

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-0744	Issue Date:	CBL: 039 G002931
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Location of Construction: 93 PARK ST Unit #1	Owner Name: Raphael Dicuzio	Owner Address: 93 PARK ST Unit 1	Phone: 299-0730
Business Name:	Contractor Name: Justin Fletcher Inc	Contractor Address: 7 Higgins St Scarborough	Phone 2072064088
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: Townhouse - 4 residential condos (Unit 1)	Proposed Use: Townhouse - 4 residential condos (Unit 1) interior reno, kitchen, wood floors, new stair to 3rd floor within unit, add floor area to existing stair opening on 3rd fl	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 3B IBC-2003 Signature: JMB 7/1/10	

**Proposed Project Description:**  
Interior reno, kitchen, wood floors, new stair to 3rd floor within unit, add floor area to existing stair opening on 3rd fl

Signature:	Signature: JMB 7/1/10
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: ldobson	Date Applied For: 06/29/2010	<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: 6/30/10 <i>AM</i>	<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 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: <i>requires a separate review &amp; approval thru historic preservation</i>
	<p><b>PERMIT ISSUED</b></p> <p><b>JUL 1 2010</b></p> <p>City of Portland</p>		

**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

5-18-10 DWM Raphael 249-0730 Sardel 240-9479  
close-in OK pending certification of installation of steel  
landings.

6-1-11 DWM/BKL Sarid+1 close-in OK

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

## PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

Permit Number: 100744

JUL 1 2010

This is to certify that Raphael Dicuzio/Justin Fletcher Inc

has permission to Interior reno, kitchen, wood floors, new stairs to 3rd floor within unit, add floor area to existing stair opening on 3r

AT 93 PARK ST Unit #1 CBL 039 G002931

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

*James Burke* 7/1/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

SCA - [unclear]

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 10-0744	<b>Date Applied For:</b> 06/29/2010	<b>CBL:</b> 039 G002931
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<b>Location of Construction:</b> 93 PARK ST Unit #1	<b>Owner Name:</b> Raphael Dicuzio	<b>Owner Address:</b> 93 PARK ST Unit 1	<b>Phone:</b> ( ) 299-0730
<b>Business Name:</b>	<b>Contractor Name:</b> Justin Fletcher Inc	<b>Contractor Address:</b> 7 Higgins St Scarborough	<b>Phone:</b> (207) 206-4088
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Townhouse - 4 residential condos (Unit 1) interior reno, kitchen, wood floors, new stair to 3rd floor within unit, add floor area to existing stair opening on 3rd fl	<b>Proposed Project Description:</b> Interior reno, kitchen, wood floors, new stair to 3rd floor within unit, add floor area to existing stair opening on 3rd fl
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/30/2010

**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) The legal use of this property is four residential condos, two condos at 93 Park St. and two condos at 95 Park St. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 07/01/2010

**Note:** **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Details shall be submitted for the glass panel railings and possible glass floor landing prior to their installation.
- 3) Those renovating dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 6) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Comments:**

6/29/2010-jmb: Spoke with the owner Raphael D., and contractors at the counter as they came in to apply due to a stop work order. Did a preliminary review to guide on what details are required.

6/30/2010-jmb: Spoke with Raphael, he was due to move back into his dwelling on July 1 and the stop in work will not allow for all utilities to be ready. He had to fire the original contractors and it was an oversight that he needed permits. His physical condition is compromised due to a brain injury from an accident and he is requesting that the permit be expedited as the stress is affecting his overall health. I confirmed some details and noted them on the plans. A new item was a 3'x6' floor to be added to the existing stair opening to provide a walkway all the way around on the 3rd floor. Steel beams were added to create this floor.

<b>Location of Construction:</b> 93 PARK ST Unit #1	<b>Owner Name:</b> Raphael Dicuzio	<b>Owner Address:</b> 93 PARK ST Unit 1	<b>Phone:</b> ( ) 299-0730
<b>Business Name:</b>	<b>Contractor Name:</b> Justin Fletcher Inc	<b>Contractor Address:</b> 7 Higgins St Scarborough	<b>Phone</b> (207) 206-4088
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

6/30/2010-jmb: Spoke to Matt F. The contractor for details on the new steel beams and floor, railing details around the opening and on the new stairs. The new stairs were fabricated in steel as part of the new I-beams for a landing/floor above. The landing may end up being glass, specs are required. Matt will email the framing details. Received the drawing.

