

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 020724

Please Read Application And Notes, If Any, Attached

This is to certify that Dipietrantonio H Diane Jts / Applicant  
has permission to Change of use: Lot changed storage lot for Town Comparison  
AT 508 Riverside St 321 A003001 1/23/08

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 work on permit must be completed before this building or part thereof is occupied or closed-in. 48 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: 02-0724	Issue Date:	CBL: 321 A003001
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Location of Construction: 508 Riverside St	Owner Name: Dipietrantonio H Diane Jts	Owner Address: 20 Continental Dr	Phone: 839-4142
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: I-M

Past Use: Auto Body Shop Lot	Proposed Use: Auto Towing Storage Lot	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: Change of use: Lot changed to storage lot for Towing Company. <i>has</i>	Signature:	Signature:
<i>Permit abandoned &amp; expired 1/23/08</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: gad	Date Applied For: 06/28/2002	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input 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:
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**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.

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SIGNATURE OF APPLICANT ADDRESS DATE PHONE

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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

**From:** Sarah Hopkins  
**To:** Alex Jaegerman ; Brandi Maxwell; Gary Wood; Mik...  
**Date:** Mon, Jul 15, 2002 11:03 AM  
**Subject:** Re: Tow Lots

I am free to meet if anyone wants to.

I denied Sully Rizzo's exemption request based on issues at the Riverside Street proposed site: filling which was causing erosion and drainage problems and also jeopardizing a number of large trees (buffer) with the piling on of several feet of gravel and debris.

At the same time, we wrote a letter to the owner of the Riverside lot giving her a deadline to remove the fill and restore the site.

It's a mess out there. They appear to be heavily filling in the edges of the lot to provide for more parking surface area.

>>> Gary Wood 07/11 2:28 PM >>>

I would inform MR Rizzo that we have not had complaint's regarding these other lots and that we do not intend to allow him to manipulate the city and its process because he is personally unhappy with the problems related to his operation and his chosen replacement site/to the best of my knowledge we have not had any complaints about those lots like we had from some of the Frederick st residents but is this recollection true?//In relation to these other lots I raised this issue several months ago when I believe he made a similar complaint, and I believe Marge checked them out for zoning copliance and they were fine

>>> Mike Nugent 07/11 1:14 PM >>>

I have receive complaints on three tow lots one at 58 Alder St. , One at 336 Warren Ave (150 cars) and one on 60 Mitton st.

Two of these complaints were generated by Sullivan Rizzo who recently was denied at the Site review level. I think this is going to be messy and public so we really should get together

Marland, please see me on these.

**CC:** Charlie Lane; Donna Katsiaficas; Elizabeth Boynt...

I CAN NOT  
SIGN OFF UNTIL  
PLANNING APPROV

The use is ok  
The

exemption  
NOT ALLOWED →

NAPAI DOESN'T WANT  
TO APPLY FOR A FULL SITE  
PLAN REVIEW

**From:** Gary Wood  
**To:** Alex Jaegerman ; Brandi Maxwell; Mike Nugent ; ...  
**Date:** Thu, Jul 11, 2002 2:29 PM  
**Subject:** Re: Tow Lots

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Marland, please see me on these.

**CC:** attorneys; Lee Urban; Marge Schmuckal; Mark Ade...

02-0724

# 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.

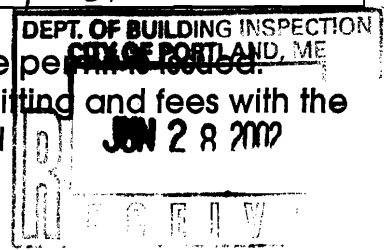
Location/Address of Construction: <u>508 Revere</u>		
Total Square Footage of Proposed Structure <u>NONE</u>	Square Footage of Lot <u>9600</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>321</u> Block# <u>A</u> Lot# <u>003</u>	Owner: <u>ANTHONY DIPIETRO</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SANDRA RIZZO</u> <u>20 HIGHLAND AVE</u> <u>GORHAM ME</u> <u>8394142</u>	Cost Of Work: \$ Fee: \$ <u>30.00</u>
Current use: <u>Body SHOP LOT</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>TOWING STORAGE LOT</u> <u>Change of use</u>		
Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>SANDRA RIZZO</u>		
Mailing address: <u>20 HIGHLAND AVE</u> <u>GORHAM, ME 04038</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>839-4142</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: <u>Sandra Rizzo</u>	Date: <u>6/28/02</u>
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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



The cost of the permit is as follows:

- Basic permit fee: \$30.00
- The first \$1,000.00 worth of construction is covered in the \$30.00 base fee
- Every additional \$1,000.00 of construction will cost \$7.00

Submissions for commercial work over \$50,000.00 must be done by a Design Professional

*If a Certificate of Occupancy is needed, it must be issued and paid for before the structure may be occupied. The fee is \$75.00*

