

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 050189

Please Read
Application And
Notes, If Any,
Attached

Desarno Ralph A &/Owner

This is to certify that Creating 3rd unit 520 sf

has permission to 215 Hicks St

CBI 296 B014001

AT _____

**PERMIT
DENIED**

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 closed-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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0189	Issue Date:	CBL: 296 B014001
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PERMIT DENIED

Location of Construction: 215 Hicks St	Owner Name: Desarno Ralph A &	Owner Address: 219 Hicks St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	Zone: R-5

Past Use: Residential 2 unit	Proposed Use: Residential 3 unit additional 520 sf unit	Permit Fee: \$246.00	Cost of Work: \$25,000.00	CEO District: 5
Proposed Project Description: Creating 3rd unit 520 sf		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:		Signature:
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: dmartin	Date Applied For: 02/23/2005	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input 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:	Date:	Date:

Denied - 2/25/05
Zoning: Lot size
no site plan
Deficient Application
See letter
Garage Receipts for refund

CERTIFICATION

I, _____, owner of the above named property, or that the proposed work is authorized by the owner of record and that I am acting as his authorized agent and I agree to conform to all applicable laws of this city. If this permit application is issued, I certify that the code official's authorized representative will be available at any such permit at any reasonable hour to enforce the provision of the code(s) applicable to

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

All Purpose 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>215-221 HICKS ST PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>296</u> <u>B</u> <u>014</u>		Owner: <u>RALPH & PETER DESARNO</u> Telephone: <u>207-799-0375</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>25,000</u> Fee: \$ <u>246.00</u>
Current use: <u>RESIDENTIAL 2-UNIT</u> If the location is currently vacant, what was prior use: <u>N/A</u> Approximately how long has it been vacant: <u>N/A</u> Proposed use: <u>ADDING ADDITIONAL UNIT, OF 520 sq ft.</u> Project description:		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>RALPH DESARNO</u> Mailing address: <u>219 HICKS ST</u> <u>PORTLAND, ME 04103</u> We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-799-0375</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant:	Date:
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
 If you are in a Historic District you may be subject to additional permitting and fees with the
 Planning Department on the 4th floor of City Hall**

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

Card Number 1 of 1
 Parcel ID 296 B014001
 Location 215 HICKS ST
 Land Use TWO FAMILY
 Owner Address DESARNO RALPH A & PETER A DESARNO JTS
 219 HICKS ST
 PORTLAND ME 04103

Book/Page 13896/160
 Legal 296-B-14-15-16
 HICKS ST 215-221
 9000 SF

Valuation Information

Land	Building	Total
\$26,780	\$105,100	\$131,880

Property Information

Year Built 1999	Style Duplex	Story Height 2	Sq. Ft. 2120	Total Acres 0.207	
Bedrooms 4	Full Baths 2	Half Baths 2	Total Rooms 8	Attic None	Basement Pier/slab

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
06/12/1998	LAND	\$31,500	13896-160
07/13/1992	LAND		10172-008

Picture and Sketch

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

[Click here](#) to view Tax Roll Information.

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

New Search!





CITY OF PORTLAND

February 25, 2005

Ralph DeSarno
219 Hicks Street
Portland, ME 04103

RE: 215-221 Hicks Street – 296-B-14,15,16 – R-5 Zone – application #05-0189

Dear Mr. DeSarno,

I am in receipt of your permit application to construct a new building for an additional dwelling unit therefore creating a total of three dwelling units on this lot. Your permit is denied because the application is incomplete and because your proposal is not meeting the requirements of the R-5 Zone in which it is located.

Section 14-117(a)2 of the Zoning Ordinance requires 6,000 square feet of land area per dwelling unit or a total of 18,000 square feet of land area. Your property is only 9,000 square feet of land area. This same section of the ordinance states that this type of proposal is subject to a site plan review. There is no evidence that you have submitted a completed site plan application to the planning division. All zoning issues are a threshold item prior to any other approvals.

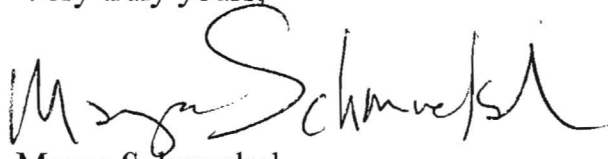
Your plan submittal is very deficient. Stamped, scaled site plans are a requirement. I am attaching a copy of our requirements that are attached to our permit applications. ALL requirements shall be met before a full review can be made. I am also sending a copy of a site plan application.

You have the right to appeal my decision concerning lot size. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file a practical difficulty variance appeal. Please note that variances are very difficult to have granted by the Zoning Board of Appeals. The State has imposed strict guidelines on all variances within the State.

If you have any questions concerning this letter, please do not hesitate to call.

SMARH - Marge & Ralph 3/17/05 - We met and discussed his Denial - He turned in the original Bldg & Site Plan receipts for a refund which I passed on to Debbie.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is fluid and cursive, with the first name "Marge" written in a smaller, more compact script than the last name "Schmuckal".

Marge Schmuckal
Zoning Administrator

CC: Sarah Hopkins, Planning Division
File.



CITY OF PORTLAND, MAINE
Department of Building Inspections

4-11-20 2005

Received from Ralph Nasorino

Location of Work 215-222 Hick St

Cost of Construction \$ _____

Permit Fee \$ 246.00

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 296 13 C14

Check #: 1544

Total Collected \$ 246.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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