7/1/2010-jmb: Spoke with Raphael D. As we need the right title and interest of this newly purchased property. Also discussed conditions for details to be submitted for the glazed railings and possible the floor landing. He will submit.

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a “Stop Work Order” and subsequent release to continue with construction.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

June 15, 2013

Received from \_\_\_\_\_

Location of Work 72 Park Ave #2

Cost of Construction \$ \_\_\_\_\_ Building Fee: 100.00  
100.00

Permit Fee \$ \_\_\_\_\_ Site Fee: 34.00

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 404.00

Building (IL)  Plumbing (IS)  Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 037 6 20 52

Check #: 1002 Total Collected \$ 404.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

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



# General 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>93 PARK ST UNIT 1</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>039      6      002952</u>	Applicant * <u>must be owner</u> , Lessee or Buyer* Name <u>Raphael DiCuzio</u> Address _____ City, State & Zip _____	Telephone: _____
Lessee/DBA (If Applicable) <b>RECEIVED</b>  JUN 29 2010  Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>15,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>170.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>4</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>INT. REPAIRS, STAIRCASE CONSTRUCTION, TRIM WORK, PLUMBING FIXTURE REPLACEMENT, KITCHEN CABINETS, FLOORING</u>		
Contractor's name: <u>JUSTIN FLETCHER (MATT)</u>		
Address: <u>7 HIGGINS ST.</u>		
City, State & Zip <u>SCARBOROUGH, ME 04072</u>		Telephone: <u>206-4088</u>
Who should we contact when the permit is ready: <u>RAPHAEL DICUZIO</u>		Telephone: <u>299 0730</u>
Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

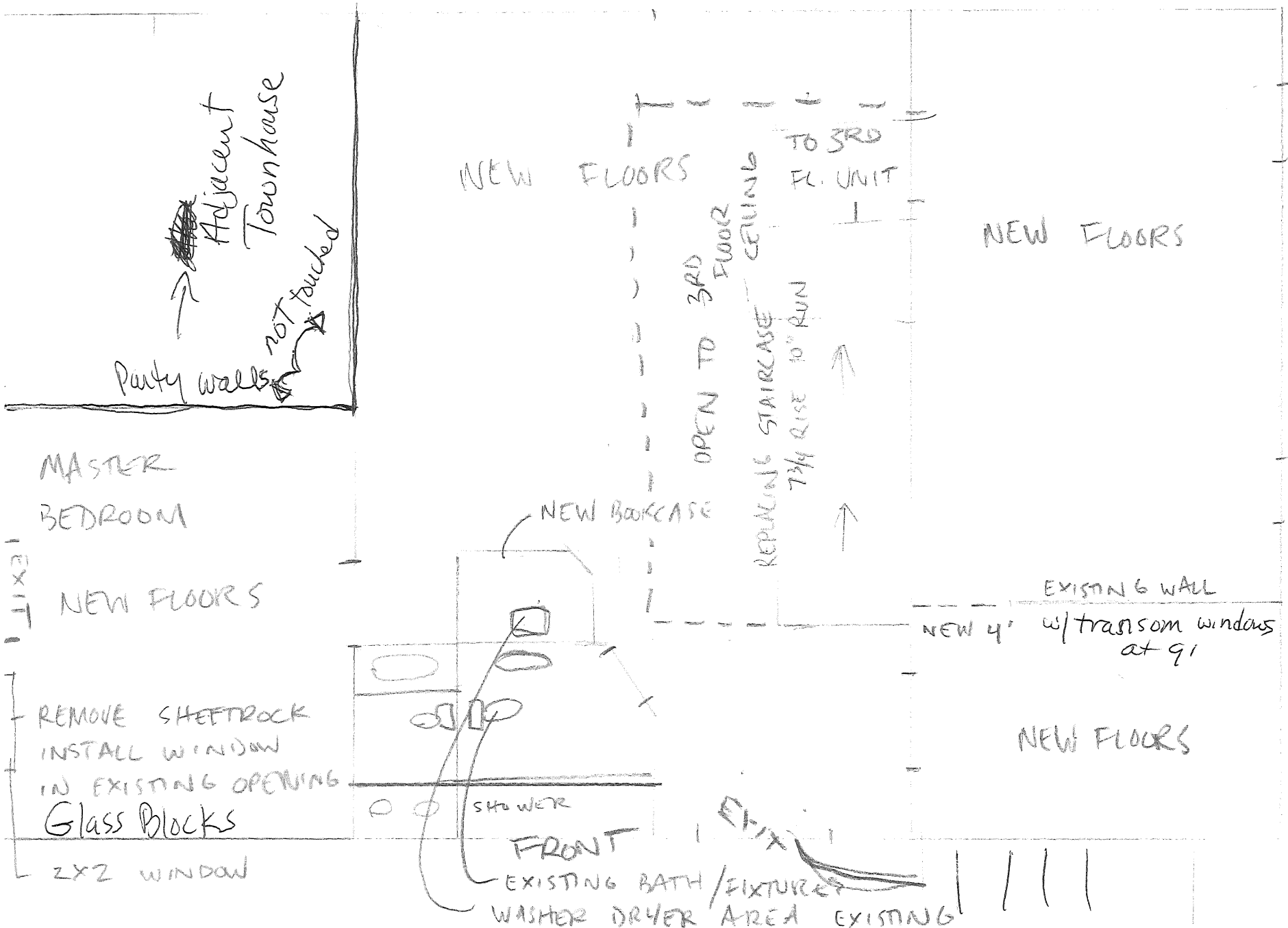
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature] Date: Jun 29th 2010

