

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 030252

Please Read Application And Notes, If Any, Attached

This is to certify that Disanto Marco A &/Applica
has permission to Construct 14' x25' x 3'.8" x 2' 8" Two ed Garage
AT 142 Christy Rd 381 A047001

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.

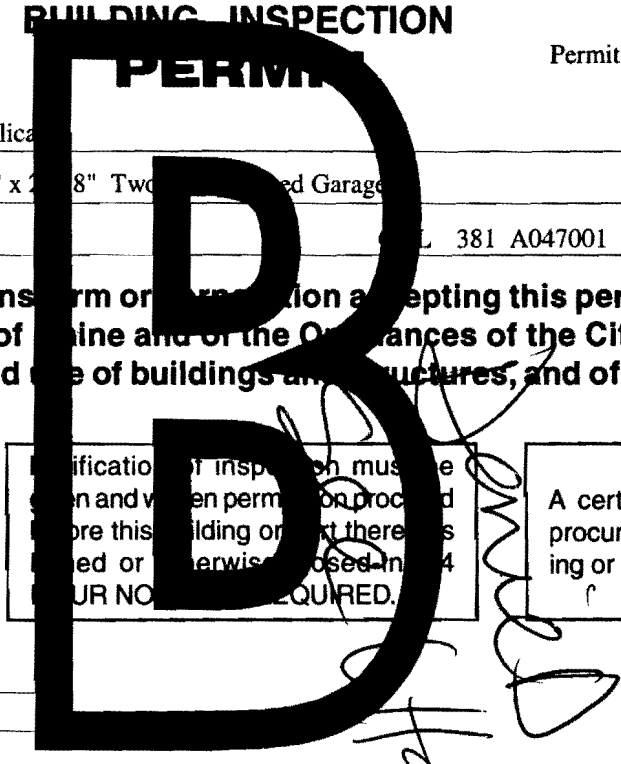
Apply to Public Works for street line and grade if nature of work requires such information.

Identification of inspection must be given and when permit is procured before this building or part thereof is used or otherwise occupied in any way. OUR NO. NOT 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: 03-0252	Issue Date:	CBL: 381 A047001
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Location of Construction: 142 Christy Rd	Owner Name: Disanto Marco A &	Owner Address: 142 Christy Rd	Phone: 797-2418
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Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
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Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: R2
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Past Use: Single Family	Proposed Use: Single Family w/Attached Garage	Permit Fee: \$44.00	Cost of Work: \$3,000.00	CEO District: 2	9,245*
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:	
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Proposed Project Description: Construct 14' x25' x 3'8" x 22' 8" Two Car Attached Garage <i>Denied - See Letter</i>	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: _____
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Permit Taken By: gad	Date Applied For: 03/26/2003	Zoning Approval		
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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 <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: _____	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: _____
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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.

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

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

May 6, 2003

Marco & Carole DiSanto
142 Christy Road
Portland, Maine 04103

RE: 142 Christy Road – 381-A-047 – R-2 Zone – permit #03-0252

Dear Mr. & Mrs. DiSanto,

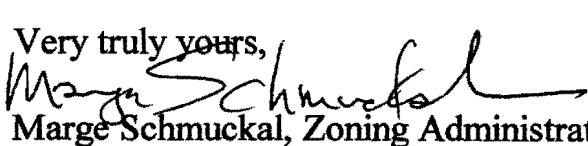
I am in receipt of your permit to expand your garage with a storage area. Your permit application is denied for the following reasons.

Section 14-80 of the City's Land Use Ordinance requires a twelve (12) foot side setback instead of the five (5) foot shown on your submitted plot plan.

Section 14-80 also states that the maximum lot coverage of all structure on this lot shall not exceed twenty (20) percent of the lot area. Your given lot area is 9,245 square feet. The maximum lot coverage permitted by the ordinance would be 1,849 square feet. Your proposal would create a lot coverage of 2129.82 square feet which is over the maximum allowance.

Your permit application is denied. If you wish to alter your plans in order to meet the City Ordinances, you would have thirty (30) days from the date of this letter in which to do so. After that time, you would be required to reapply fully for a new permit. If you wish to get a refund from this denial, our office financial officer would require your original receipt in order to process a refund. Please note that the City does hold back a portion for the review fees.

