

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

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

Permit No: 04-1506	Issue Date: OCT 22 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
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB	

Proposed Project Description: repair deck of single family home	Signature: <i>JMB 10/21/04</i>	Signature: <i>JMB 10/21/04</i>
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	<b>Zoning Approval</b>
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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> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>JMB 10/21/04</i></p>	<p>Zoning Appeal</p> <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 <p>Date:</p>	<p>Historic Preservation</p> <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 <p>Date: <i>JMB</i></p>
	<p><i>BK per sec 14-385 to rebuild</i></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

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 Tagliana

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 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 entered or otherwise used-in-4  
YOUR NO. REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

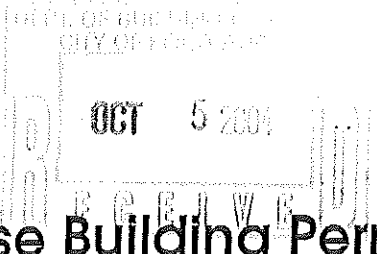
Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

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

**PENALTY FOR REMOVING THIS CARD**



# 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>215 Ray St. Portland 04103</u>		
Total Square Footage of Proposed Structure <u>136</u>	Square Footage of Lot <u>[scribble]</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>406</u> Block# <u>C</u> Lot# <u>014</u>	Owner: <u>Anthony &amp; Cara Ragucci</u>	Telephone: <u>878-9825</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>1,200.00</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 &amp; 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 &amp; Cara Ragucci</u> <u>home owner</u> <u>call</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>878-9825</u>		

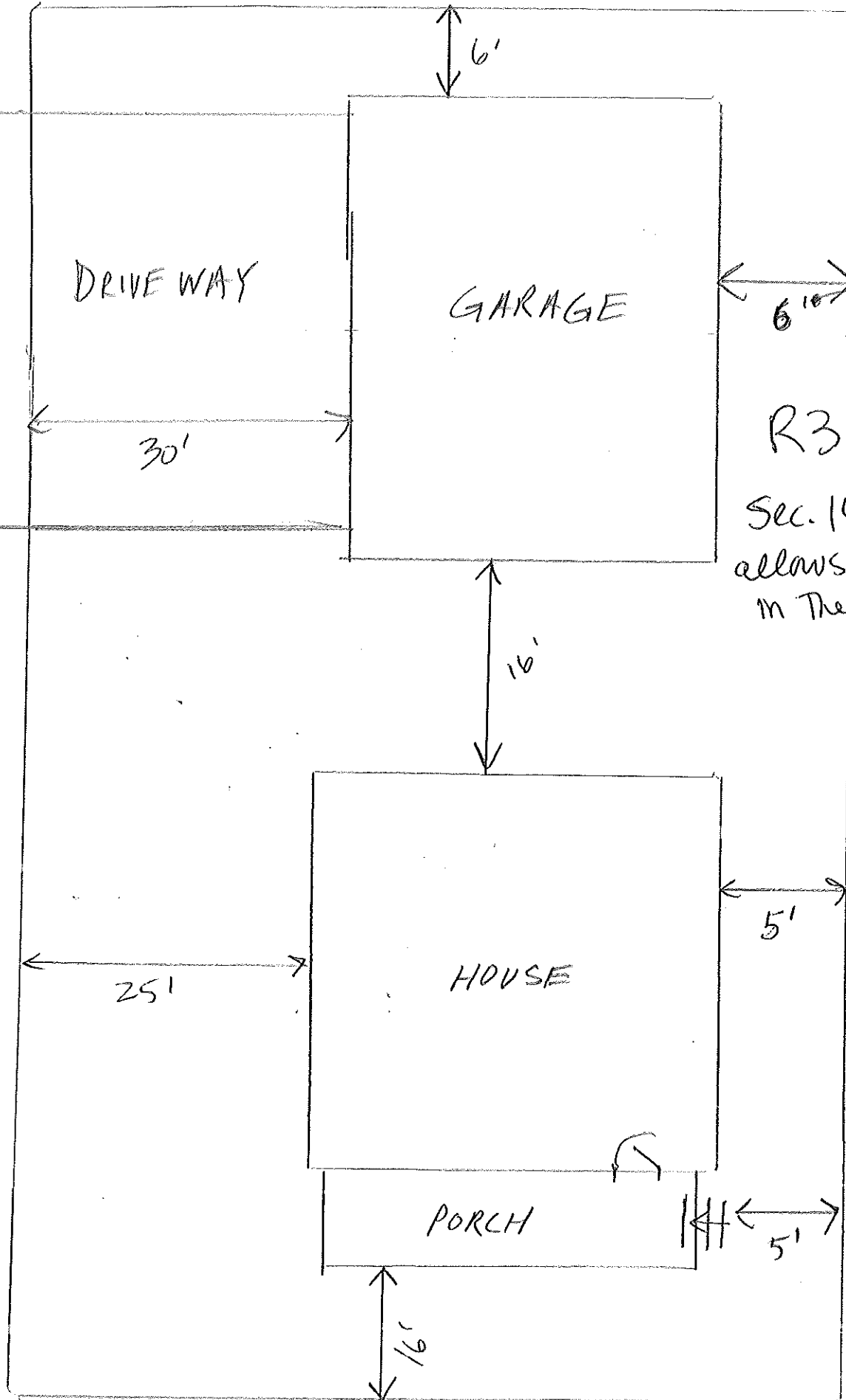
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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:	Date: <u>9/20/04</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

