

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

# PERMIT

Permit Number: 091415

This is to certify that MITTON JOHN M & KATHERINE M MITTON/TS/Davis W  
has permission to install a 18' x 8' Shed  
AT 79 HAWTHORNE ST CB# 426 B013001

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.

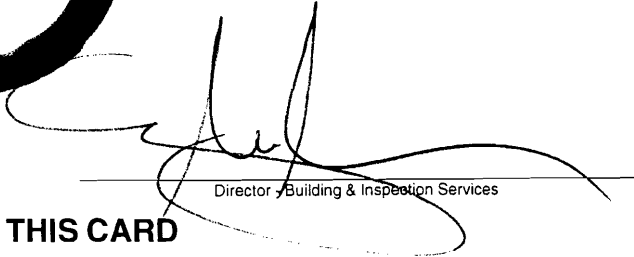
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-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

  
Director, Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

PERMIT ISSUED

15  
City of Portland

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

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

|                       |             |                     |
|-----------------------|-------------|---------------------|
| Permit No:<br>09-1415 | Issue Date: | CBL:<br>426 B013001 |
|-----------------------|-------------|---------------------|

|  |   |                                   |        |
|--|---|-----------------------------------|--------|
| Location of Construction:<br>79 HAWTHORNE ST | Owner Name:<br>MITTON JOHN M & KATHERIN | Owner Address:<br>79 HAWTHORNE ST | Phone: |
|--|---|-----------------------------------|--------|

|                |                                       |   |                      |
|----------------|---------------------------------------|---|----------------------|
| Business Name: | Contractor Name:<br>Davis Woodworking | Contractor Address:<br>971 Brighton Avenue Portland | Phone:<br>2077742045 |
|----------------|---------------------------------------|---|----------------------|

|                     |        |                       |              |
|---------------------|--------|-----------------------|--------------|
| Lessee/Buyer's Name | Phone: | Permit Type:<br>Sheds | Zone:<br>R-5 |
|---------------------|--------|-----------------------|--------------|

|                                 |   |                        |                             |                    |                     |
|---------------------------------|---|------------------------|-----------------------------|--------------------|---------------------|
| Past Use:<br>Single Family Home | Proposed Use:<br>Single Family Home - install a 18' x 8' Shed | Permit Fee:<br>\$40.00 | Cost of Work:<br>\$2,000.00 | CEO District:<br>4 | 14,240 <sup>#</sup> |
|---------------------------------|---|------------------------|-----------------------------|--------------------|---------------------|

|   |  |   |  |
|---|--|---|--|
| FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied<br><i>N/A</i> |  | INSPECTION:<br>Use Group: U Type: 5B<br><i>IRG 2003</i> |  |
|---|--|---|--|

Proposed Project Description:  
install a 18' x 8' Shed

|  |  |
|--|--|
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied<br>Signature: _____ Date: _____ |  |
|--|--|

|                             |                                 |                        |  |
|-----------------------------|---------------------------------|------------------------|--|
| Permit Taken By:<br>Ldobson | Date Applied For:<br>12/14/2009 | <b>Zoning Approval</b> |  |
|-----------------------------|---------------------------------|------------------------|--|

|   |  |  |   |
|---|--|--|---|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br><br>2. Building permits do not include plumbing, septic or electrical work.<br><br>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..<br><br><p align="center"><b>PERMIT ISSUED</b></p> <p align="center">15</p> | Special Zone or Reviews<br><input type="checkbox"/> Shoreland<br><br><input type="checkbox"/> Wetland<br><br><input type="checkbox"/> Flood Zone<br><br><input type="checkbox"/> Subdivision<br><br><input type="checkbox"/> Site Plan<br><br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: <i>12/15/09</i> | Zoning Appeal<br><input type="checkbox"/> Variance<br><br><input type="checkbox"/> Miscellaneous<br><br><input type="checkbox"/> Conditional Use<br><br><input type="checkbox"/> Interpretation<br><br><input type="checkbox"/> Approved<br><br><input type="checkbox"/> Denied<br>Date: _____ | Historic Preservation<br><input checked="" type="checkbox"/> Not in District or Landmark<br><br><input type="checkbox"/> Does Not Require Review<br><br><input type="checkbox"/> Requires Review<br><br><input type="checkbox"/> Approved<br><br><input type="checkbox"/> Approved w/Conditions<br><br><input type="checkbox"/> Denied<br>Date: _____ |
|---|--|--|---|