You have the right to appeal my denial. If you wish to exercise your right to appeal, you legally have thirty (30) days from the date of this letter in which to apply. 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 an appeal.

Very truly yours,

Marge Schmuckal, Zoning Administrator

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

May 6, 2003

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Portland, Maine 04103

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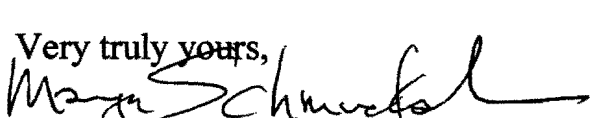
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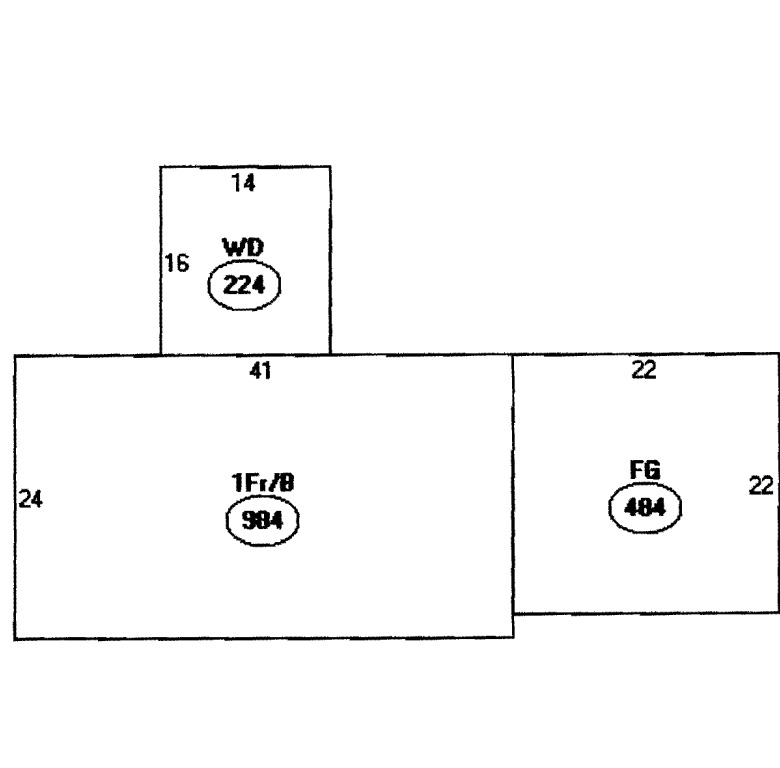
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Very truly yours,

