Building	Status: Open	Reviewer: Chris Hanson	Approval Date: 08/27/2008
Note:	Ok to Issue: <input type="checkbox"/>		

Dept: DRC	Status: Pending	Reviewer:	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		

WITHDRAW

<p>Comments:</p> <p>7/21/2008-mes: need a copy of the deed description (new lot) - take parking out of required front yard - eliminate rear deck to comply with rear setback - confirm that the garage on the adjacent lot has been removed (no permit taken out in our system) - confirm that the 65' lot width is being met.</p> <p>7/21/2008-mes: the existing building is currently on 399-E-002 (called 571 Allen Ave) the new building will be on most of 399-E-003 (573-575 Allen Avenue)</p> <p>7/23/2008-mes: front staff accepted plans on the 21st but did not pass them on to me until the 23rd. - no new site plan showing the changes and no deed describing the new lot - only a deed describing the old lot. Still on hold.</p> <p>8/11/2008-mes: On 7/25/08 and 7/31/08 this office received revised plans. On 8/4/08 a deed description for the proposed lot was dropped off - I still have nothing (no permit etc.) confirming the removal of the previous garage. Spoke to the owner, he will come in and apply for an after the fact demo permit for the garage that was on this newly described lot.</p> <p>8/28/2008-csh: I'm done my review. Waiting for DRC sign off</p> <p>4/16/2009-lmd: I recorded the permit into the hold file.</p> <p>7/24/2009-amachado: Ed Dichhaut withdrew the application and requested his money back. He did this prior to 7/11/09. Scanned permit under 399 E002 because CBL 399 E003 has not been created yet.</p>



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>571/573 ALLEN AVE</u>		
Total Square Footage of Proposed Structure/Area <u>2001</u>	Square Footage of Lot <u>7163.8</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>399</u> Block# <u>E</u> Lot# <u>2</u> <u>3</u>	Applicant * must be owner, Lessee or Buyer* Name <u>EDWARD R DICKHART IV</u> Address <u>571 ALLEN AVE</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>207-450-5579</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name WITHDRAW Address City, State & Zip	Cost Of Work: \$ <u>159,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>RESIDENTIAL HOME</u> Is property part of a subdivision? <u>N</u> If yes, please name <u>N/A</u> Project description: <u>2 1/2 STORY SINGLE FAMILY HOME, w/ GARAGE</u> <u>4 Bed 2 1/2 Baths Spl. + Fran</u>		
Contractor's name: <u>ED DICKHART</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 DICKHART</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, 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: 7-11-09

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

JUL 11 2009

Applicant: EDWARD Dickhaut

Date: 7/21/08

Address: Allen Ave

C-B-L: 399-E-003

CHECK-LIST AGAINST ZONING ORDINANCE

Date - cut off from 399-E-002 & 003 permit #08-0855

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - to construct New Single family dwlg

Sewage Disposal - City

Lot Street Frontage - 50' min - 50.02' shown

Front Yard - 25' min - 25' + shown

Rear Yard - 25' min - Deck on Rear - 23' see revised drawing NO REAR Deck

Side Yard - can reduce 1 side to no less than 8' - showing 8.2' - other side must be 24' min - 30'8" shown

Projections -

Width of Lot - 65' min - revised drawings show detail - meeting 65' lot width

Height - 35' MAX - 29.5' scaled

Lot Area - 6,500 sq ft min - 7,614 sq ft given

Lot Coverage/ Impervious Surface - 35% MAX of

Area per Family - 6,500 sq ft - 7,614 sq ft shown

Off-street Parking - 2 req - can not park in front of 25' front setback - 25' front spots shown

Loading Bays - N/A

Site Plan - # 2008-0109

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

Needs proof the existing GARAGE is gone - NO permit for the demo on file
Need a COPY of Deck

WITHDRAWN

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

2008-0109

Application I. D. Number

7/11/2008

Application Date

Single Family Home

Project Name/Description

Dickhaut Edward &

Applicant

571 Allen Ave , Portland , ME 04103

Applicant's Mailing Address

Ed Dickhaut

Consultant/Agent

Agent Ph: (207)450-5579

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

571 - 571 Allen Ave, Portland, Maine

Address of Proposed Site

399 E002001

Assessor's Reference: Chart-Block-Lot

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"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> Traffic Movement |
| | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> DEP Local Certification |
| | | <input type="checkbox"/> Site Location |
| | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 7/11/2008