City of Portland

**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:<br>09-1415 | Date Applied For:<br>12/14/2009 | CBL:<br>426 B013001 |
|-----------------------|---------------------------------|---------------------|

|   |  |  |                                |
|---|--|--|--------------------------------|
| <b>Location of Construction:</b><br>79 HAWTHORNE ST | <b>Owner Name:</b><br>MITTON JOHN M & KATHERIN | <b>Owner Address:</b><br>79 HAWTHORNE ST                   | <b>Phone:</b>                  |
| <b>Business Name:</b>                               | <b>Contractor Name:</b><br>Davis Woodworking   | <b>Contractor Address:</b><br>971 Brighton Avenue Portland | <b>Phone</b><br>(207) 774-2045 |
| <b>Lessee/Buyer's Name</b>                          | <b>Phone:</b>                                  | <b>Permit Type:</b><br>Sheds                               |                                |

|  |   |
|--|---|
| <b>Proposed Use:</b><br>Single Family Home - install a 18' x 8' Shed (144 sq ft) | <b>Proposed Project Description:</b><br>install a 18' x 8' Shed (144 sq ft) |
|--|---|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/15/2009

**Note:**      **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. - The height of the detached shed shall be higher than 18 feet.

**Dept:** Building      **Status:** Approved      **Reviewer:** Tammy Munson      **Approval Date:** 12/23/2009

**Note:**      **Ok to Issue:**

PERMIT ISSUED

15

City of Portland

**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: Prior to pouring concrete or setting precast piers**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

**PERMIT ISSUED**

15

City of Portland



# 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>79 HAWTHORNE ST</u>   |   |   |
| Total Square Footage of Proposed Structure/Area<br><u>126</u>  | Square Footage of Lot<br><u>14000</u>   | Number of Stories<br><u>1</u>   |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>426</u> Block# <u>B</u> Lot# <u>13</u>  | Applicant *must be owner, Lessee or Buyer*<br>Name <u>JOHN MITTON</u><br>Address <u>79 HAWTHORNE ST</u><br>City, State & Zip <u>PORTLAND ME 04102</u> | Telephone:<br><u>233 8111</u>   |
| Lessee/DBA (If Applicable)   | Owner (if different from Applicant)<br>Name<br>Address<br>City, State & Zip   | Cost Of Work: \$ <u>2000</u><br>C of O Fee: \$ _____<br>Total Fee: \$ <u>40</u> |
| Current legal use (i.e. single family) <u>SHed</u> Number of Residential Units _____<br>If vacant, what was the previous use? _____<br>Proposed Specific use: <u>STORAGE</u><br>Is property part of a subdivision? <u>NO</u> If yes, please name _____<br>Project description: <u>18' x 8' Shed-</u>   |   |   |
| Contractor's name: <u>DAVIS Woodworking INC.</u><br>Address: <u>771 BRIGHTON AVE</u> Dept. of Building Inspections<br>City, State & Zip <u>PORTLAND ME 04103</u> City of Portland Maine<br>Who should we contact when the permit is ready: <u>Steve DAVIS</u> Telephone: <u>712 1039</u><br>Mailing address: <u>PO Box 82 Gorham ME</u> Telephone: <u>774 2045</u> |   |   |

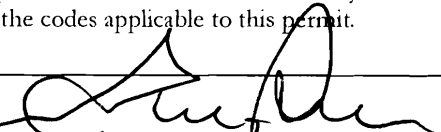
**RECEIVED**

DEC 14 2009

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: 12-14-09

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

**WARRANTY DEED**  
**Joint Tenancy**  
**Maine Statutory Short Form**

**Know all Persons by these Presents,**

**That I, John A. Foster, of Portland, State of Maine, for consideration paid, grant**  
to:

**John M. Mitton and Katherine M. Mitton**

of Portland, County of Cumberland, and State of Maine, whose mailing address is:

79 Hawthorne Street, Portland, Maine 04102, with **warranty covenants, as joint tenants**

the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 24th day of July, 2003.

