Portland Maine Yes. Google's good here.

Christina Stacey <cstacey@portlandr

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/07/16

Roof deck permit #1135, 341 Fore St.

2 messages

Christina Stacey <cstacey@portlandmaine.gov> Thu, Jun 16, 2016 at 10:50 AM
To: brhaapala@gmail.com

Hi Brian,

A couple questions on your permit application -

First, the tax records still list Gerald Knecht as owner. Can you e-mail me a copy of your deed to the property, just so we can verify your right/title/interest to the condo?

Second, in most condominiums the roof is considered commonly-owned area. Has the condo association granted approval for the deck expansion and if so could you e-mail me a copy of any approval or board minutes on this?

Thanks so much,
Chris

--
Chris Stacey - Zoning Specialist
Department of Permitting & Inspections
City of Portland
389 Congress St.
Portland, ME 04101
(207) 874-8695
cstacey@portlandmaine.gov

Brian Haapala <brhaapala@gmail.com> Thu, Jun 16, 2016 at 2:24 PM
To: Christina Stacey <cstacey@portlandmaine.gov>

Christina--

Attached is a copy of the deed, per your request.

The Condo Association is aware of the project. The President indicated to me that they have no action to take as under our bylaws, the deck is considered a "limited common element" and is for the exclusive use by my unit, #9. Attached is the excerpt of the bylaws.

[Quoted text hidden]

> [Quoted text hidden]
>
> Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

2 attachments

B. Limited Common Elements. Limited Common Elements, the exclusive use of which is reserved to the use of a particular Unit, to the exclusion of other Units, consist of the following:

1. For each Residential Unit only, a single exterior parking space being the Unit's number, all as shown and assigned on the Plat.
2. For the Residential Units only, the vestibules and common area staircases providing access to the Residential Units and the Laundry Room, all as shown on the Floor Plans;
3. For the Residential Units located on each floor, the hallway providing access to the entrances to the Residential Units located on that floor, all as shown on the Floor Plans;
5. For Unit #9 only, the exterior deck area and supports located above the roof membrane as shown on the Floor Plans;
6. For the Commercial Units only, the exterior HVAC equipment and related piping and electrical connections located on the ground outside each each Unit as shown on the Plat; and

Boothby Harbor - Bylaw Excerpt on Limited Common Element .png
455K

341 Fore Street Warranty Deed.pdf
1857K

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/07/16