This is not a permit; you may not commence ANY work until the permit is issue



# 2ND FLOOR UNIT 1



Adjacent Townhouse  
Party walls not touched

NEW FLOORS

TO 3RD FL. UNIT

NEW FLOORS

OPEN TO 3RD FLOOR

REPLACING STAIRCASE

7 3/4 RISE 10\"/>

MASTER BEDROOM

NEW FLOORS

REMOVE SHEETROCK  
INSTALL WINDOW  
IN EXISTING OPENING  
Glass Blocks

2x2 WINDOW

NEW BOOKCASE

SHOWER

FRONT

EXISTING BATH/FIXTURES  
WASHER DRYER AREA EXISTING

EXISTING WALL

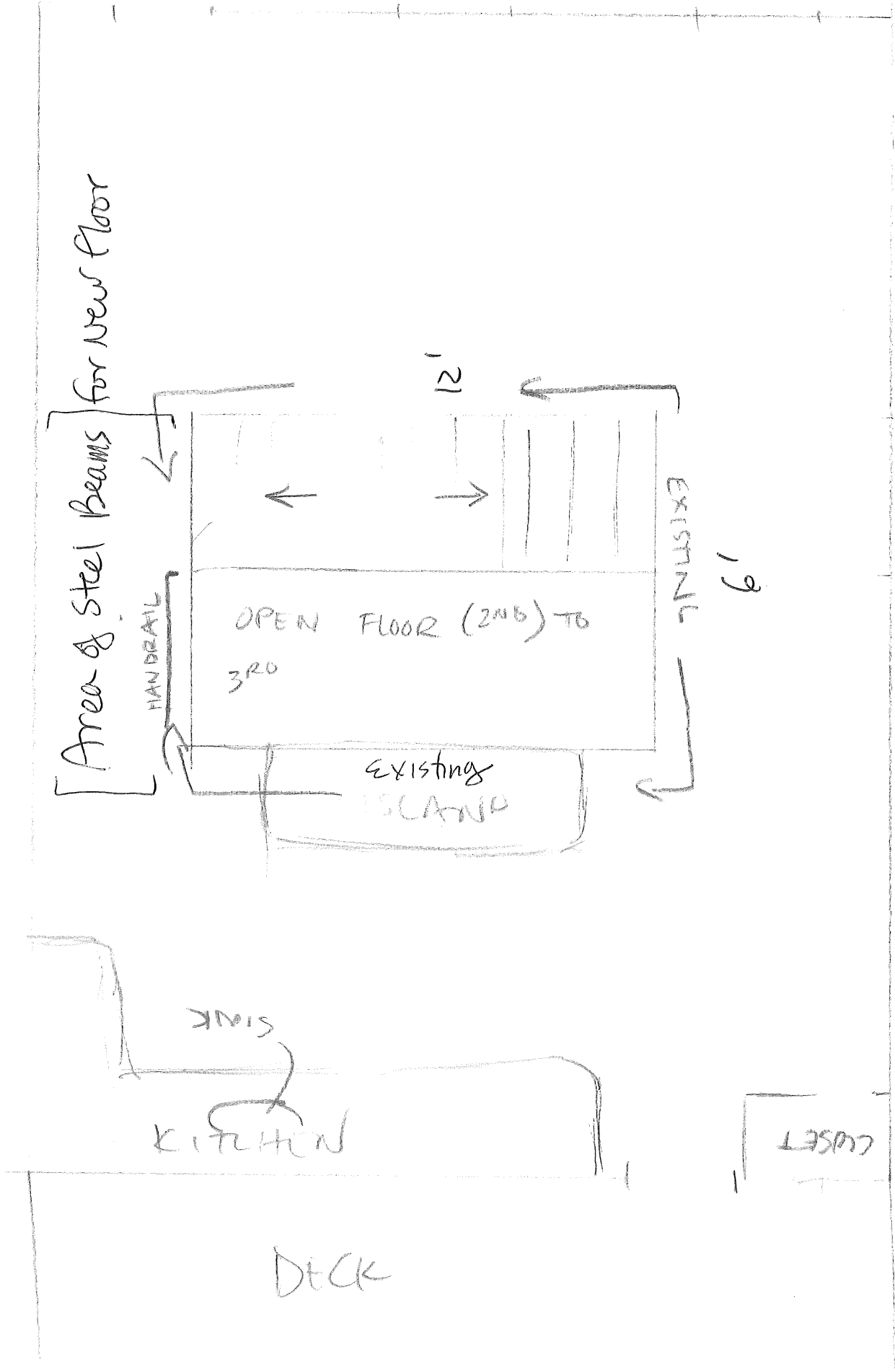
NEW 4' w/transom windows  
at 91

NEW FLOORS

PARK STREET

3RD FLOOR UNIT 1

PARK STREET



FRONT

CLOSET

KITCHEN

SINK

DECK

OPEN FLOOR (2ND) TO 3RD

EXISTING ISLAND

EXISTING

HANDRAIL

Area of steel beams for new floor

12'

9'

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:**

**Services**

**Applications**

**Doing Business**

**Maps**

**Tax Relief**

**Tax Roll**

**Q & A**

browse city services a-z

browse facts and links a-z

**CBL** 039 G002931  
**Land Use Type** RESIDENTIAL CONDO  
**Property Location** 93 PARK ST UNIT 1  
**Owner Information** DELORENZO MICHAEL & AVA JTS  
 581 HARPSWELL NECK RD  
