

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061587

Please Read Application And Notes, If Any, Attached

This is to certify that DIGHTON DAVID E /Dighton David
has permission to Change of Use from 2 unit residential to 4 units condominium
AT 54 ROBERTS ST L. 066A F007001

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV 22 2006
RECEIVED

provided that the person or persons who accept 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.

Classification of inspection must be given and when permission procedure before this building or part thereof is closed or services closed-in. 4 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Joseph Kelley P.F.D. 11/16/06
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas M. Markley 11/17/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|-------------|----------------------|
| Permit No: 06-1587 | Issue Date: | CBL: 066A F007001 |
|-----------------------|-------------|----------------------|

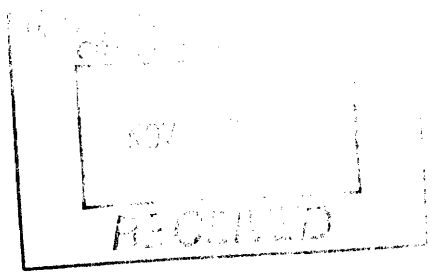
| | | | |
|--|-----------------------------------|--|---------------------|
| Location of Construction: 54 ROBERTS ST | Owner Name: DIGHTON DAVID E | Owner Address: 54 ROBERTS ST | Phone: |
| Business Name: | Contractor Name: Dighton David | Contractor Address: 52 Roberts Road Portland | Phone 2075414874 |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Condo Conversion | Zone: RS |

| | | | | |
|--|---|--|---------------------------|---------------------------------------|
| Past Use: 2 unit residential | Proposed Use: 2 unit Condo - Change of Use from 2 unit residential to 2 unit Condominium | Permit Fee: \$450.00 | Cost of Work: \$450.00 | CEO District: 3 |
| legal use : 2 dwelling units (92-4461) | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group: R3 Type: SB |

| | |
|---|---|
| Proposed Project Description: Change of Use from 2 unit residential to 2 unit Condominium (connected to permit # 06-1584) | Signature: <i>JCK PFD 11/16/06</i> Signature: <i>Jm 11/17/06</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: Idobson | Date Applied For: 10/27/2006 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

| | | | |
|--|--|--|---|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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.. | 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: <i>11/16/06 ABH</i> | 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 <i>ABH</i> Date: _____ |
|--|--|--|---|



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: 06-1587 | Date Applied For: 10/27/2006 | CBL: 066A F007001 |
|------------------------------|--|-----------------------------|

| | | | |
|---|--|---|--------------------------------|
| Location of Construction: 54 ROBERTS ST | Owner Name: DIGHTON DAVID E | Owner Address: 54 ROBERTS ST | Phone: |
| Business Name: | Contractor Name: Dighton David | Contractor Address: 52 Roberts Road Portland | Phone (207) 541-4874 |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Condo Conversion | |

| | |
|--|--|
| Proposed Use: 2 unit Condo - Change of Use from 2 unit residential to 2 unit Condominium | Proposed Project Description: Change of Use from 2 unit residential to 2 unit Condominium (connected to permit #06-1584) |
|--|--|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/06/2006

Note: Unit 1 owner occupied. Unit 2, tenants gave notice that not renewing lease & moved out 8/31/06. **Ok to Issue:**
50-52 Roberts St. is also a two family that is the other half of the building and owned by the same owner. The two units are also being converted to condos.

- 1) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- 2) PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.
- 3) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 11/17/2006

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:**

Note: **Ok to Issue:**

Comments:

11/15/2006-tm: This is still pending for FD. Given back to Cpt. Cass for approval.

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>50-52 Roberts Street</u> | | |
| Total Square Footage of Proposed Structure <u>2678</u> | Square Footage of Lot <u>4158</u> | |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>066A</u> <u>F</u> <u>7</u> | Owner: <u>David E. Dighton</u> | Telephone: <u>541-4874</u> |
| Lessee/Buyer's Name (If Applicable) <u>N/A</u> | Applicant name, address & telephone: <u>David E. Dighton</u> <u>52 Roberts Street, Portland, ME 04102</u> <u>541-4874</u> | Cost Of Work: \$ <u>N/A</u> Fee: \$ _____ C of O Fee \$ _____ Total Fees: \$ _____ |
| Current use: <u>Vacant</u> | | |
| If the location is currently vacant, what was prior use: <u>Residential Rental</u> | | |
| Approximately how long has it been vacant: <u>7 to 8 weeks</u> | | |
| Proposed use: <u>Convert the two units to condominiums, with one as owner occupied</u> Project description: | | |
| Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>David Dighton</u> Mailing address: <u>52 Roberts Street, Portland, ME 04102</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>541-4874</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: <u>David E. Dighton</u> | Date: <u>10/27/06</u> |
|---|-----------------------|

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

Submit with Condominium Conversion Permit Application

Project Data:

Address: 50-52 Roberts Street

C-B-L: 66A-F-7

Number of Units in Building: 2

| Tenant Name | Tenant Tel# | Occup. Length | Date of Notice | Eligible for \$? |
|---|-------------|---------------|----------------|------------------|
| Unit 1 50 Roberts Street Vacant - See attached | See | attached | N/A | No |
| Unit 2 52 Roberts Street - was vacant Owner moved to this unit - see attached | See | attached | N/A | No |
| Unit 3 | | | | |
| Unit 4 | | | | |
| Unit 5 | | | | |
| Unit 6 | | | | |
| Unit 7 | | | | |
| Unit 8 | | | | |

If more units, submit same information on all units

Length of time building owned by applicant 19 years

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES _____ NO (check one)

Type and cost of building improvements associated with this conversion that do not require permits:

\$ _____ Exterior walls, windows, doors, roof

\$ _____ Insulation

\$ _____ Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)

David E. Dighton
52 Roberts Street
Portland, Maine 04102

October 27, 2006

Ms. Marge Schmuckal
Zoning Administrator
Department of Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

RE: C-B-L 66A-F-7 & 66A-F-8, 50-56 Roberts Street, Portland

Dear Ms. Schmuckal:

I am requesting a permit to convert to condominiums, a building I own consisting of two separately deeded two-family properties at 50-56 Roberts Street in Portland.

I understand that the purpose of this Ordinance is to protect existing residential tenants and to ensure that converted housing is safe and decent. I have diligently applied these standards in preparing for this process.

My four units consisted of one owner occupied and three leased units, with leases from 9/1/05 through 8/31/06. All of my tenants opted not to renew their leases at the end of their lease, which is quite customary, as I typically have turned over an average of two units every year. To the best of my knowledge, none of the former tenants are aware of my intent to convert to condominiums. I have included an attachment containing contact information for each individual tenant listed on all of the leases.

I started this process with a home inspection to evaluate the safety and decency of the housing. I have reviewed and addressed the issues from the inspection and, in addition, have added cosmetic changes to the property both inside and out.

Attached you will find one permit application with required condominium conversion attachment and one attachment containing detailed tenant information. In addition, I will, when available and reviewed by Adam Gonzalez, Attorney-At-Law, submit a copy of the Plats and Plans for the conversion project.

Thank you for your assistance in this matter.

Regards,



David E. Dighton

enclosures

**Attachment to Roberts Street Condominium
Tenant Information**

008

007

| Unit | Unit Address | Tenant Name | Tenant Address | Tenant Tel# | Occup. Length | Date of Notice | Eligib For \$? | Comments |
|--------|-------------------|--------------------|---|-------------|-------------------------------------|---|----------------|--|
| Unit 1 | 50 Roberts Street | Ben Daigle | 225 Falmouth St, Portland, ME 04102 | 749-4623 | 9/1/04 - 8/31/06 <i>2 years</i> | N/A - lease expired, tenants gave notice | No | Patrick moved to Poland Spring, ME 8/31/06. Ben and Kris gave notice to move out (lease defaults to tenancy at will), and asked if they could stay until 9/30/06, which they did |
| | | Kristopher Lamb | 225 Falmouth St, Portland, ME 04102 | 939-2802 | | | No | |
| | | Patrick Dore | 136 Verrill Road, Poland Spring, ME 04274 | 310-8688 | | | No | |
| Unit 2 | 52 Roberts Street | Alberta Hunter | 25 Middle Street, Eastport, ME 04631 | 272-0446 | 9/1/01 - 8/31/06 <i>5 years</i> | N/A - lease expired, tenant gave notice | No | Moved to Eastport, ME, See attached copy of notice from tenant |
| Unit 3 | 54 Roberts Street | Owner Occupied | Moved to 52 Roberts St, Portland | 541-4874 | N/A | N/A | N/A | Owner moved from 54 to 52 Roberts Street in October |
| Unit 4 | 56 Roberts Street | Jacqueling Stearns | 14 Inverness Street, Portland, ME 04103 | 776-4026 | 9/1/05 - 8/31/06 <i>one year</i> | N/A - lease expired, tenants gave notice | No | See attached copy of notice from tenants |
| | | Brendon Murphy | 66 Grant Street, Portland, ME 04101 | 272-2176 | | | No | |