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

- Condition Compliance

signature

date

WITHDRAW

Performance Guarantee Required* Not Required

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

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

Appl. ID
Find
Property Lookup
Notices
Print Application
Charges
Invoicing
Taxes Due
Close

Appl. Date
CBL
Appl. Status

Project
Lot Nbr
Council District

Site Address to
Subdivision

Address 2

Comment Date	Comment	Add	Delete	Save	Close
<input type="text" value="08/22/2008"/>	Contacted Ed Dickhaut and advised him to revise the site plan to include foundation drain, silt fencing, shared driveway access, grading/drainage - yard drain, flow arrows, driveway pitch, etc.				
	Name <input type="text" value="pd"/> Follow Up Date <input type="text"/> Completed <input type="checkbox"/>				

Create Date
Created By
Last Updated
Updated By

WITHDRAW

Dickhurst Res.

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8x16	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Yes	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	yes	
Lally Column Type (Section R407)	3 1/2" steel	
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	3 / 2x12 ~ ✓	
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16 o.c. ✓ B- 3 / 2x12	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	13" open space (Ended) 16 o.c.	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	13" open ended.	

WITHDRAW

R802.4(2))		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	12/12 2x8 16 o.c.	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" 5/8"	
Fastener Schedule (Table R602.3(1) & (2))	IRC 2007	
Private Garage (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2)	✓	
Opening Protection (Section R309.1)	✓	
Emergency Escape and Rescue Openings (Section R310)	✓ Bedroom Casement 7 th	
Roof Covering (Chapter 9)	✓	
Safety Glazing (Section R308)	✓	
Attic Access (Section R807)	22 x 30	
Chimney Clearances/Fire Blocking (Chap. 10)	2" ✓	
Header Schedule (Section 502.5(1) & (2))	✓	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	R-19 R-30 . 37	

WITHDRAW

Factor Fenestration	37	
Type of Heating System		
Means of Egress (Sec R311 & R312) Basement		
Number of Stairways 2	1 Bilco Door - Bulkhead	
Interior 1	1 Int. -	
Exterior 1		
Treads and Risers (Section R311.5.3)	7 3/4" max riser 10 min width tread.	
Width (Section R311.5.1)	36"	
Headroom (Section R311.5.2)	6-8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	34-38	
Smoke Detectors (Section R313) Location and type/Interconnected	yes	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		
Deck Construction (Section R502.2.1)	O.R.	

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

What About The
Deed for the other
Lot

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.

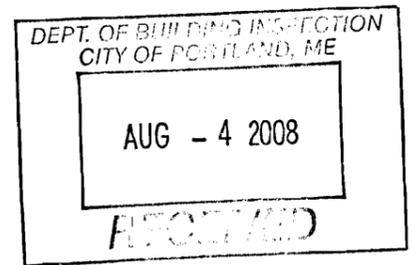
JUL 21 2008

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.

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.

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.



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

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

February 22, 2008

Ed Dickhaut
571 Allen Avenue
Portland, ME 04103

RE: 571 Allen Avenue – 399-E-002 & 003 – R-3 Zone – determination letter

Dear Mr. Dickhaut,

I am in receipt of your request to determine whether your lots held in common and located at 571 Allen Avenue may be divided into two separate lots that meet the underlying R-3 zoning requirements.

Based upon a submitted survey, signed and stamped by Daniel J. Dalfonso, and dated 01-15-2008, drawing number 1216, I have made the following determinations.

The lot division as proposed does meet the underlying R-3 zoning requirements with several conditions. The existing garage shall be removed prior to final approvals and the selling off of the new lot. The survey plan also erroneously depicts a building setback envelope with in the front area of the new vacant lot where it can not be built upon because it does not have the minimum required lot width. The survey plan shall be revised to eliminate those erroneous building setback lines.

This determination is not an approval to begin construction of any type. If this depicted division is accomplished as shown, separate building permit(s) shall be required prior to any approval and construction. This office will need a copy of the prepared deed description to show compliance with the proposed survey plan. This office shall also receive confirmation that the existing garage has been removed.