Maine Ave



Ray

R3 Zone  
Sec. 14-385  
allows to rebuild/restoration  
in the exact footprint

OCT 5 2004  
RECEIVED

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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	406 C016001
<b>Location</b>	275 RAY ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	RAGUCCI ANTHONY & CARA M RAGUCCI JTS 275 RAY ST PORTLAND ME 04103
<b>Book/Page</b>	21326/019
<b>Legal</b>	406-C-16 RAY ST 275-277 MAINE AVE 183-191 6036 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$31,400	\$62,790	\$94,190

**Property Information**

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

**Outbuildings**

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

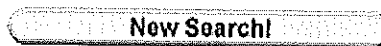
<b>Date</b> 05/26/2004 02/28/2002	<b>Type</b> LAND + BLDING LAND + BLDING	<b>Price</b> \$189,900	<b>Book/Page</b> 21326-19 17369-128
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**Picture and Sketch**

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

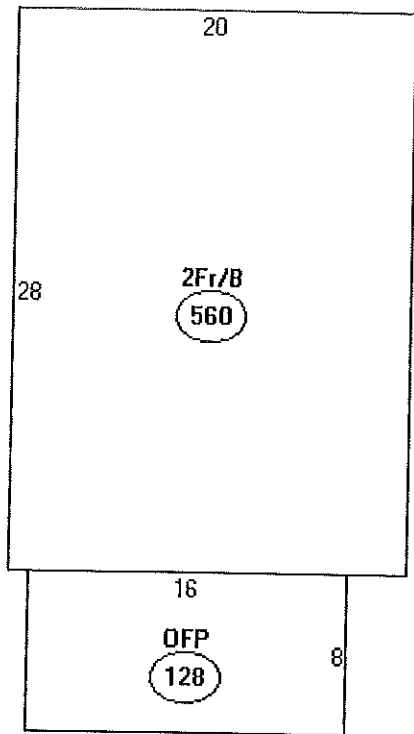
[Click here](#) to view Tax Roll Information.

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





11/01/04 checked 5 no tubes. all are 48<sup>+</sup> OK. to continue *JK*



Descriptor/Area  
A: 2Fr/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**.

**WITNESS** 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, COUNTY 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

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.