 SOUTH HARPSWELL ME 04079  
**Book and Page** 14850/185  
**Legal Description** 39-G-2 PARK ST 93-95  
 UNIT #1 BLDG #93  
 PARK ST ROWHOUSE CONDO  
**Acres** 0

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	6014	<b>OWNER OF RECORD AS OF APRIL 2009</b> DELORENZO MICHAEL & AVA JTS
<b>LAND VALUE</b>	\$56,300.00	93 PARK ST
<b>BUILDING VALUE</b>	\$225,300.00	PORTLAND ME 04101
<b>HOMESTEAD EXEMPTION</b>	(\$12,350.00)	
<b>NET TAXABLE - REAL ESTATE</b>	\$269,250.00	
<b>TAX AMOUNT</b>	\$4,776.50	

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



Best viewed at 800x600, with Internet Explorer

**Building Information:**

Card 1 of 1

**Year Built** 1848  
**Style/Structure Type** HOUSE CNV >1F  
**# Stories** 2  
**Bedrooms** 2  
**Full Baths** 1  
**Half Baths** 1  
**Total Rooms** 4  
**Attic** NONE  
**Basement** PIER/SLAB  
**Square Feet** 1952

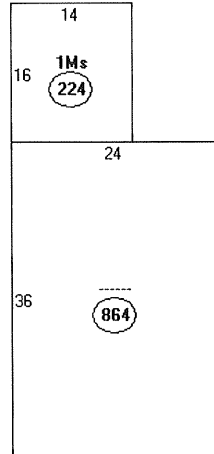
[View Sketch](#)      [View Map](#)      [View Picture](#)