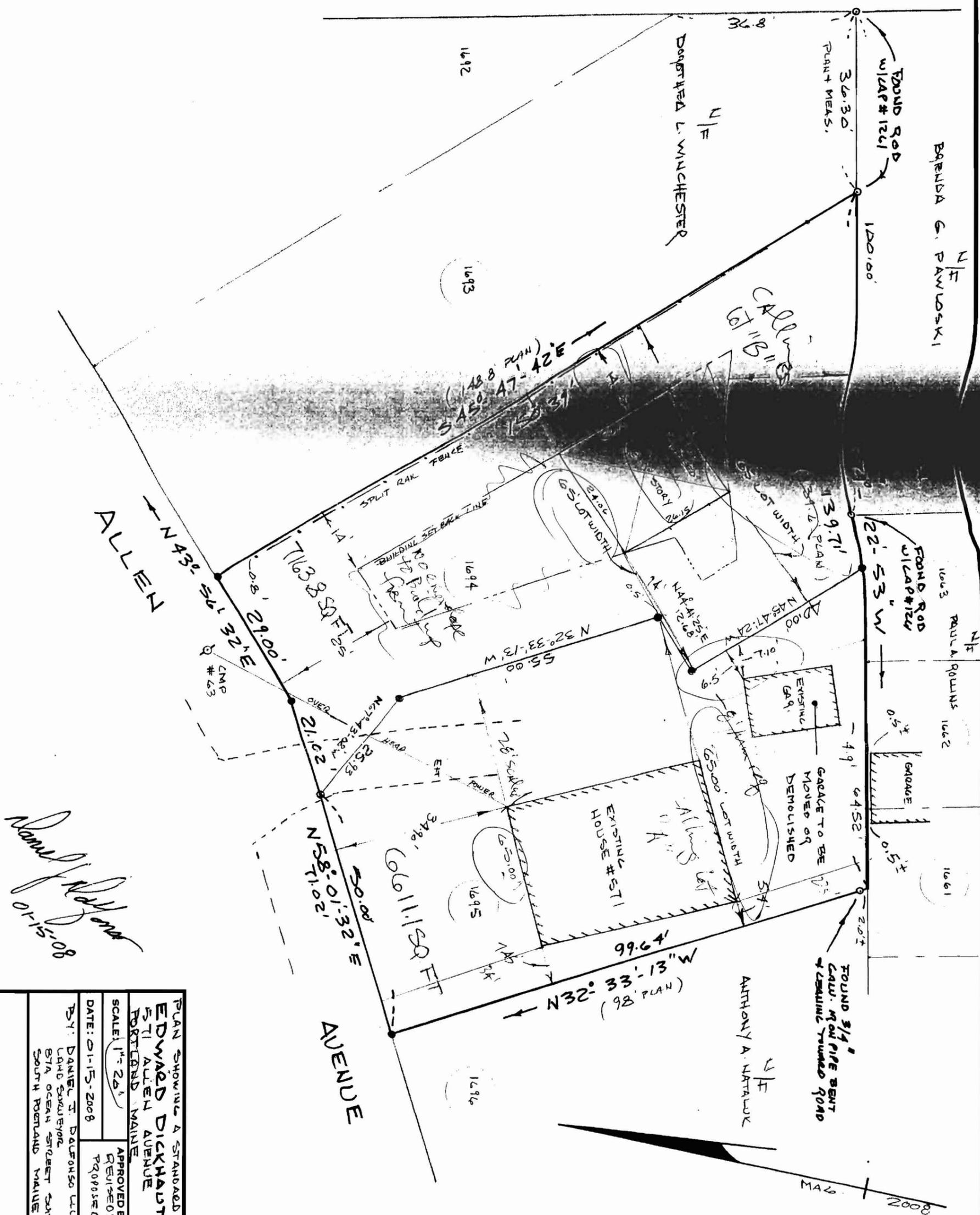
If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,