**Signed, Sealed and Delivered**  
**in the presence of**

*Antoinette M. Butterfield*  
.....

*John A. Foster*  
.....  
John A. Foster

**State of Maine, County of Cumberland ss.**

July 24, 2003

Then personally appeared before me the above named John A. Foster and acknowledged the foregoing instrument to be his free act and deed.

*Antoinette M. Butterfield*  
.....

Attorney at Law/Notary Public

Printed Name: \_\_\_\_\_

**Antoinette M. Butterfield**  
**Notary Public**  
**My Commission Expires 2-23-07**

MAINE REAL ESTATE TAX PAID

**EXHIBIT A**

A certain lot or parcel of land with the buildings thereon located on the northeasterly side of Hawthorne Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Lot numbered one hundred twenty (120), lot numbered one hundred twenty-one (121) and lot numbered one hundred twenty-two (122) as shown and designated on Plan of Veranda Park, recorded in the Cumberland County Registry of Deeds, Plan Book 10, Page 55, to which plan reference is made for further description.

Also hereby conveying another certain lot or parcel of land, situated on the northerly side of Hawthorne Street in the City of Portland, County of Cumberland and State of Maine, being contiguous to the above-described parcel of land, and being bounded and described as follows:

Beginning at a point on the northerly sideline of Hawthorne Street which point is the southwesterly corner of land of the parcel described above and the northwesterly corner of Lot #119, according to the plan of Veranda Park, as recorded in said registry in Plan Book 10, Page 55;

Thence in a northeasterly direction along the line of said parcel described above 100 feet to the northeasterly corner of said Lot #119;

Thence in a southerly direction along the rear line of said Lot #119 a distance of 20 feet to a point which is the middle point in the rear line of said Lot #119;

Thence in a southwesterly direction along a line parallel to the first mentioned bound a distance of 100 feet to Hawthorne Street;