**Sales Information:**

Sale Date	Type	Price	Book/Page
6/1/1999	LAND + BUILDING	\$231,500.00	14850/185

[New Search!](#)



Descriptor/Area

A: .....  
864 sqft  
B: 1Ms  
224 sqft

**From:** Justin Fletcher <justinfletcher1@hotmail.com>  
**To:** <jmb@portlandmaine.gov>  
**Date:** 6/30/2010 12:25 PM  
**Subject:** 93 Park St.  
**Attachments:** scan0004.pdf

Hi Jeanie,  
Here are the specs on the stairs. Please don't hesitate to call if you have any further questions. Sorry it's upside down.

Thanks,  
Matt

207 206 4088

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Hotmail is redefining busy with tools for the New Busy. Get more from your inbox.  
[http://www.windowlive.com/campaign/thenewbusy?ocid=PID28326::T:WLMTAGL:ON:WL:en-US:WM\\_HMP:042010\\_2](http://www.windowlive.com/campaign/thenewbusy?ocid=PID28326::T:WLMTAGL:ON:WL:en-US:WM_HMP:042010_2)

SHORT FORM WARRANTY DEED

Michael DeLorenzo and Ava DeLorenzo of 581 Harpswell Neck Road, South Harpswell, ME 04079, FOR CONSIDERATION PAID, grant to Raphael A. Diluzio of 103 State Street, Apt. 2, Portland, ME 04101, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

Unit No. 1 at 93 Park Street in the City of Portland, County of Cumberland and State of Maine, as shown on a survey entitled Park Street Rowhouse Association surveyed by Stephen S. Shaw, registered surveyor, dated March 18, 1980 and recorded in the Cumberland County Registry of Deeds in Unit Ownership File No. 67, being a condominium living unit subject to and with the benefit of the Park Street Rowhouse Association Declaration establishing Park Street Rowhouse Association, dated October 26, 1981, and recorded in the Cumberland County Registry of Deeds in Book 4875, Page 276, which the declaration has been made pursuant to the Unit Ownership Act of the State of Maine, now Chapter 10 of Title 33 of the Maine Revised Statutes of 1964 as amended (herein called the "Unit Ownership Act"); including within this conveyance the percentage interest in condominium or common areas and facilities, the use of certain condominium limited common areas and facilities appurtenant to the unit herein conveyed and more fully described in said Declaration, the Exhibits attached thereto and the surveys and floor plans to which reference is made therein; this conveyance is made subject to but with the benefit of the terms, provisions and easements set forth or referred to in said Unit Ownership Act, Declaration, survey, floor plans, and the by-laws of Park Street Rowhouse Association, the incorporated association formed to manage the condominium property of which the premises described herein are a part.

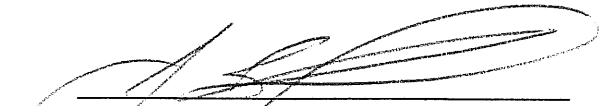
The percentage of undivided interest appertaining to said unit in the condominium common areas and facilities is 28.334%.

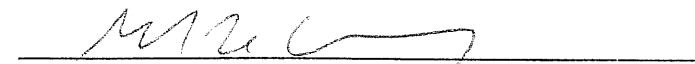
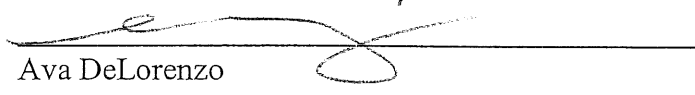
The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deed of Peter G. Cavaney and Cynthia L. Cavaney dated June 16, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14850, Page 185.

WITNESS our hands and seals this 23rd day of April, 2010.

WITNESS

  
\_\_\_\_\_  
*to both*  
\_\_\_\_\_

  
\_\_\_\_\_  
Michael DeLorenzo  
  
\_\_\_\_\_  
Ava DeLorenzo

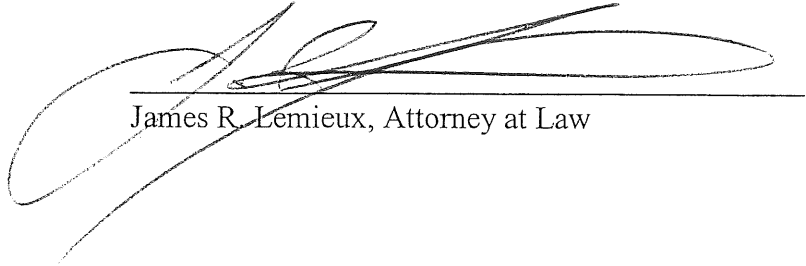
MAINE REAL ESTATE TAX PAID

STATE OF MAINE  
Cumberland County, ss.