Marge Schmuckal, Zoning Administrator

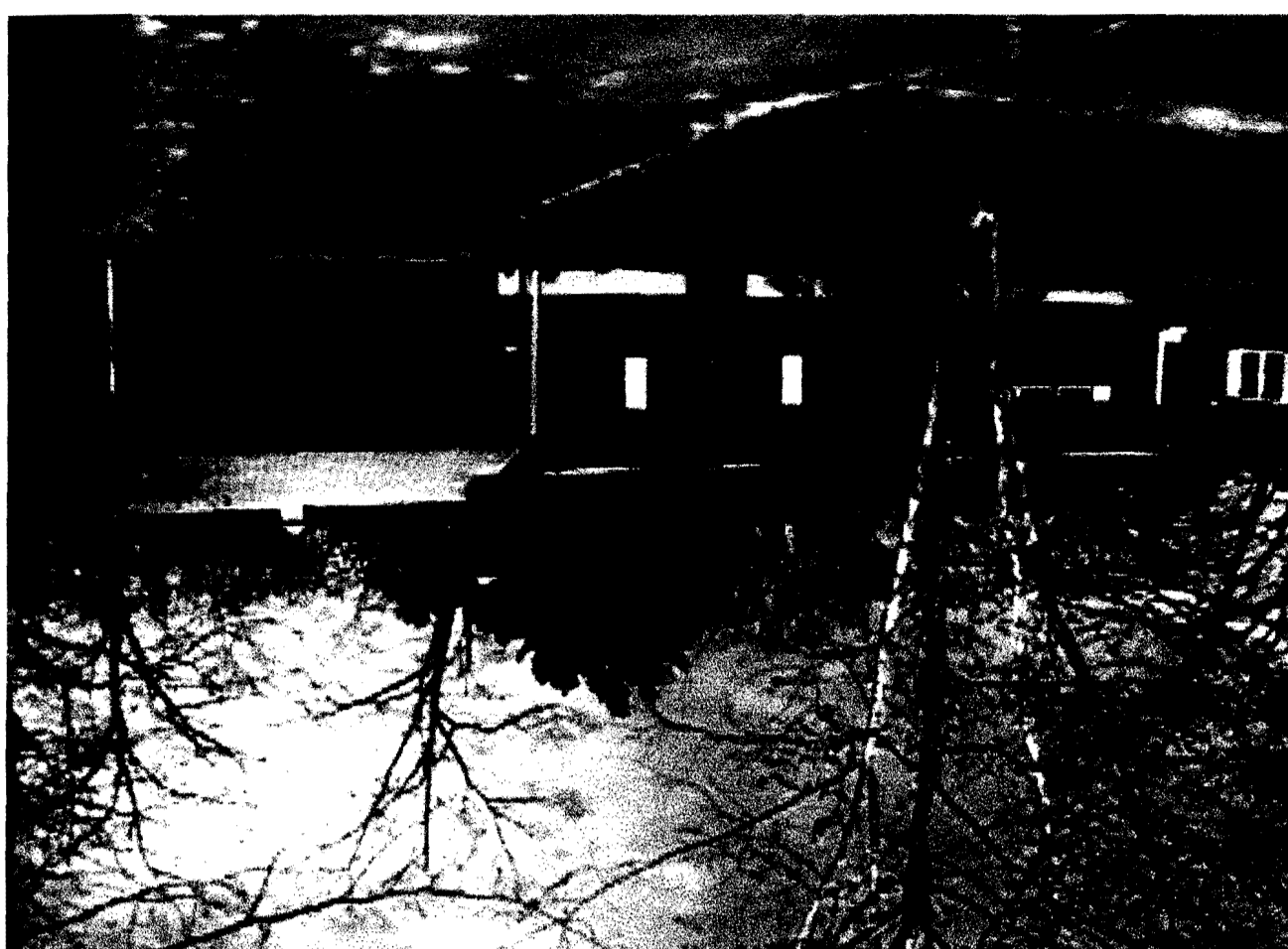


Descriptor/Area
 A: 1Fz/B
 984 sqft
 B: WD
 224 sqft
 C: FG
 484 sqft

1692 #
 $354.62 = 14' \times 25.33'$
 $83.20 = 3.67' \times 22.67'$
~~229.82 #~~ proposed

280.82 # over lot coverage maximum

R-2 Zone
 Land Area = $9245' \times 20' = 18490'$ max lot coverage



All Purpose Building Permit Application 03-0252

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.

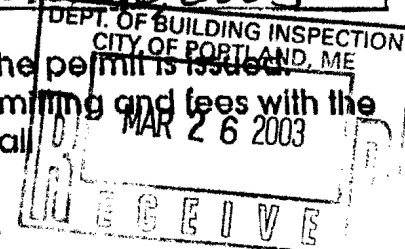
Location/Address of Construction: <u>142 CHEISTY ROAD PORTLAND, ME, 04103</u>		
Total Square Footage of Proposed Structure <u>437 Sq. FT.</u>	Square Footage of Lot <u>9,438.84 Sq. FT</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>381 A-047 001</u>	Owner: <u>MARCO & GEORGE DiSANTO</u>	Telephone: <u>797-2418</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>MARCO DiSANTO</u> <u>142 CHEISTY RD. PORTLAND, ME.</u> <u>04103 - 797-2418</u>	Cost Of Work: <u>\$3,000.00</u> Fee: \$ <u>44.00</u>
Current use: <u>HOME</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>GARAGE</u> <u>2 cars attached</u>		
Project description: <u>GARAGE & GARAGE STORAGE 14' X 25' X 3'8" X 60'8"</u>		
Contractor's name, address & telephone: <u>MARCO DiSANTO - 142 CHEISTY ROAD</u> <u>PORTLAND, ME 04103 797-2418</u>		
Who should we contact when the permit is ready: <u>MARCO DiSANTO</u>		
Mailing address: <u>142 CHEISTY ROAD</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>797-2418</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: Marco DiSanto Date: March 26, 2003

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 381 A047001
 Location 142 CHRISTY RD
 Land Use SINGLE FAMILY
 Owner Address DISANTO MARCO A & CAROLE A JTS
 142 CHRISTY RD
 PORTLAND ME 04103
 Book/Page 14077/316
 Legal 381-A-47
 CHRISTY RD 142
 9245 SF

Valuation Information

Land	Building	Total
\$33,600	\$85,470	\$119,070

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
1976	Ranch	1	984	0.212	2	1		4	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition

Sales Information

Date	Type	Price	Book/Page
08/19/1998	LAND + BLDING	\$119,000	14077-316

Picture and Sketch

[Picture](#) [Sketch](#)

[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.





CITY OF PORTLAND, MAINE
Department of Building Inspections

March 22 2003

Received from Marco A. Di Santo

Location of Work 142 Christy Rd

Cost of Construction \$ _____

Permit Fee \$ 44.00

Building (IL) Plumbing (IS) _____ Electrical (IT) _____ Site Plan (U2) _____

Other _____

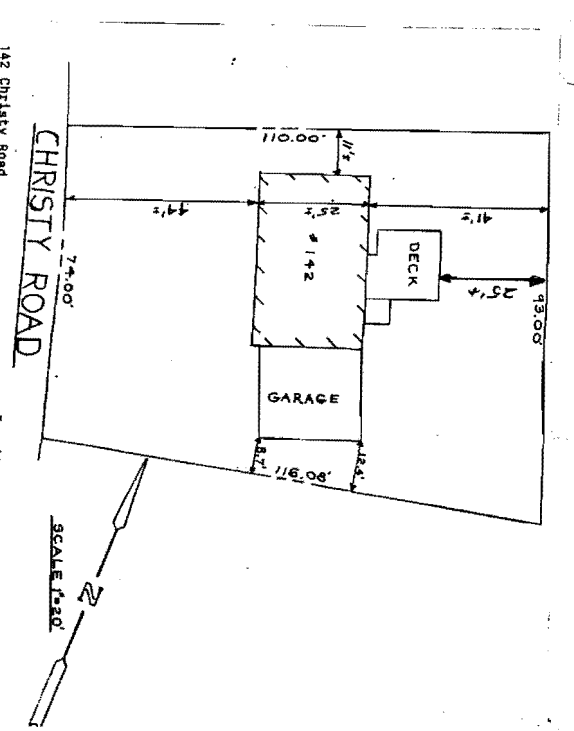
CBL: 351 A047

Check #: 2509 Total Collected \$ 44.00

THIS IS NOT A PERMIT

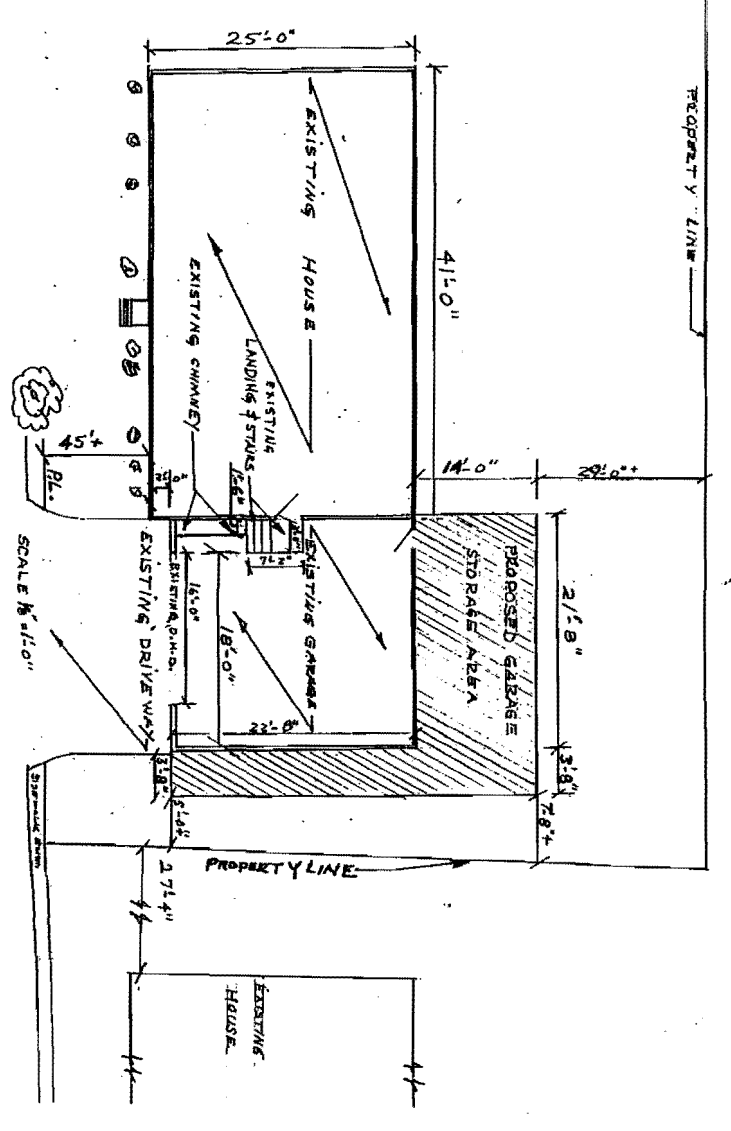
No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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