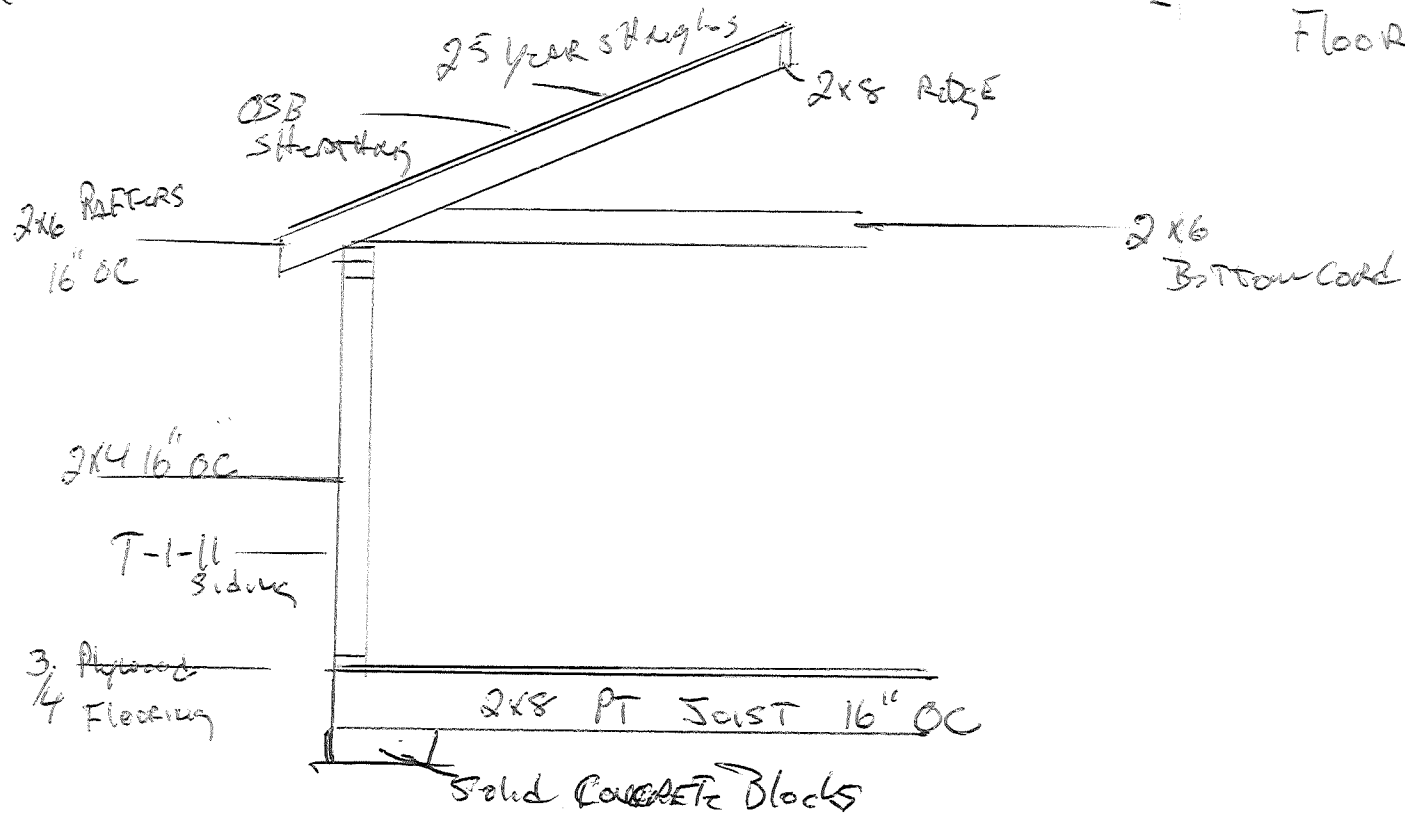
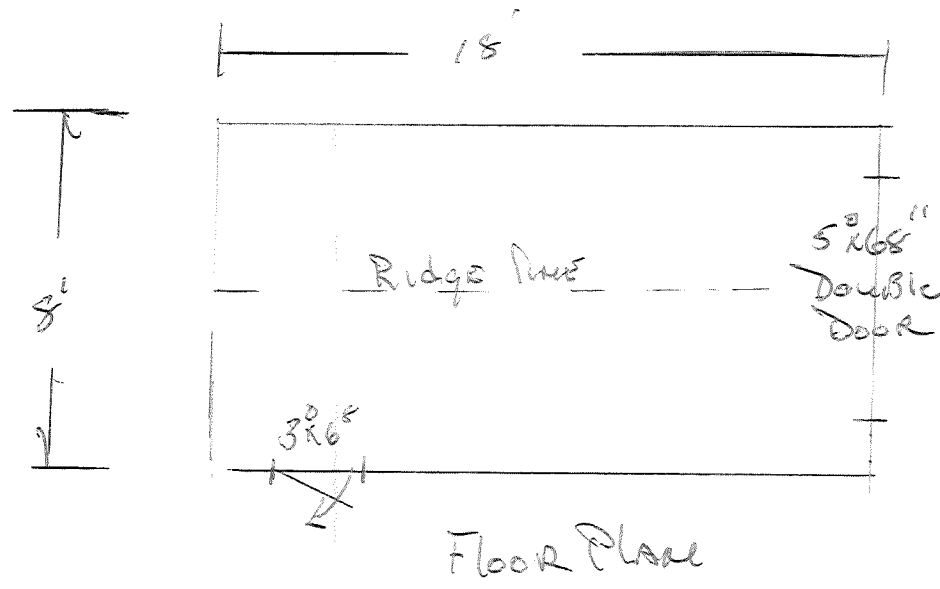
Thence in a northerly direction along Hawthorne Street a distance of 20 feet to the point of beginning. Meaning and intending to convey the northwesterly one-half of said Lot #119.

