

Permit No: 04-0920		Issue Date: JUL 21 2004	CBL: 382 F006001
Location of Construction: 54 Jackson St	Owner Name: Santucci Jacques &	Owner Address: 54 Jackson St	Phone: 707-4534
Business Name:	Contractor Name: David Dardano	Contractor Address: 115 Hope Ave Portland	Phone: 2078312137
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3
Past Use: single family home	Proposed Use: single family home w/ higher roof in rear of house, add bath & bedroom	Permit Fee:	Cost of Work:
Proposed Project Description: raise roof over existing foot print in rear of house, add bath & bedroom		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: 50 BOCA 1999 Signature: JMB 7/20/04 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: jodinea	Date Applied For: 07/02/2004	Zoning Approval	

- 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: 7/20/04 JMB	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" 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: JMB
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Handwritten notes in Special Zone or Reviews:
 approved w/conditions
 Sec. 14-430(b)
 allows an 50% expansion
 No Deck (new)

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

Condominium Conversion and 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>54 JACKSON ST PORTLAND ME 410</u>		
Total Square Footage of Proposed Structure <u>330 SF</u>	Square Footage of Lot <u>9435</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>JACQUE + PATRIKIA SANTUCCI</u>	Telephone: <u>799-4534</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DAVID DARDANO</u> <u>115 HOPE AVE.</u> <u>PORTLAND, ME</u> <u>831-2137</u>	cost Of Work: \$ <u>60,000</u> Fee: \$ _____ _____ units @ \$150.00 per unit \$ _____ + \$75.00 per unit CofO \$ _____ Total Fee: <u>56,150</u>
Current use: <u>Single Family</u> number of units: <u>1</u>		
Proposed use: <u>SAME</u> number of units: _____		
Project description: <u>RAISE ROOF OVER EXISTING FOOT PRINT IN REAR OF HOUSE</u> <u>AND ADD BATH AND BEDROOM.</u>		
2001		
Contractor's name, address & telephone: <u>DAVID DARDANO 115 HOPE AVE. PORTLAND, ME</u> <u>831-2137</u>		
Whom should we contact when the permit is ready: <u>DAVID DARDANO</u>		
Mailing address: <u>115 HOPE AVE</u> <u>PORTLAND, ME 04103</u>		Phone: <u>831-2137</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.

Signature of applicant: <u>David Dardano</u>	Date: <u>7-2-04</u>
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This is not a Permit, you may not commence ANY work until the Permit is issued.

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0920	Date Applied For: 07/02/2004	CBL: 382 F006001
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Location of Construction: 54 Jackson St	Owner Name: Santucci Jacques &	Owner Address: 54 Jackson St	Phone: () 797-4534
Business Name:	Contractor Name: David Dardano	Contractor Address: 115 Hope Ave Portland	Phone (207) 831-2137
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: single family home w/ higher roof in rear of house, add bath & bedroom	Proposed Project Description: raise roof over existing foot print in rear of house, add bath & bedroom
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/20/2004

Note: **Ok to Issue:**

- 1) Approved based on Sec. 14-436(b) which allows an 80% expansion of the 1st floor footprint when non-conforming to setbacks. This 2nd floor expansion is 36% of 924 sf. The rear deck was not included in the total sf as no approved permit was found. Approvals for future expansion could allow 44% increase.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. *No new deck approved JB*
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. NOTE THAT THE HOME OCCUPATION FOR HAIR SALON APPROVED IN 1968 IS NO LONGER BEING USED.
- 4) 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 **Reviewer:** Jeanine Bourke **Approval Date:** 07/20/2004

Note: **Ok to Issue:**

- 1) An 11 x 17 copy of the plans must be submitted to this office
- 2) The design load spec sheet for any engineered beam(s) must be submitted to this office.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Separate permits are required for any electrical, plumbing, or heating.

