

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 041506

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Ragucci Anthony & Jay Tacchiana
has permission to repair deck of single family home
AT 275 Ray St 406 c016001

ISSUED
OCT 22 2004
CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 is procured before this building or part thereof is occupied or otherwise closed-in. YOUR 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

Jeanie Bourke 10/21/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 04-1506	Issue Date: 2-9-2004	CBL: 406 c016001
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Location of Construction: 275 Ray St	Owner Name: Ragucci Anthony &	Owner Address: 275 Ray St	Phone: 878-9825
Business Name:	Contractor Name: Jay Tachibana	Contractor Address: 275 Ray Street Portland	Phone: 2078789825
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: single family home	Proposed Use: single family home w/ deck repair	Permit Fee: \$39.00	Cost of Work: \$1,200.00	CEO District: 4
Proposed Project Description: repair deck of single family home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB	
		Signature: JMB 10/21/04		
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: dmm	Date Applied For: 10/05/2004	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> _____ <input type="checkbox"/> _____ Date: JMB 10/21/04	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: JMB
	Zone: R3 per sec 14-385 to rebuild		

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1506	Date Applied For: 10/05/2004	CBL: 406 c016001
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Location of Construction: 275 Ray St	Owner Name: Ragucci Anthony &	Owner Address: 275 Ray St	Phone: () 878-9825
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Business Name:	Contractor Name: Jay Tachibana	Contractor Address: 275 Ray Street Portland	Phone: (207) 878-9825
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Lessee/Buyer's Name (Phone:)	Permit Type: Alterations - Dwellings
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Proposed Use: single family home w/ deck repair	Proposed Project Description: repair deck of single family home
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/21/2004
Note: 10/21/04 spoke w/contractor about framing details, ok to issue. **Ok to Issue:**
1) Approved using Sec. 14-385 restoration of existing non-conforming structure in the exact footprint.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 10/21/2004
Note: **Ok to Issue:**
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

OCT 5

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property with the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>215 Ray St. Portland 04103</u>		
Total Square Footage of Proposed Structure <u>136</u>	Square Footage of Lot 	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>406 C 014</u>	Owner: <u>Anthony & Cara Ragucci</u>	Telephone: <u>878-9825</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	cost Of Work: \$ <u> </u> Fee: \$ <u>39.00</u>
Current use: <u>Single Family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Residence</u>		
Project description: <u>Repair & slight modification to porch/deck</u>		
Contractor's name, address & telephone: <u>Jay Tachibana, P.O. Box 1067 Kennebunk ME 04043 207 251-0725</u>		
Who should we contact when the permit is ready: <u>Anthony + Cara Ragucci</u>		
Mailing address: <u>Anthony Ragucci</u> <u>215 Ray St</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>870.9825</u>		

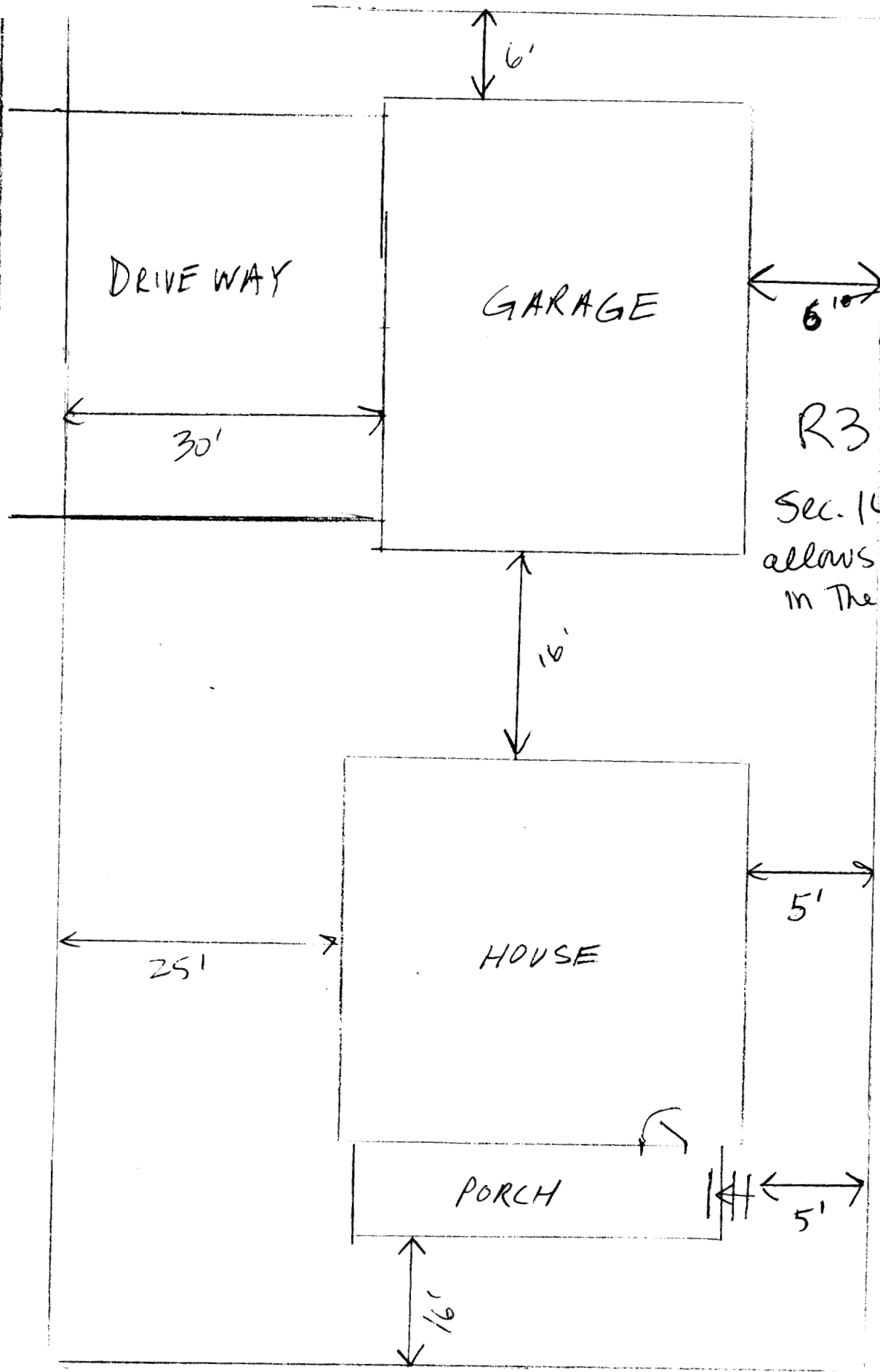
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: [Signature] Date: 9/20/04

