

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|----------------------------|-----------------------|
| Permit No: 02-1181 | Issue Date: OCT 23 2002 | CBL: 02379 F007001 |
|-----------------------|----------------------------|-----------------------|

| | | | |
|--|-------------------------------------|---------------------------------------|----------------------|
| Location of Construction: 41 Christy Rd | Owner Name: Mooradian Judith A & | Owner Address: 41 Christy Rd | Phone: 774-4100** |
| Business Name: | Contractor Name: Applicant | Contractor Address: Portland | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | Zone: R-2 |

| | | | | | |
|----------------------------|--------------------------------|-------------------------|------------------------------|--------------------|----------|
| Past Use: Single Family | Proposed Use: Single Family | Permit Fee: \$163.00 | Cost of Work: \$20,000.00 | CEO District: 2 | 11,186 # |
|----------------------------|--------------------------------|-------------------------|------------------------------|--------------------|----------|

Proposed Project Description:
Construct a 16' x 42' Attached Garage w/10' x 16' Deck

| | |
|---|---|
| FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type: SB BOCA 1999 Signature: JMB 10/23/02 |
|---|---|

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

| | | | |
|------------------------|---------------------------------|------------------------|--|
| Permit Taken By: gg | Date Applied For: 10/16/2002 | Zoning Approval | |
|------------------------|---------------------------------|------------------------|--|

| | | | |
|---|--|---|---|
| <ol style="list-style-type: none"> 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 <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: JMB 10/23/02 | 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: 10/23/02 |
| | <i>Sec. 14-433 setback reductions</i> | | |

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

021187

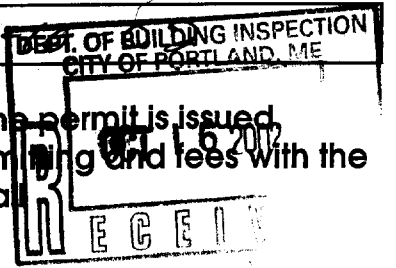
All Purpose Building Permit Application

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>41 Christy Rd Portland</u> | | |
| Total Square Footage of Proposed Structure <u>GARAGE 16x42 = 672 S.F. DOCK 10x16 = 160</u> | Square Footage of Lot <u>11770 S.F.</u> | |
| Tax Assessor's Chart, Block & Lot Chart# <u>379</u> Block# <u>F</u> Lot# <u>007</u> | Owner: <u>RAFFE MOORADIAN</u> | Telephone: <u>797-6740</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <u>RAFFE MOORADIAN</u> <u>41 CHRISTY RD. PORTLAND</u> | Cost Of Work: \$ <u>29,000</u> Fee: \$ <u>163.00</u> |
| Current use: <u>Single Family</u> | | |
| If the location is currently vacant, what was prior use: _____ | | |
| Approximately how long has it been vacant: _____ | | |
| Proposed use: _____ Project description: <u>see attached</u> | | |
| <u>Add a 16'x42' Garage and Add a 10' x16' Deck off existing.</u> | | |
| Contractor's name, address & telephone: <u>DAVID DARDANO 878-3922</u> <u>PORTLAND ME</u> | | |
| Who should we contact when the permit is ready: <u>RAFFE MOORADIAN</u> x x | | |
| Mailing address: <u>41 CHRISTY RD</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>797-6740</u> x x call | | |

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>Raffe Mooradian</u> | Date: <u>10</u> |  |
| <p>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.</p> | | |

Application ID Number: 2-1181

Department: Zoning
 Status: Approved with Conditions
 Reviewer: Jeanine Bourke
 Approval Date: 10/23/2002

Comments:

Given On Date: 10/21/2002

OK to Issue Permit
 Name: Jeanine Bourke
 Date: 10/23/2002
 Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Sec. 14-433 allows a setback reduction for accessory structures were the principal structure existed as of July 19, 1988 in the R2 Zone. Rear - 10' & Side - 5'.

Create Date: 10/16/2002 By: gg Update Date: 10/23/2002 By: jmb

Application ID Number:

Department: Status: Reviewer: Approval Date: Comments:

Given On Date:

OK to Issue Permit Name: Date: Date 2:

Conditions Section:

| Add New Condition | Add New Requirement | Delete Condition |
|--|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Separate permits are required for any electrical or plumbing work. | | |
| Guardrails and handrails(w/returned ends) are required when there is a difference of grade 15-1/2" or more on open sided walkways or platforms, or when there are more than 2 risers. Max. Baluster space is 4". | | |
| A one hour fire door is required at the house/garage wall | | |

Create Date: By: Update Date: By:

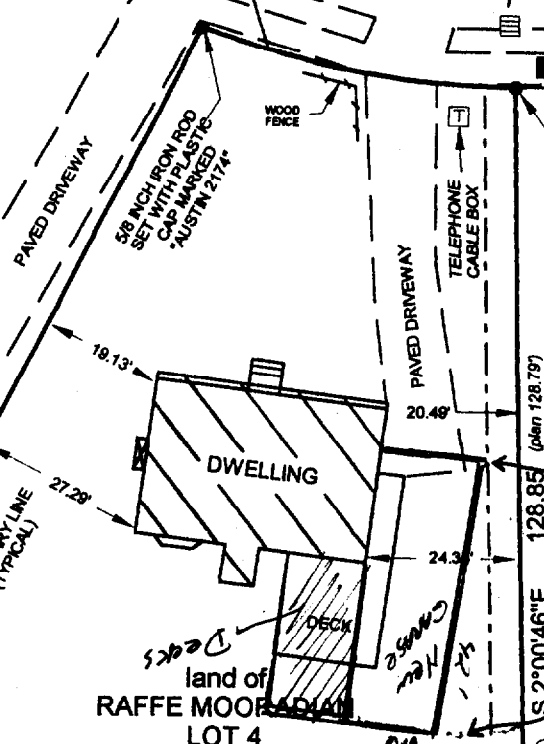
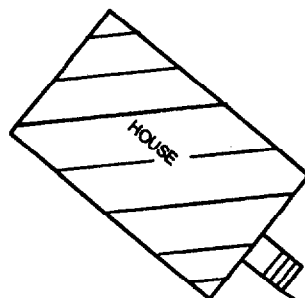


ARC DISTANCE = 50.00'
 Radius = 145.00'
 Delta Angle = 19°45'26"

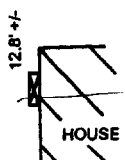
CHRISTY ROAD

CATCH BASIN

6" X 6" GRANITE MONUMENT FOUND WITH STEEL TAG MARKED "CITY OF PORTLAND SURVEY MARKER PLS 2100"



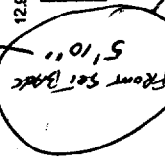
5/8 INCH IRON ROD SET WITH PLASTIC CAP MARKED "AUSTIN 2174"



Please verify

NOW OR FORMERLY
 MICHAEL J. AUDET
 FRANCES AUDET
 BOOK 6409, PAGE 78
 LOT 2
 (SEE NOTE 2a.)

NOW OR FORMERLY
 ALAN J. BISSELL
 PAULINE V. BISSELL
 BOOK 4693, PAGE 316
 LOT 6
 (SEE NOTE 2a.)



12' side setback

10' WIDE DRAINAGE EASEMENT (5' ON EACH SIDE OF BOUNDARY LINE)

(SEE NOTES 1, 2a, & 5)
 AREA = 11,770 SQ. FT.

1 INCH IRON PIPE FOUND (TOP) 25" TALL

NOW OR FORMERLY
 BURTON MOWBRAY
 BOOK 7348, PAGE 274
 LOT 3
 (SEE NOTE 2b.)

NOW OR FORMERLY
 JEFFREY I. BROWN
 MARGARET A. BROWN
 BOOK 11299, PAGE 215
 LOT 4
 (SEE NOTE 2b.)

R2 Zone

Sec. 14-433 allows setback reduction for existing structure - Built 1977

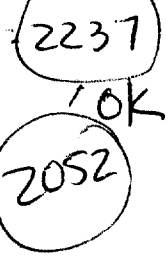
Front - 25' Req - 25'+ shown
 Rear - reduction to 10' - 25' Shown
 Side - reduction to 5' - 5'10" Shown

NOTES:

- 1.) DEED REFERENCE:
 JAMES C. ROBERTS TO RAFFE M. MOORADIAN AND JUDITH A. MOORADIAN DATED MAY 1, 1978 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4208, PAGE 188.
- 2.) PLAN REFERENCE:
 a.) "SUBDIVISION OF GLEN OAKS, SECTION C", DATED DECEMBER 16, 1975 BY HERBERT GRAY AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 113, PAGE 21.
 b.) "REVISED PLAN BARTLEY GARDENS, SECTION H", DATED JANUARY 12, 1973 BY ROBERT P. TITCOMB AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 93, PAGE 58.
- 3.) BEARINGS SHOWN ON THIS PLAN REFER TO MAGNETIC 1973, AS SHOWN ON PLAN REFERENCED IN NOTE 2a.

RUSTIC LANE

Sq. FT = 11,186 x .20% = 2237
 New 672
 160
 832 - 56 (Existing) = 2052
 Existing = 1276



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

OCT 23 2002

Permit Number: 021181

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Mooradian Judith A &/Appl
has permission to Construct a 16' x 42' Attached Garage w/ 16' x 16' Deck
AT 41 Christy Rd Call 379 F007001

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

Janie Bourke 10/23/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD