

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT ISSUED

PERMIT

Permit Number: 030482

JUN 04 2003

Please Read Application And Notes, if Any, Attached

This is to certify that Sigfridson Andrew C & / Applicant
has permission to Re-Build 2nd Floor Addition New Roof
AT 53 Pitt St City of Portland 116 B021001
CITY OF PORTLAND

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 when permission procured before this building or part thereof is occupied or otherwise used-in. HOUR NOTICES 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

Janice Bonke 6/5/03
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 ISSUED

Permit No: 03-0482	Issue Date: JUN 04 2003	CBL: 116 B021001
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Location of Construction: 53 Pitt St	Owner Name: Sigfridson Andrew C &	Owner Address: 53 Pitt St	Phone: 653-8059
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R5

Past Use: Multi Family/ 2 Unit	Proposed Use: Multi Family/ 2 Unit	Permit Fee: \$79.00	Cost of Work: \$8,000.00	CEO District: 2
Proposed Project Description: Re-Build 2nd Floor Addition/New Roofline		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOCA 1999	
<i>legal; 2 family dwelling units -</i>		Signature:	Signature: <i>[Signature]</i> 6/4/03	
		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: 05/07/2003	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 checked="" type="checkbox"/> Wetland <i>Less than 50% expansion on existing footprint OK per 14-436</i> <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"/> Denied Date: <i>5/29/03</i>	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	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: <i>[Signature]</i>	Date: <i>[Signature]</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 _____

Doc - Gene Walker

8/1/03 - Check Elec/Franny at art class
D

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0482	Date Applied For: 05/07/2003	CBL: 116 B021001
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Location of Construction: 53 Pitt St	Owner Name: Sigfridson Andrew C &	Owner Address: 53 Pitt St	Phone: () 653-8059
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi Family/ 2 Unit	Proposed Project Description: Re-Build 2nd Floor Addition/New Roofline
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/29/2003**Note:** ok under 14-436 - less than 50% expansion**Ok to Issue:**

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 06/04/2003**Note:****Ok to Issue:**

- 1) Separate permits are required for any electrical or plumbing work.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

03-0482

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.

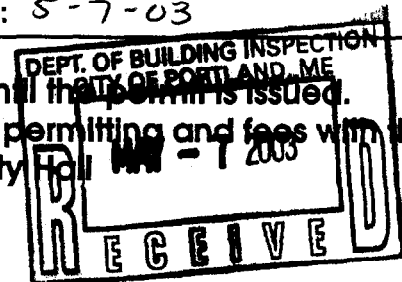
Location/Address of Construction: <u>53 Pitt Street</u>		
Total Square Footage of Proposed Structure <u>207</u>	Square Footage of Lot <u>5300</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>116</u> Block# <u>B</u> Lot# <u>21</u>	Owner: <u>Andrew Sigfridsen & April Wernig</u>	Telephone: <u>207 653 8059</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>April Wernig 53 Pitt Street Portland 653-8059</u>	Cost Of Work: <u>\$8,000</u> Fee: <u>\$79.00</u>
Current use: <u>2 Family Bldg</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>same</u>		
Project description: <u>Re-build 2nd floor addition with new roofline.</u>		
Contractor's name, address & telephone: <u>April Wernig 53 Pitt Street Portland Maine 04103</u>		
Who should we contact when the permit is ready: <u>APRIL WERNIG</u>		
Mailing address: <u>53 Pitt St 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: 653-8059		

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>April A. Wernig</u>	Date: <u>5-7-03</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.



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JB ~~Pre-construction Meeting:~~ Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at ~~874-8632~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

NA Footing/Building Location Inspection: Prior to pouring concrete

NA Re-Bar Schedule Inspection: Prior to pouring concrete

NA Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a ~~175.00~~ fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of applicant/designee

6/4/03
Date

[Signature]
Signature of Inspections Official

6/4/03
Date

CBL: 116-13-21 Building Permit #: 03-0482

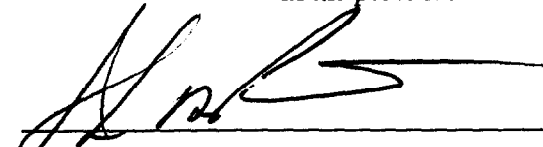
**WARRANTY DEED
JOINT TENANCY
KNOW ALL MEN BY THESE PRESENTS,**


That, Daniel M. Greenstein & Elizabeth Timm Greenstein of 62 Coyle Street, Portland, Cumberland County, Maine 04101, for consideration paid by Andrew C. Sigfridson and April L. Wernig, of Portland, County of Cumberland, State of Maine, whose mailing address is 53 Pitt Street, Portland, Maine 04103, the receipt whereof we do hereby acknowledge do hereby give, grant, bargain, sell and convey unto the said Andrew C. Sigfridson and April L. Wernig as joint tenants and not as tenants in common, their heirs and assigns forever with warranty covenants the property described in Schedule A attached hereto.

