

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-1052	Issue Date: PERMIT DENIED	CBL: 409 D022001
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Location of Construction: 24 Toronita St	Owner Name: Dell'aquila Anthony	Owner Address: 368 Spurwink Ave	Phone: 207-799-2285
Business Name: n/a	Contractor Name: E.J. Construction	Contractor Address: 10A Beach Street Portland	Phone: 2077730776
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: R-3

Past Use: Vacant	Proposed Use: Single Family / New 28' x 72' home including two car attached garage.	Permit Fee: \$798.00	Cost of Work: \$100,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: Build New Single Family 28' x 72' including 2 car attached garage.	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: gg	Date Applied For: 09/13/2002	Zoning Approval		
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 checked="" 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:

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

September 30, 2002

E.J. Construction
10A Beach Street
Portland, ME 04101
Att: Robert Jeffrey

RE: Toronita Street – 409-D-22, 23, 24, 25 – R-3 Zone - application #02-1052

Dear Mr. Jeffrey,

I am in receipt of your permit application to construct a new single family home on Toronita Street. As I discussed with you on September 24, 2002, there is a requirement (section 14-403) that requires the street in front of this property be brought up to City standards as outlined by the Public Works Department. This section of the ordinance (14-403) requires the street to begin wherever pavement ends and to be brought forward to the end of the property in question. This office and Jay Reynolds, our Development Review Coordinator, would need to receive plans showing the proposed street profile.

Your permit will be **on hold** until this information is received. A building permit can not be issued until the street information is reviewed and approved.

Very truly yours,

A handwritten signature in cursive script, reading "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator

Cc: Jay Reynolds, Development Review Coordinator
File
Anthony Dell'aquila, 368 Spurwink Ave, Cape Elizabeth, Me 04107

Zoning Division
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CITY OF PORTLAND

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Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal line extending to the right.

Marge Schmuckal
Zoning Administrator

Cc: Jay Reynolds, Development Review Coordinator
File
Anthony Dell'aquilla, 368 Spurwink Ave, Cape Elizabeth, Me 04107

Applicant: Robbie Jeffrey - contractor
Address: Toronita

Date: 9/24/02
C-B-L: 409-D-022 ^{Thru 25}

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Dwelling

Zone Location - R-3

02-1052

Interior or corner lot -

Proposed Use/Work - construct New Single Family home 28' x 72' with Attached garage

Sewage Disposal - City shown

Lot Street Frontage - 50' min - 120' shown

Front Yard - 25' req - 30' scaled

Rear Yard - 25' req - 41' shown

Side Yard - 14' Normally req - may reduce 1 side and add what has been taken off to other side 12' & 16' req - 12' & 36' shown

Projections - NO rear Decks shown

Width of Lot - 75' req - 120' shown

Height - 35' max 26.5' scaled to Ridge

Lot Area - 6,500 sq ft min 12,000 sq ft given

Lot Coverage/Impervious Surface - 25% max = 3,000 sq ft max

Area per Family - 6,500 sq ft

Off-street Parking - 2 req - 2 shown - garage

Loading Bays - N/A

Site Plan - # 2002-0198

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 Zone X

28 x 72 = 2016 sq ft
deck?

9/24/02
14403 Street - purchased in 1986 by The Current Owners
No Daylight Basement

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Building Copy**

2002-0198

Application I. D. Number

9/13/2002

Application Date

Dell'aquila Anthony

Applicant

368 Spurwink Ave, Cape Elizabeth, ME 04107

Applicant's Mailing Address

Project Name/Description

24 - 24 Toronita St, Portland, Maine

Address of Proposed Site

409 D022001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail

☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot

☐ Other (specify) _____

1960 sq. Ft.

12000 sq. Ft.

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

☒ Site Plan
(major/minor)

☐ Subdivision
of lots _____

☐ PAD Review

☐ 14-403 Streets Review

☐ Flood Hazard

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☐ Zoning Conditional
Use (ZBA/PB)

☐ Zoning Variance

☐ Other _____

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **9/17/2002**

Building Approval Status:

Reviewer _____

☐ Approved

☐ Approved w/Conditions
See Attached

☐ Denied

Approval Date _____

Approval Expiration _____

Extension to _____

☐ Additional Sheets
Attached

☐ Condition Compliance

signature

date

Performance Guarantee

☐ Required*

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issue

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature

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>2 Toronita Street</u>		
Total Square Footage of Proposed Structure <u>1960 sq. ft</u>	Square Footage of Lot <u>12,000 sq. ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>409</u> Block# <u>D</u> Lot# <u>22-25</u>	Owner: <u>Anthony Dell'Aquila</u>	Telephone: <u>799-2285</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Rob Jeffrey, 45-24 58 Douglass St., Portland, Me. 04102</u>	Cost Of Work: \$ <u>100,000</u> Fee: \$ <u>Bldg Fee</u>
Current use: <u>VACANT</u>		<u>723.00</u>
If the location is currently vacant, what was prior use: <u>Stable</u>		<u>300.00</u>
Approximately how long has it been vacant: <u>Indefinite</u>		<u>75.00</u>
Proposed use: <u>New Home</u>		
Project description: <u>28' x 70' including 2 car attached garage</u>		<u>1,098</u>
Contractor's name, address & telephone: <u>E.J. Construction, 10 A Sixth St., Portland, Me 04101</u>		<u>775-0113</u>
Who should we contact when the permit is ready: <u>Rob Jeffrey</u>		<u>+273.0776</u>
Mailing address: <u>58 Douglass St. Portland, Me.</u>		<u>Cal</u>
<p>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:</p>		

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>Rob Jeffrey</u>	Date: <u>9/13/02</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