Being the same premises conveyed by warranty deed from Steven G. Lewis to John A. Foster and Lisa L. Church dated October 1, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9343, Page 58. Further reference is made to a warranty deed from Lisa C. Foster, formerly known as Lisa L. Church, to John A. Foster dated July 30, 2002 and recorded in said Registry of Deeds in Book 17925, Page 241.

Received  
Recorded Register of Deeds  
Jul 25, 2003 02:06:22P  
Cumberland County  
John B. O'Brien

STORAGE  
SHED

Shall be NOT taller  
than 18' to height of roof



John MITCHELL  
79 Hawthorne STREET Portland ME 04102

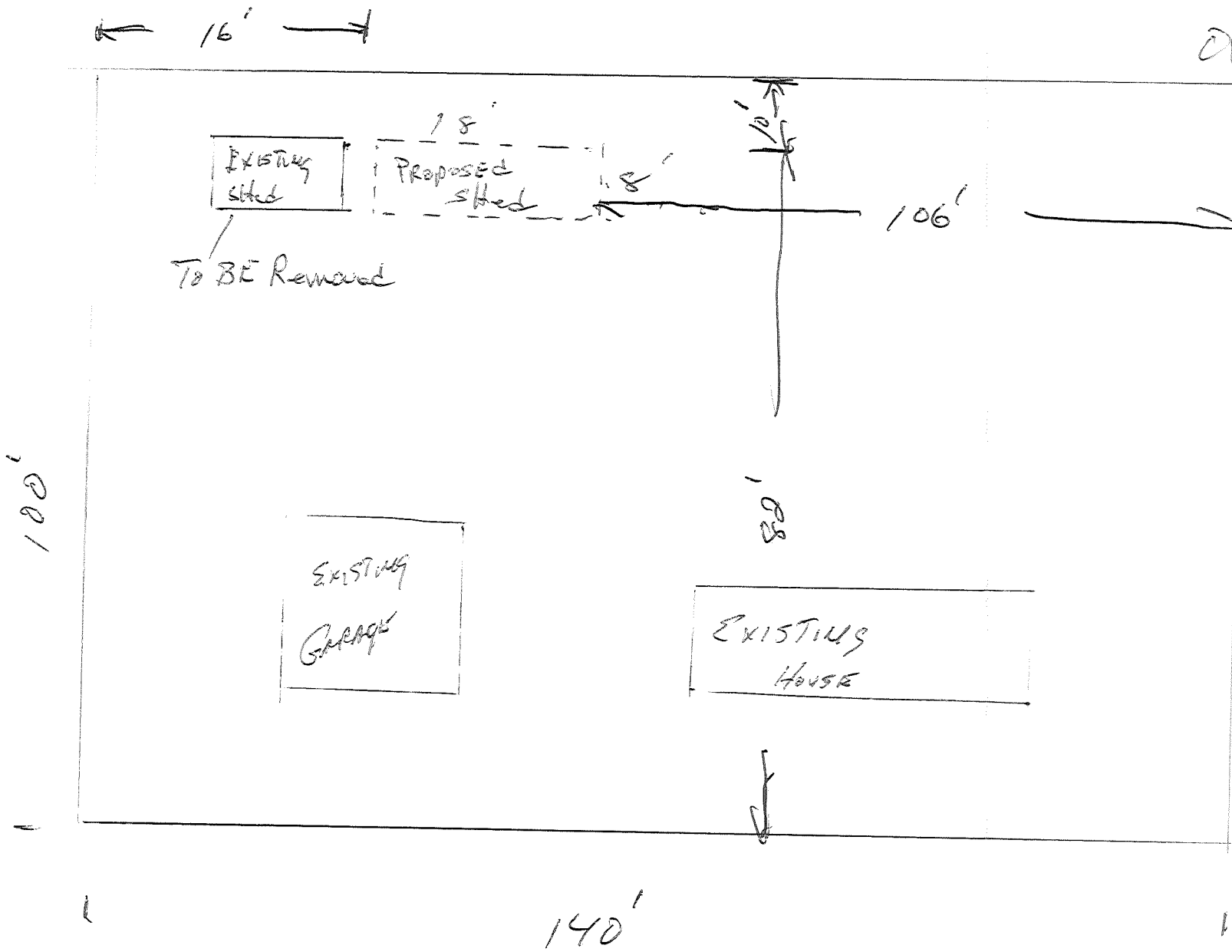


R-5 Zone

144# or less can be as close as 5' to rear - 10' shown

5' to side - 16' & 106' shown

ok



Assessor's Office: 100 Exchange Street, Portland, Maine 04101, Book 1112, Page 112, 2007, RFA 434

City Home Department GIS City Information Tax Rates Calendar Site

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

**CBL** 426 B013001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 79 HAWTHORNE ST  
**Owner Information** MITTON JOHN M & KATHERINE M MITTON JTS  
 79 HAWTHORNE ST  
 PORTLAND ME 04103  
**Book and Page** 19831/112  
**Legal Description** 426-B-13 TO 16  
 HAWTHORNE ST 79  