See Schedule A attached hereto and incorporated herein by reference.

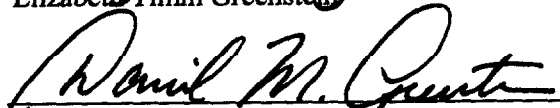
IN WITNESS WHEREOF, we, the said Daniel M. Greenstein and Elizabeth Timm Greenstein, joining in this deed as Grantors and relinquishing and conveying all rights by descent and all other rights to the above-described premises, have hereunto set our hands and seals this 7th day of June, 2002.

Signed, Sealed and Delivered
in the presence of





By: 
Elizabeth Timm Greenstein

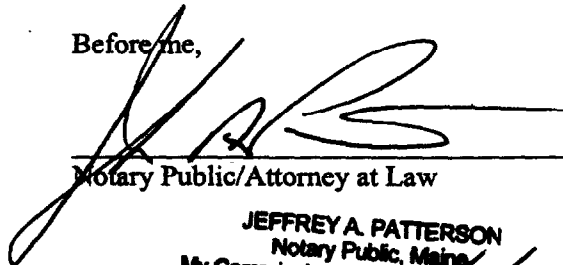
By: 
Daniel M. Greenstein

June 7, 2002

Notary Public
County of Cumberland, ss.

Then personally appeared the above named Daniel M. Greenstein and Elizabeth Timm Greenstein and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public/Attorney at Law

JEFFREY A. PATTERSON
Notary Public, Maine
My Commission Expires 6/14/2005

Print Name

BK 7726PG023

Schedule A

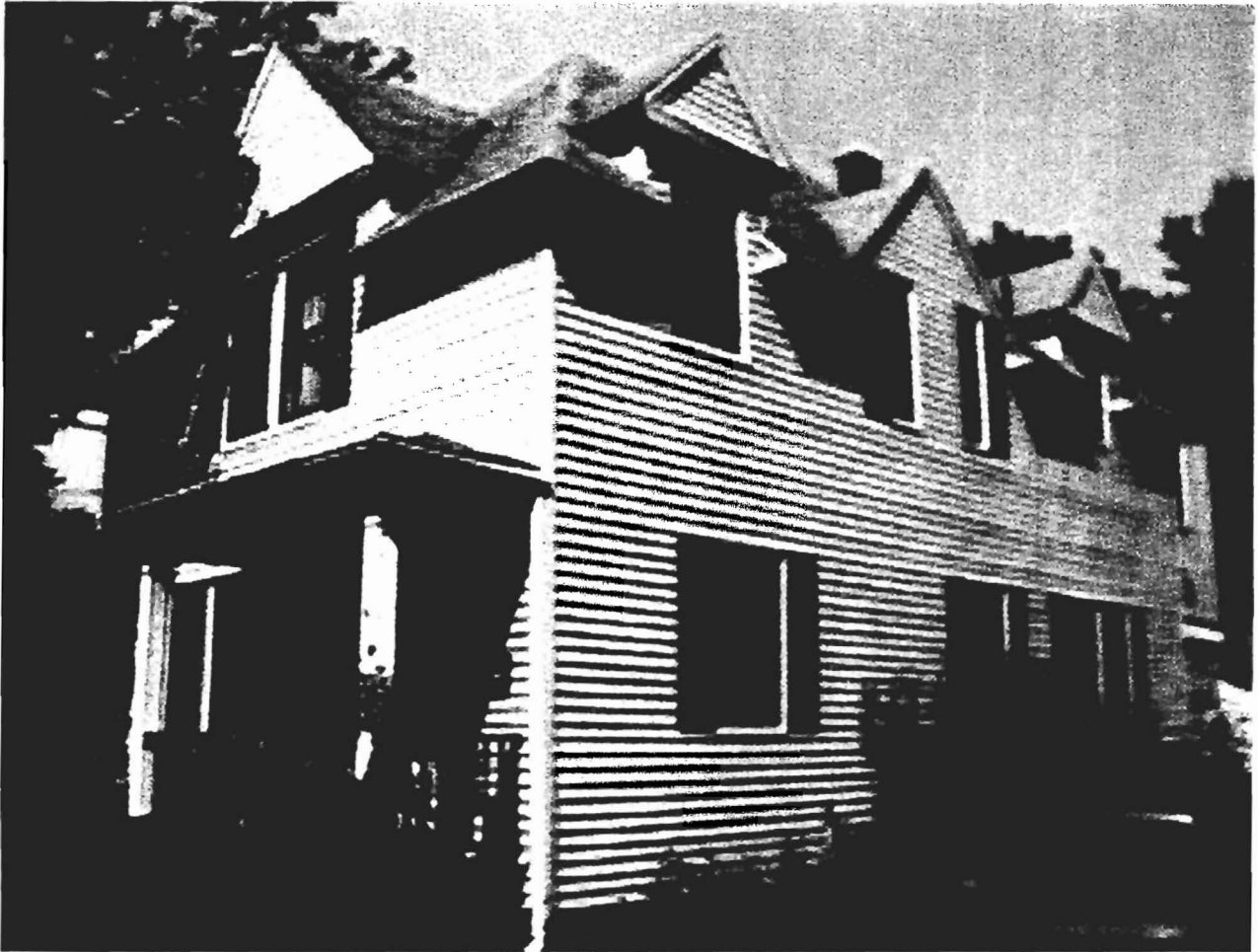
A certain lot or parcel of land, with the buildings thereon, located on Pitt Street, in Portland, County of Cumberland and State of Maine, and being Lot #25 on Plan of Deering Estate dated July 1881 and recorded in Cumberland County Registry of Deeds in Plan Book 4, Page 29, to which Plan reference is hereby made for a more particular description.