Marge Schmuckal
Zoning Administrator

Cc: file

VIRGINIA STREET S15°-37'-32"E



Handwritten signature: Daniel J. D'Alfonso
01-15-08

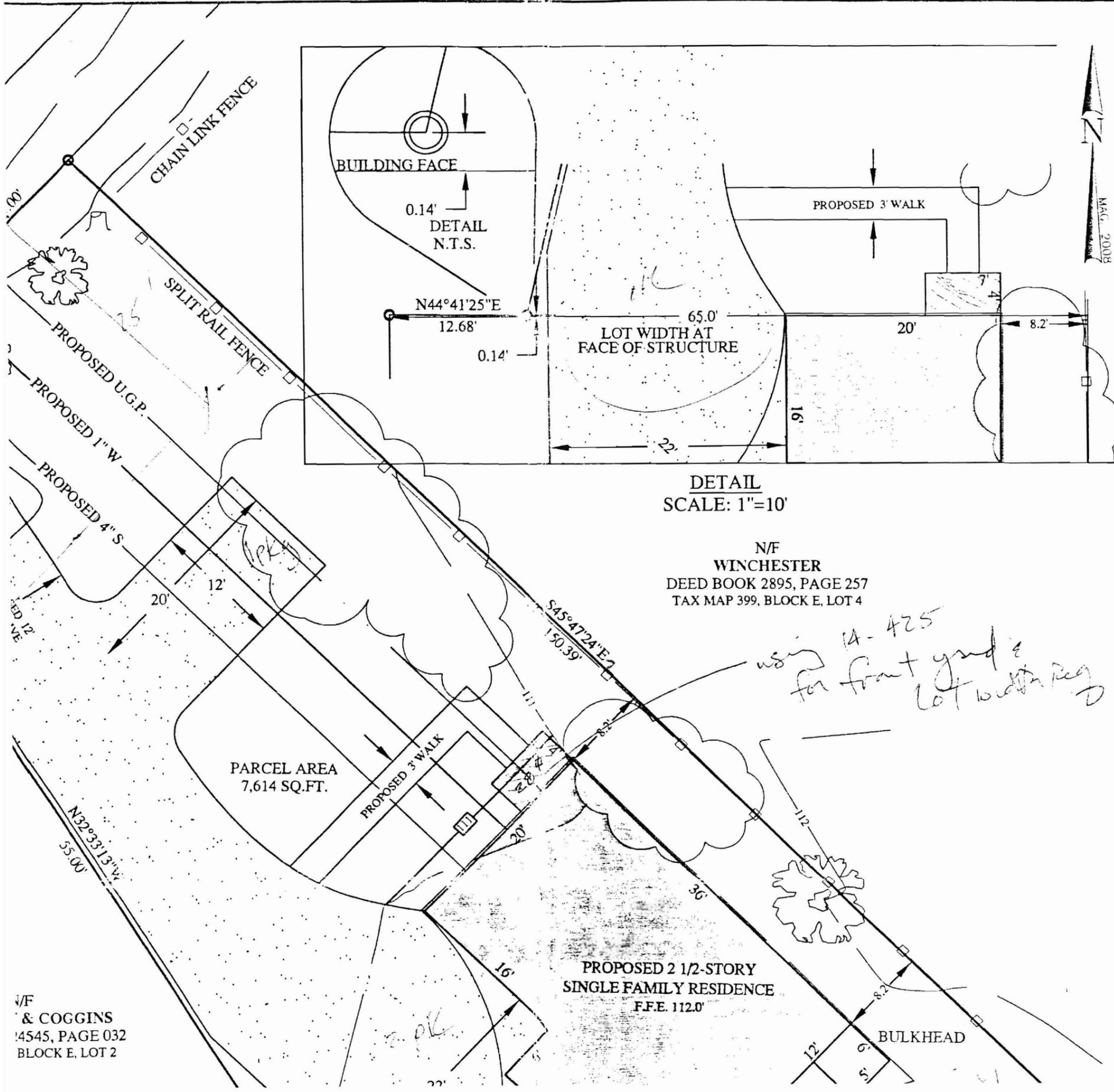
PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR EDWARD DICKHAUT 571 ALLEN AVENUE PORTLAND, MAINE	
SCALE: 1" = 20' DATE: 01-15-2008	APPROVED BY: REQUIRED LOT AND BUILDING
BY: DANIEL J. DALFONSO LLC LAND SURVEYOR 87A OCEAN STREET SUITE 204 SOUTH PORTLAND MAINE 04106	DRAWN BY REVISED
DRAWING NUMBER 1210	

6. STREET LINES BASED ON CITY OF PORTLAND ENGINEERING DEPARTMENT RECORD LOCATIONS.
5. 5/8" IRON ROD/CLIP #172 TO BE SET ONLY AT FUTURE REQUEST OF CLIENT
4. ZONE: R-3 RESIDENTIAL
 MINIMUM DIMENSIONS:
 6,500 SQ. FT. SQ. FOOTAGE
 25' REAR YARD
 25' FRONT YARD
 8' SIDE YARD
 1' SIDEY+1/2'
 45' LOT WIDTH
3. LOCUS PACEL DESCRIBED AS LOT 1694 AND 1695 ON PLAN REFERENCE SHEET
2. LOCUS FACET SHOWN AS LOT 2 AND LOT 3 ON CITY OF PORTLAND ASSESSORS MAP 399 IN BLOCK E
1. TOTAL AREA: 13,774.9 SQ. FT.