1/2" CHALKY LINE
 Rollings Machine
 Scale 1"=20'
 To the leading institution and
 that the location of the ceiling
 with the local zoning laws
 property and construction. The
 special flood hazard zone.
 This plan was not made from an
 site for multiple purposes only.
 as of the date of the plan. The
 plan is not for recording.
 Owner: Marco A. DiSanto
 Date: 3/28/03

Handwritten signature



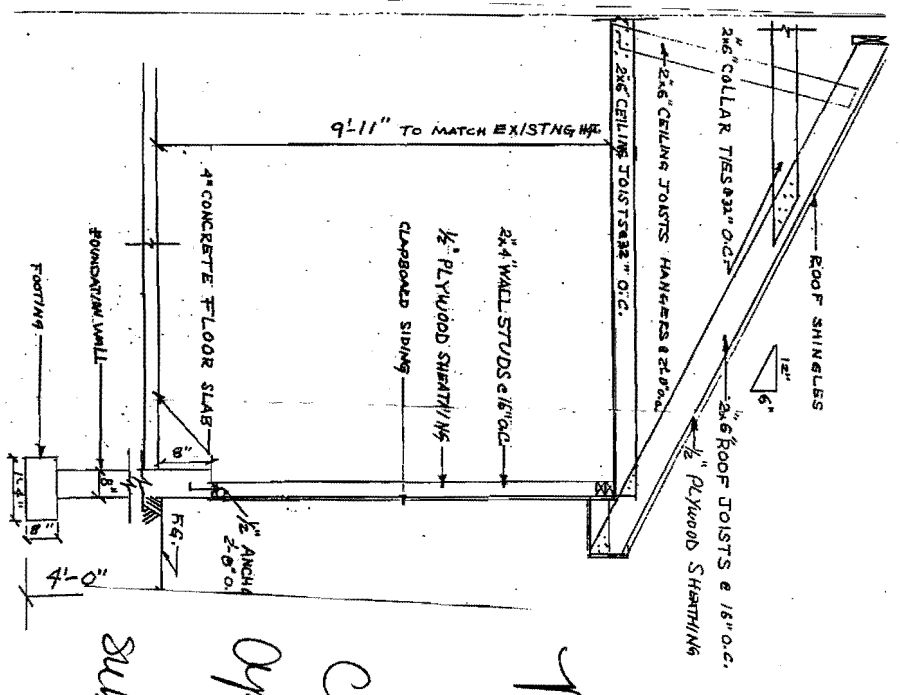
$$\begin{array}{r} 21.8'' \\ 3.8'' \\ \hline 24.16'' \text{ or } 25.4'' \\ 25.33 \end{array}$$

Question on side
 1) Setbacks -
 showing 5'-
 requires 12'

1st coverage
 2) problems

HOUSE & GARAGE
 PERMITS - RESIST #2 01-10-03
 NO SCALE

Mr. DiSanto
 797-2418
 Check on his
 app. #03-0252
 381A047
 submitted 3/28/03



TYPICAL SECTION
 SCALE 1/4"=1'-0"

PROPOSED GARAGE ARCHITECT
 MARCO A. DI SANTO
 142 Christy Road
 Portland, Maine 04103