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 382 F006001
 Location 59 JACKSON ST
 Land Use SINGLE FAMILY



Owner Address SANTUCCI JACQUES & PATRICIA SANTUCCI JTS
 54 JACKSON ST
 PORTLAND NE 04103

Book/Page 16003/275
 Legal 382-F-b
 JACKSON ST 54-5b
 9435 SF

Valuation Information

Land	Building	Total
\$33,710	\$60,580	\$94,290

Property Information

Year Built 1910	Style old Style	Story Height 1	Sq. Ft. 1069	Total Acres 0.217
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 6	Attic Full Finsh
				Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1930	Size 12X26	Grade D	Condition P
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Sales Information

Date 02/05/2001	Type LAND + BLDING	Price \$107,000	Book/Page 16003-275
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Picture and Sketch

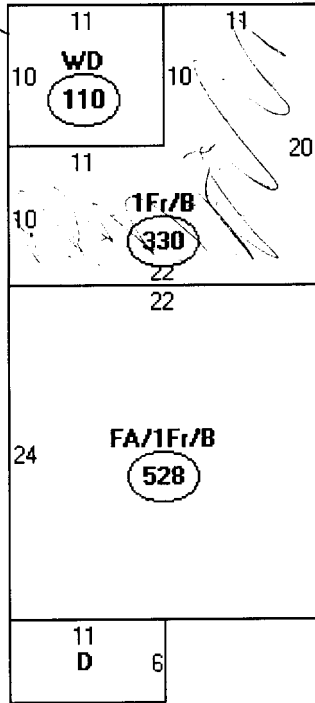
Picture Sketch

[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](#).



No permit found for deck



Descriptor/Area

- A: FA/1Fr/B
528 sqft
- B: 1Fr/B
330 sqft
- CWD
110 sqft
- D: EP
66 sqft

1034
360 detached garage

1394 SF

Sec. 14-436(b)

80% expansion allowed

Lot = 9,435
x 25%

2,358.75

924 SF

X80%

739.2 SF

20 x 11 = 220
11 x 10 = 110

330 SF

= 924 SF

36%

OK

OK



(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **54 Jackson St.**

Issued to **Francis O. Stewart**
54 Jackson St.

Date of Issue **August 29, 1968**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **68/873**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

One room, first floor

APPROVED OCCUPANCY

**Home Occupation of
Hairdressing.**

Limiting Conditions: **Limited to two dryers.
No person not a resident of
the dwelling to be employed.**

This certificate supersedes
certificate issued

Approved:

E. L. Smith

Inspector

[Signature]

Inspector of Buildings

Note: This certificate identifies lawful use of building or premises, and shall be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

012092

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$55.00 Zone _____ Map # _____ Lot # _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Fred O. Stuart Phone # _____
Address: 54 Jackson St. Portland, Maine

LOCATION OF CONSTRUCTION 54 Jackson St. 04103

Contractor: Dirigo Masonry, Inc. Sub: _____
Address: P.O. Box 556 Westbrook 04098 Phone # 856-6741

Est. Construction Cost: \$7,000.00 Proposed Use: single family
Past Use: single family

of Existing Rear Units _____ # of New Rear Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories _____ # Bedrooms _____ Lot Size: _____
Proposed Use: Seasonal Condominium Conversion
Explain Conversion: replacing two foundation walls

Foundation:
1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ (Sold) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Roof:
1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:
1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____
5. Boring: Yes _____ No _____ Span(s) _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:
1. Studding Size _____ Spacing _____
2. Header Size _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only

PERMIT ISSUED

DATE MAY 14 1991

CITY OF PORTLAND

Subdivision _____
Name _____
Lot _____
Block _____

Date: May 7, 1991
Liable Fire Limits: _____
Blg Code: _____
Time Limit: _____
Estimated Cost: \$7,000.00

Street Frontage Provided: _____
Provided Setback: Front _____ Back _____ Side _____
Review Required: _____
Zoning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Special Exemption _____
Other (Explain) _____

Callings:
1. Ceiling Joists Size: _____ Spacing _____
2. Ceiling Strapping Size _____
3. Type Callings: _____
4. Insulation Type _____
5. Ceiling Height: _____
Roof:
1. Truss or Rafter Size _____ Span _____ Action: _____ Approved _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
Chimneys:
Type: _____ Number of Fire Places _____
Heating:
Type of Heat: _____
Electrical:
Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____
Plumbing:
1. Approval of soil test if required _____ Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Fixtures _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____
Swimming Pools:
1. Type: _____ Square Footage _____
2. Pool Size: _____
3. Must conform to National Electrical Code and State Law.

Permit Received By: Lafini
Signature of Applicant: [Signature] Date: 5/7/91
Signature of CEO: Charlie Allen Date: _____
Inspection Dates: _____
White Tag - CEO: [Signature]

White-Tax Assessor Yellow-GPCOG

White Tag - CEO [Signature]