

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that STEPHEN L FLAHERTY

Located At 65 ROBERTS ST

Job ID: 2011-11-2609-ALTR

CBL: 066A- B-014-001

has permission to Remove replace dormers update kitchen & Bath  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2011-11-2609-ALTR

Located At: 65 ROBERTS ST

CBL: 066A- B-014-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. 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.
3. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
4. This permit is being issued under section 14-436(a). The dormer is adding 52.66 sf of floor area which is 7.6% of the allowable 50% (347.25sf) increase (50% of the 1<sup>st</sup> floor footprint is 694.5 sf).

### **Fire**

All construction shall comply with City Code Chapter 10.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

A sprinkler system is recommended but not required based on the following:

Plans indicate the addition will not exceed 50 % of the total completed structure.

### **Building**

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
4. You are required to install an egress window in every sleeping room.

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

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

Job No: 2011-11-2609-ALTR	Date Applied: 10/24/2011	CBL: 066A- B-014-001
Location of Construction: 65 ROBERTS ST	Owner Name: NIKKI RAE, LLC	Owner Address: 32 BUTTONWOOD LN PORTLAND, ME 04102
Business Name:	Contractor Name: Zaknick Properties	Contractor Address: 32 Buttonwood Ln., Portland, ME 04102
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building
Past Use: Two family	Proposed Use: Same - Two family - remove two small dormers (3.5) & add 26'4" shed dormer on left side	Cost of Work: 25000.00
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A
		Signature: <i>Capt. Stone 11/11/11</i>
Proposed Project Description: replace 2 small dormers w/ 1 large dormer, update kitchens & Baths		Pedestrian Activities District (P.A.D.)
Permit Taken By:	<b>Zoning Approval</b>	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <i>using section 14-436(a) - adding 7.6% floor area of allowable 50% increase</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ cond. for 11/8/11 ABM</i>	<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:	<input checked="" type="checkbox"/> Not in Dist 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>ABM</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





\*0599900\*

RET TD

68

MAINE REVENUE SERVICES  
REAL ESTATE TRANSFER TAX  
DECLARATION

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

PLEASE TYPE OR PRINT CLEARLY

1. COUNTY  
Cumberland

DO NOT USE RED INK!

2. MUNICIPALITY/TOWNSHIP  
Portland

BOOK/PAGE—REGISTRY USE ONLY

3. GRANTEE/  
PURCHASER

3a) Name (LAST, FIRST, MI)  
NIKKI RAE, LLC

3b) SSN or Federal ID  
20-4773677

3c) Name (LAST, FIRST, MI)

3d) SSN or Federal ID

3e) Mailing Address  
C/O RICHARD A. MEOLI, 32 BUTTON

3f) City  
PORTLAND

3g) State 3h) Zip Code  
ME 04102

4. GRANTOR/  
SELLER

4a) Name (LAST, FIRST, MI)  
ESTATE OF MARJORIE J. FLAHERTY

4b) SSN or Federal ID  
004-09-2500

4c) Name (LAST, FIRST, MI)

4d) SSN or Federal ID

4e) Mailing Address  
C/O SHARON A. STACKI, P.R., 31

4f) City  
PORTLAND

4g) State 4h) Zip Code  
ME 04103

5. PROPERTY

5a) Map Block Lot Sub-Lot  
66A B 14

Check any that apply:

- No tax maps exist
- Multiple parcels
- Portion of parcel

5b) Type of property—Enter the code number that best describes the property being sold. (See instructions)

5c) Physical Location  
65 Roberts Street

5d) Acreage:

6. TRANSFER  
TAX

6a) Purchase Price (If the transfer is a gift, enter "0")

6a

\$ 115,000.00

6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)

6b

6c) Exemption claim -  Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

7. DATE OF TRANSFER (MM-DD-YYYY)

10 17 2011  
MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use.  CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

10. INCOME TAX WITHHELD— Buyer(s) not required to withhold Maine income tax because:

- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than \$50,000

11. OATH

Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee [Signature] Date \_\_\_\_\_ Grantor [Signature] Date 10-17-11  
Grantee \_\_\_\_\_ Date \_\_\_\_\_ Grantor [Signature] Date 10-17-11

12. PREPARER

Name of Preparer Hopkinson & Abbondanza, P.A.  
Mailing Address 511 Congress Street, Suite 801, Portland, ME 04101

Phone Number (207)772-5845

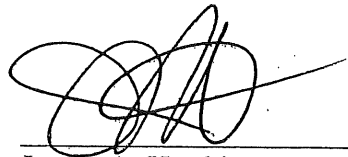
E-Mail Address \_\_\_\_\_

STATE OF MAINE  
CUMBERLAND, ss.

October 17, 2011

Then personally appeared the above named Sharon A. Stacki, individually and as Personal Representative of the Estate of Marjorie J. Flaherty, and acknowledged the foregoing instrument to be her free act and deed and her free act and deed in their said capacity as Personal Representative of the Estate of Marjorie J. Flaherty, and Stephen L. Flaherty and acknowledged the foregoing instrument to be his free act and deed.

Before me,

A handwritten signature in black ink, appearing to be 'JAH', written over a horizontal line.

James A. Hopkinson, Attorney at Law

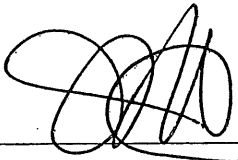
**DEED OF SALE BY PERSONAL REPRESENTATIVE  
(TESTATE)**


**Sharon A. Stacki**, individually, of Portland, County of Cumberland, and State of Maine, **Stephen L. Flaherty**, individually, of Portland, County of Cumberland, and State of Maine, and **Sharon A. Stacki**, of Portland, County of Cumberland, and State of Maine, duly appointed acting **Personal Representative of the Estate of Marjorie J. Flaherty**, deceased (testate) as shown by the probate records of Cumberland County, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the powers conferred by the Probate Code, Docket Number 2003-689, and every other power, for consideration grant to **Nikki Rae, LLC** of Portland, County of Cumberland, and State of Maine, the following described land in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, We have set our hands and seals this 17<sup>th</sup> day of October 17, 2011.

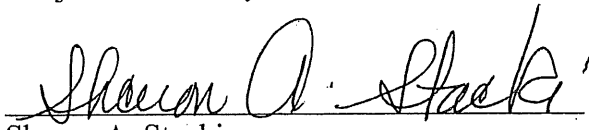
WITNESS

  
\_\_\_\_\_

  
\_\_\_\_\_


By: Sharon A. Stacki  
Personal Representative of the Estate of  
Marjorie J. Flaherty

*to all*  
\_\_\_\_\_

  
\_\_\_\_\_

Sharon A. Stacki

*three*  
\_\_\_\_\_

  
\_\_\_\_\_





2011-11-2609

R-5.

# General 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>65 Roberts St. Portland</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>0.115</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>66A</u> Block# <u>B</u> Lot# <u>14</u>	Applicant: (must be owner, lessee or buyer) Name <u>Rich Meoli</u> Address <u>32 Buttonwood Lane</u> City, State & Zip <u>Portland, Me 04102</u>	Telephone: <u>(207)</u> <u>632-5666</u>
Lessee/DBA	Owner: (if different from applicant) Name <u>Nikki Rae LLC</u> Address <u>32 Buttonwood Ln.</u> City, State & Zip <u>Portland ME 04102</u>	Cost of Work: <u>\$25,000.00</u> C of O Fee: \$ <u>      </u> Historic Review: \$ <u>      </u> Planning Amin.: \$ <u>      </u> Total Fee: \$ <u>270</u>
Current legal use (i.e. single family) <u>2 Family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>2</u> Proposed Specific use: <u>2</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Remove 2 old dormers replace it with 1 Dormer</u> <u>Vinyl side horse lupsale Roof + Windows / update Kitchen (2) + Bath (3)</u>		
Contractor's name: <u>Zaknick Properties</u> Email: <u>indoorairinc@gmail</u> Address: <u>32 Buttonwood lane</u> City, State & Zip <u>Portland, Me 04102</u> Telephone: <u>632-5666</u> Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: <u>Same</u>		

11.2.11

**Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: \_\_\_\_\_ Date: 10/24/11

RECEIVED  
OCT 24 2011  
Dept. of Building Inspections  
City of Portland Maine

**This is not a permit; you may not commence ANY work until the permit is issued**



# Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

**One (1) complete set of construction drawings must include:**

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEBC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

**Separate permits are required for internal & external plumbing, HVAC, and electrical installations.**

**If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:**

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**

896-867-3144

\* setbacks off 2 1'

RS

lot size - 5,000 sq ft

front min. average (OK)

\* Side yard. - 2 story - 12' min 100

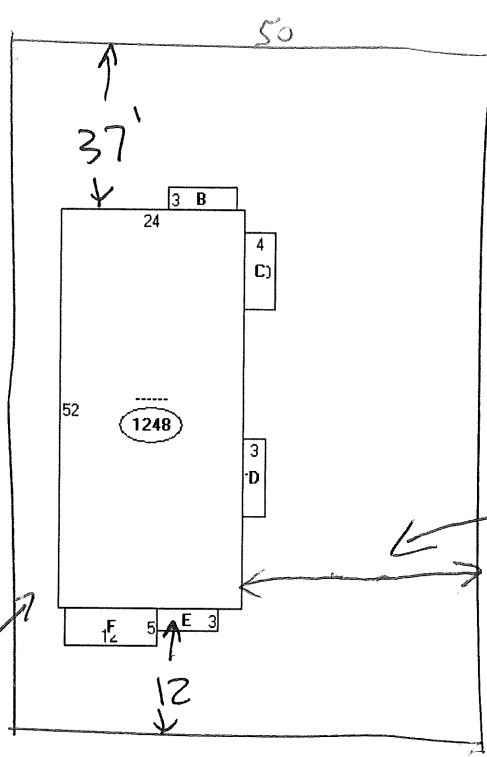
rear - 20' - 37' 5" min (OK)

\* using section 14-436(a)

- not meet setback

- not meet land area prodn

4'



Descriptor/Area

A: .....  
1248 sqft

B: FLUB  
27 sqft

C: MT  
40 sqft

D: FA/2sFBAY/B  
30 sqft

E: 2FBAY/B  
24 sqft

F: OFP  
60 sqft

= 1389

23 1/2'

59% of 1389 = 820.5 sq ft

dormer adding 52.66 sq ft

7.6% increase in floor area - max 50% increase.

### Scope of work

Remove old Dormers (2) Build New one (on plan)

Vinyl side house

update Roof & Windows

update Kitchens (2) and Baths (3)