EXCEPTING, however, a ten foot strip of land from the above described premises conveyed by David Sclar to Myer Cope by deed dated May 13, 1958 and recorded in said Registry, Book 2408, Page 387.

Being the same premises conveyed to the Grantor herein by warranty deed from Geoffrey K. Cummings recorded May 28, 1985 in the Cumberland County Registry of Deeds, Book 6769, Page 50.

DMG
ETC

RECEIVED
RECORDED REGISTRY OF DEEDS
2002 JUN 11 PM 2:46
CUMBERLAND COUNTY
John B O'Brien



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 116 B021001
 Location 53 PITT ST
 Land Use TWO FAMILY

Owner Address SIGFRIDSON ANDREW C & APRIL L WERNIG JTS
 53 PITT ST
 PORTLAND ME 04103

Book/Page 17726/022
 Legal 116-B-21
 PITT ST 49-51
 5606 SF

Valuation Information

Land \$30,560 Building \$92,920 Total \$123,480

Property Information

Year Built 1884	Style Old Style	Story Height 2	Sq. Ft. 1980	Total Acres 0.129
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 12	Attic None
				Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 06/01/2002	Type LAND + BLDING	Price \$184,250	Book/Page 17726-22
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Picture and Sketch

Picture

Sketch

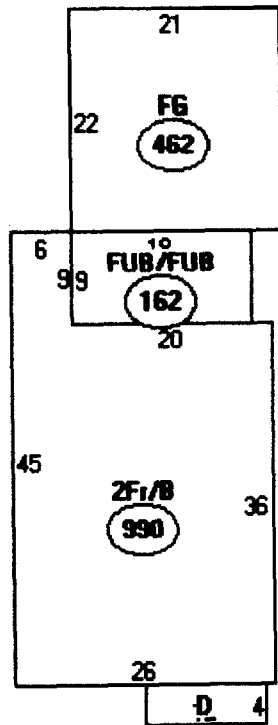
[Click here](#) to view Tax Roll Information.