924401

066-A-F-007

Permit # _____ City of _____ BUILDING PERMIT APPLICATION Fee _____ Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: _____ Phone # _____
 Address: _____
 LOCATION OF CONSTRUCTION _____
 Contractor: _____ Sub.: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: _____
 _____ Past Use: _____
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion _____

For Official Use Only

Date _____ Subdivision: _____
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____ JAN - 4 1993
 Time Limit _____ Ownership: _____ Public
 Estimated Cost _____ Private

Zoning:
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) _____

Foundation:

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

Floor:

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 _____ Span(s) _____
5. Bracing: Yes _____ No _____
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 Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

HISTORIC PRESERVATION
 Not in District nor Landmark
 Does not require review.
 Requires review.

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Action: APPROVED
 _____ read with conditions

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 Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

Permit Received By _____
 Signature of Applicant _____
 CEO's District _____

CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO

August 1, 2006

To: David Dighton
From: Jacqueline Stearns and Brendon Murphy

RE: Lease at 56 Roberts Street, Portland, ME 04102

To put into writing what we have already told you verbally, we understand that our lease expires on August 31, 2006. Let this serve notice that we do not plan to renew the lease at 56 Roberts Street, Portland, Maine. We will be moved out completely no later than midnight, August 31, 2006. The other two lease occupants, Audrey White and Michelle Roy moved out at an earlier time, Audrey in January, and Michelle in May.

Jacqueline Stearns

Jacqueline Stearns 8/1/06

Brendon Murphy

Brendon Murphy 8/1/06

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 | 066A F007001 |
| Location | 54 ROBERTS ST |
| Land Use | TWO FAMILY |
| | |
| Owner Address | DIGHTON DAVID E 54 ROBERTS ST PORTLAND ME 04102 |
| | |
| Book/Page | 15623/115 |
| Legal | 66A-F-7 ROBERTS ST 54-56 4942 SF |

Current Assessed Valuation

| | | |
|-------------|-----------------|--------------|
| Land | Building | Total |
| \$85,700 | \$210,700 | \$296,400 |

Property Information

| | | | | | |
|---------------------------|---------------------------|--------------------------|--------------------------|-----------------------------|-------------------------|
| Year Built 1900 | Style Old Style | Story Height 2 | Sq. Ft. 3177 | Total Acres 0.113 | |
| Bedrooms 6 | Full Baths 3 | Half Baths | Total Rooms 12 | Attic Full Finsh | Basement Full |

Outbuildings

| | | | | | |
|-------------|-----------------|-------------------|-------------|--------------|------------------|
| Type | Quantity | Year Built | Size | Grade | Condition |
|-------------|-----------------|-------------------|-------------|--------------|------------------|

Sales Information

| | | | |
|-------------|-------------|--------------|------------------|
| Date | Type | Price | Book/Page |
|-------------|-------------|--------------|------------------|

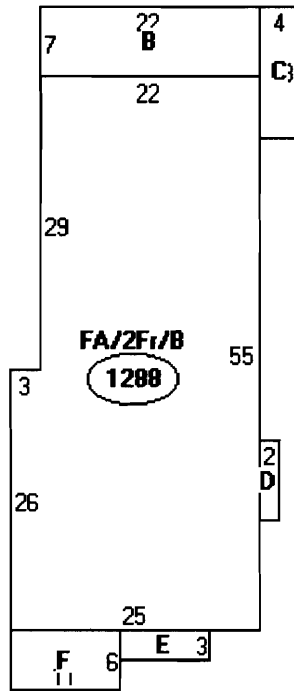
Picture and Sketch

| | | |
|-------------------------|------------------------|-------------------------|
| 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](#).

New Search!



Descriptor/Area

- A: FA/2Fr/B
1288 sqft
- B: OP/OP
154 sqft
- C: WD
52 sqft
- D: 2FBAY/B
16 sqft
- E: 2FBAY/B
27 sqft
- F: OFF
66 sqft



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

OC If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

OC CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Donna Martin
Signature of Applicant/Designee

11/22/06
Date

Donna Martin
Signature of Inspections Official

11 22 06
Date

CBL: 666 AF 007 Building Permit #: 061587