Replace siding & trim

Replace siding @ house

2x6 joists

8'

REPLACE ROTTED

DECKING

Post brackets steps

Per contractor

may sister joists

riser  
trim

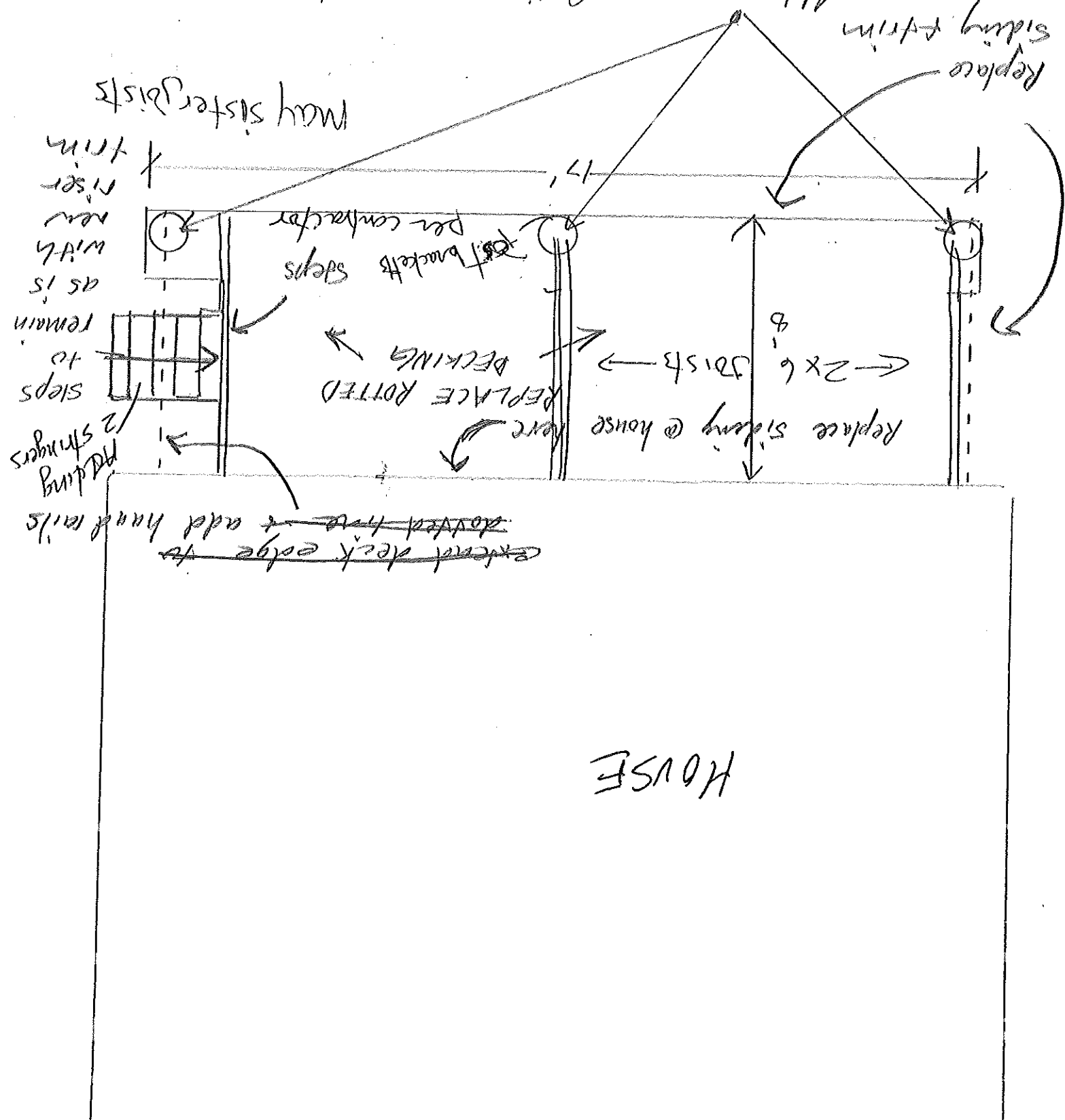
AS IS WITH NEW

steps to remain

2 stringers

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

HOUSE



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Business Name:	Contractor Name: Jay Tachibana	Contractor Address: 275 Ray Street Portland	Phone (207) 878-9825
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

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.



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

NOV 5 20 11

Received from AVA ST RAQUICCI

Location of Work 275 RAY ST

Cost of Construction \$ 1200.00

Permit Fee \$ 30.00

Building (I)  Plumbing (15)  Electrical (12)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 516-010

Check #: 137 Total Collected \$ 30.00

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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

*[Signature]*