LOCUS DEED REFERENCE:
 EDWARD DICKHAUT TO EDWARD DICKHAUT AND ANGELA SUMNER COLEMAN'S 10-22-04 BOOK 25345 PAGE 082

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

NOTES:



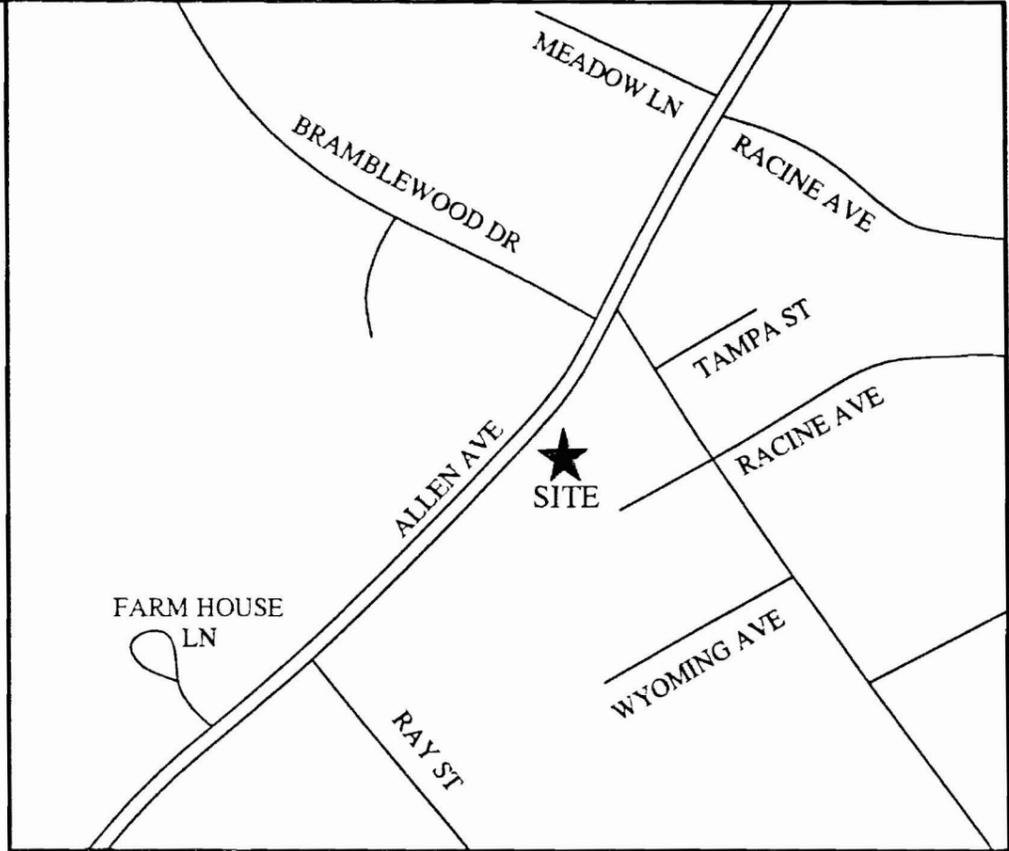
DETAIL
SCALE: 1"=10'

N/F
WINCHESTER
DEED BOOK 2895, PAGE 257
TAX MAP 399, BLOCK E, LOT 4

*using 14-425
for front yard &
lot width Reg D*

N/F
& COGGINS
24545, PAGE 032
BLOCK E, LOT 2

PROPOSED 2 1/2-STORY
SINGLE FAMILY RESIDENCE
F.F.E. 112.0'



LOCATION MAP
(NOT TO SCALE)

NOTES:

- (1) PROPOSED SITE CHANGES TO LOT AS SHOWN ON A STANDARD BOUNDARY SURVEY, FOR EDWARD DICKHAUT, BY DANIEL J. DELFONSO LLC, DATED 01-15-2008.
- (2) DEED REFERENCE: PORTION OF DEED BOOK 24545, PAGE 032 CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.)
- (2) TAX MAP REFERENCE: CITY OF PORTLAND TAX MAP 399, BLOCK E, PORTION OF LOT 3
- (3) ZONING DISTRICT: (R3)
MINIMUM BUILDING SETBACKS
FRONT & REAR: 25'
SIDES:
1 STORY: 8'
1 1/2 STORIES: 8'
2 STORIES: 14'
2 1/2 STORIES: 16'
- (4) VERTICAL DATUM: PER CITY OF PORTLAND, #571 SILL ELEVATION 114.01, AS SHOWN ON ALLEN AVENUE, PHASE III & IV STREET RECONSTRUCTION PLAN, SHEET 5 OF 13, DATED AUGUST 2003, FILED AT CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
- (5) REVISIONS:

WITHDRAW