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

Maine Ave



R3 Zone

Sec. 14-385
allows to rebuild/restore
in the exact footprint

Ray

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	406 016001
Location	275 RAY ST
Land Use	SINGLE FAMILY
Owner Address	RAGUCCI ANTHONY 8 CARA M RAGUCCI JTS 275 RAY ST PORTLAND ME 04103
Book/Page	21326/019
Legal	406-C-16 RAY ST 275-277 MAINE AVE 183-191 6036 SF

Valuation Information

Land	Building	Total
\$31,400	\$62,790	\$94,190

Property Information

Year Built 1933	Style Old Style	Story Height 2	Sq. Ft. 1120	Total Acres 0.139	
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic None	Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1964	Size 20X32	Grade C	Condition P
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Sales Information

Date 05/26/2004 02/28/2002	Type LAND + BLDING LAND + BLDING	Price \$189,900	Book/Page 21326-19 17369-128
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Picture and Sketch

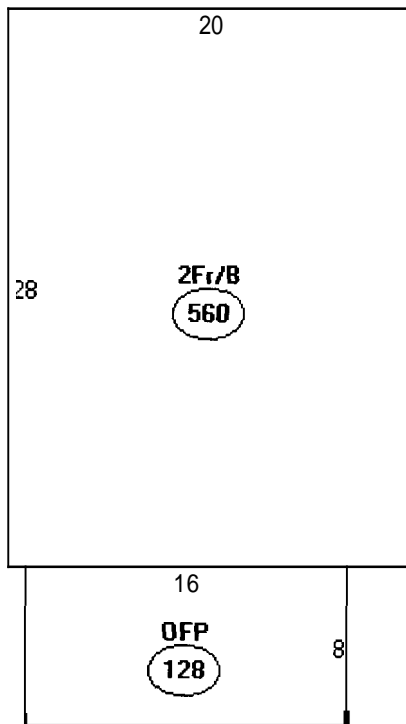
[Picture](#) [Sketch](#) [Tax Map](#)

[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.







Descriptor/Area

A: 2F1/B
560 sqft

B: OFP
128 sqft

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Robert C. Allen

of South Portland, County of Cumberland, State of Maine,

for consideration paid, grant to **Anthony Ragucci and Cara M. Ragucci**

of Portland, County of Cumberland, State of Maine,

whose mailing address is **46 Galvin Street, Portland, ME 04103-5109**

with **warranty covenants**, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

our/my hand(s) and seal(s) this 21st day of May, 2004.

Signed, Sealed and Delivered in presence of:

Witness to Both

Robert C. Allen

MAINE REAL ESTATE TAX PAID

STATE OF MAINE

May 21, 2004

COUNTY OF Cumberland

Then personally appeared the above named Robert C. Allen and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

Printed Name: _____

My Commission Expires: _____

CARRIE L. SMITH
Notary Public, Maine
My Comm. Expires 2/5/2011

Order No: 908307 (Ragucci)

EXHIBIT 'A'

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED AT THE PINES, SECTION C, IN THE CITY OF PORTLAND, COUNN OF CUMBERLAND, STATE OF MAINE, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEING LOT NUMBERED SEVEN HUNDRED EIGHT-ONE (781) ON MAINE AVENUE, SO-CALLED, CONTAINING SIX THOUSAND THIRTY-SIX (6,036) SQUARE FEET, MORE OR LESS, AS SHOWN ON THE PLAN OF O.E. STEPHENSON, CIVIL ENGINEER, DATED MAY 1926 AND RECORDED ON JUNE 17, 1926 IN CUMBERLAND COUNTY REGISTRY OF DEEDS, PLAN BOOK 17, PAGE 6.

BEING THE SAME PREMISES CONVEYED TO ROBERT C. ALLEN BY VIRTUE OF A DEED FROM WADSWORTH H. WILLIAMS, RECORDED ON JULY 15, 1977 IN SAID REGISTRY OF DEEDS AS BOOK 4055, PAGE 331.

Received
Recorded Register of Deeds
May 26, 2004 12:11:20P
Cumberland County
John B O'Brien

HOUSE

~~extend deck edge to dotted line~~ + add hand rails

Replace siding @ house

← 2x6 JOISTS →
8'

REPLACE ROTTEN DECKING

adding 2 stringers

steps to remain as is with new riser + trim

post brackets steps per contractor

17'

may sister joists

Replace siding + trim

Add new conc. footings & piers here if none exist below 4' frost line
Add new PT 4x4 posts here to support deck where metal posts have rotted.