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



Handwritten notes:
 2-5 Zone requires
 3,000 sq ft of Land Area per
 D.U. or 6,000 sq ft -
 This is a legal
 nonconforming lot for
 # of units for lot size

Handwritten notes:
 setbacks ARE ALSO legally
 nonconforming for lot size



Descriptor/Area

A: 2F1/B
990 sqft

B: FG
462 sqft

C: FUB/FUB
162 sqft

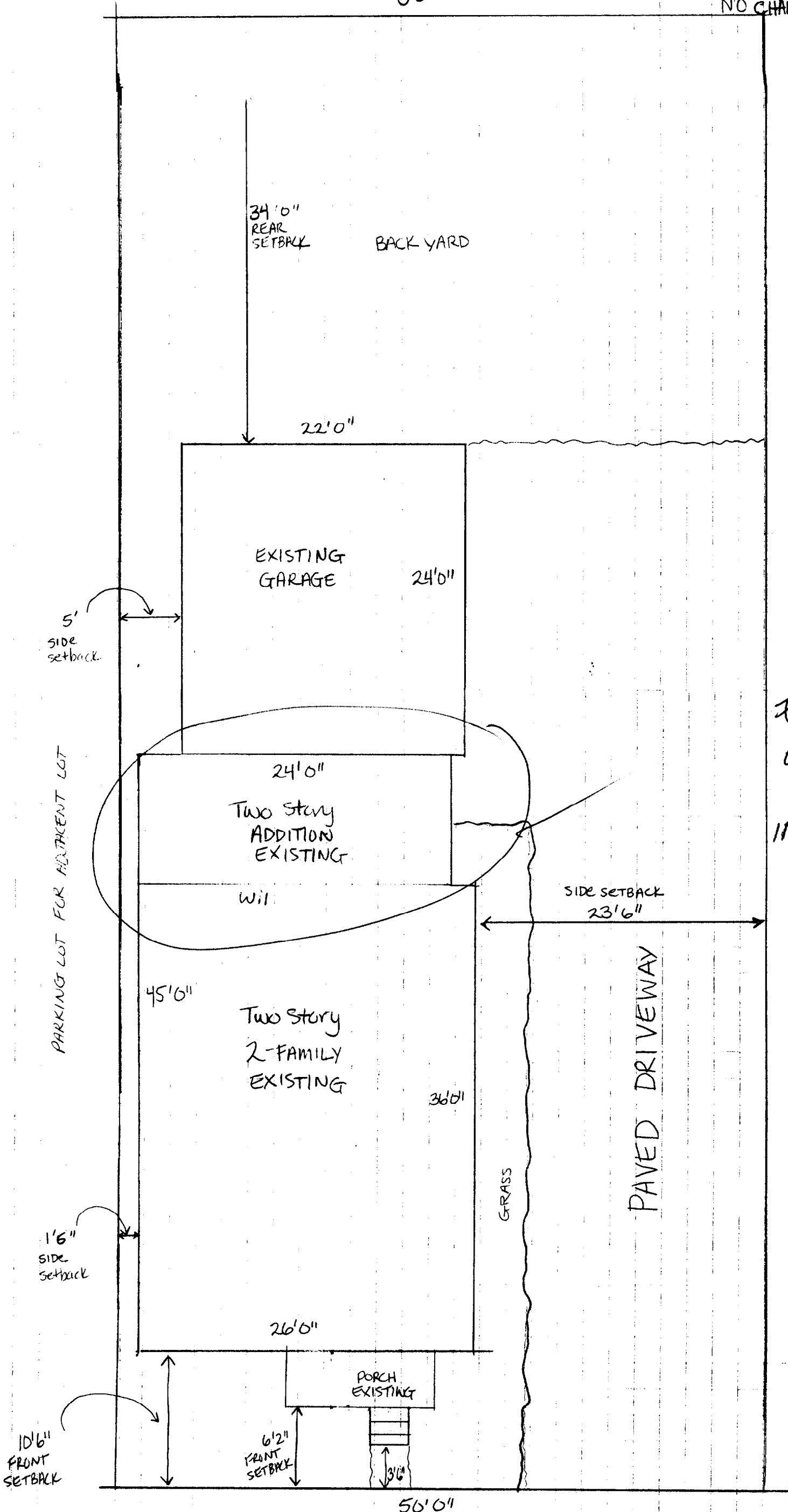
D: OFF
48 sqft

53 PITT STREET

WERNIG
653-8059
Rebuild 2nd flr addition
NO CHANGES TO FOOTPRINT

50'

1/8" = 1'0"



Going up on
EXISTING footprint
OK per 14-436
less than
112' 50% expansion