**Acres** 14240 SF  
 0.327

**Current Assessed Valuation:**

**TAX ACCT NO.** 43234 **OWNER OF RECORD AS OF APRIL 2009**  
 MITTON JOHN M &  
 KATHERINE M MITTON JTS  
 79 HAWTHORNE ST  
 PORTLAND ME 04103  
**LAND VALUE** \$68,900.00  
**BUILDING VALUE** \$112,700.00  
**HOMESTEAD EXEMPTION** (\$12,350.00)  
**NET TAXABLE - REAL ESTATE** \$169,250.00  
**TAX AMOUNT** \$3,002.50

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



**Building Information:**

Card 1 of 1

**Year Built** 1959  
**Style/Structure Type** RANCH  
**# Stories** 1  
**Bedrooms** 3  
**Full Baths** 1  
**Total Rooms** 5  
**Attic** NONE  
**Basement** FULL  
**Square Feet** 1118

[View Sketch](#)

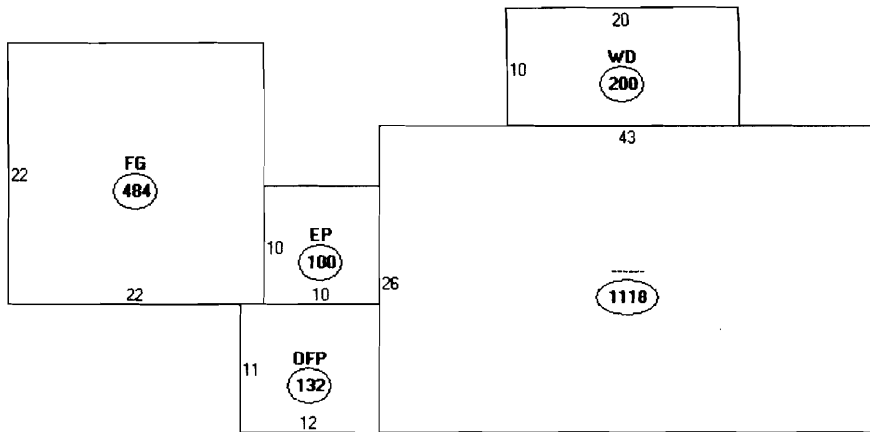
[View Map](#)



**Sales Information:**

| Sale Date | Type            | Price        | Book/Page |
|-----------|-----------------|--------------|-----------|
| 7/1/2003  | LAND + BUILDING | \$182,000.00 | 19831/112 |
| 8/1/2002  | LAND + BUILDING | \$0.00       | 17925/241 |
| 10/1/1990 | LAND + BUILDING | \$0.00       | 58/9343   |

[New Search!](#)



Descriptor/Area  
 A: ---  
 1118 sqft  
 B: OFP  
 132 sqft  
 C: EP  
 100 sqft  
 D: FG  
 484 sqft  
 E: WD  
 200 sqft

203A  
 144(18x8)  
 2178

14,240' x 40' = 5696' MAX COV.