April 23, 2010

Personally appeared the above named Michael DeLorenzo and Ava DeLorenzo and acknowledged the foregoing instrument to be their free act and deed.

Before me,



James R. Lemieux, Attorney at Law

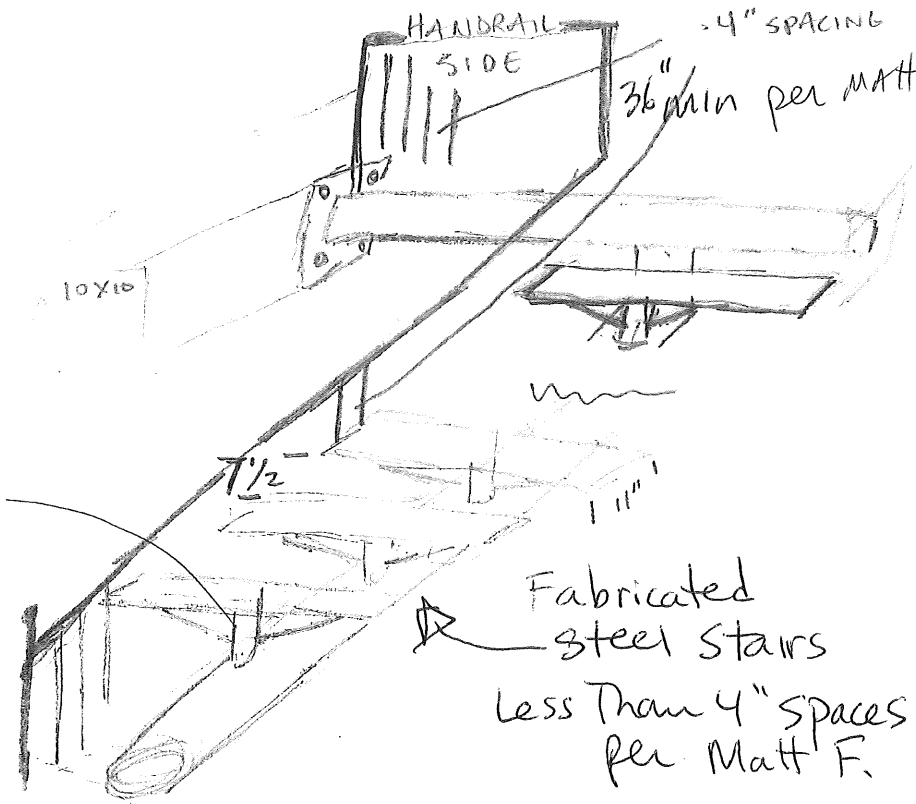
S:\CFreeman\Clients\D\Diluzio-4236-10\Deed.wpd

Received  
Recorded Register of Deeds  
Apr 26, 2010 01:35:25P  
Cumberland County  
Pamela E. Lovley

RECEIVED

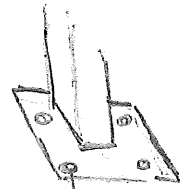
JUN 30 2010

Dept. of Building Inspections  
City of Portland Maine



Fabricated  
steel stairs  
Less Than 4" spaces  
per Matt F.

5" x 3/8" LAG BOLT



36" x 72" PLATFORM

STRUCTURAL BEAM 10" x 10"

UPSTAIRS WALL 48" TALL

OPEN

GRIP-ABLE HANDRAIL 36" FROM NOSING

(SPECS TO BE SUBMITTED PRIOR TO INSTALLATION)

STAIRS →  
7 1/2" RISE  
11" RUN

Glass Infill  
details to be provided

36" WIDE

6x6 STEEL BEAM

FLOORING TO BE DETERMINED

Possible Glass Infill

6x6 STEEL BEAM

DOUBLE 2x12 ON TOP OF WALL

← UPSTAIRS RAIL →