

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 mixed use condominium

AT 54 ROBERTS ST

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

066A F007D01

provided that the person or persons performing or supervising 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.

NOV 22 2006
RECEIVED

Apply to Public Works for street line and grade if nature of work requires such information.

Classification of inspection must be
shown and when permission procedure
before this building or part thereof is
closed or services closed-in 4
OUR NOTES REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Janet Kelley P.F.D. 11/16/06

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas M. Markley 11/07/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

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
<i>legal use : 2 dwelling units. (92-4411)</i>		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: *JCK P.F.D. 11/16/06*

Signature: *JRM 11/17/06*

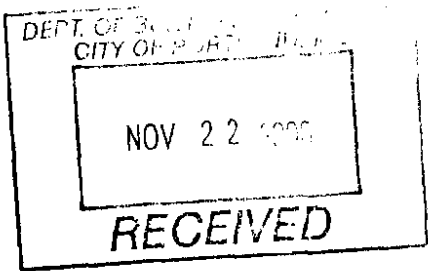
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 10/27/2006	Zoning Approval
-----------------------------	---------------------------------	------------------------

<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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ conditions</i> Date: <i>11/16/06</i> <i>AM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>AM</i> Date: _____</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

02/15/07 - Both units smokers are not inter
connected. Owner will fix. w/ Jay PFD.
OK for G70 (when inter-connected)

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**

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 yrs</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	<i>5 yrs.</i> 9/1/01 - 8/31/06	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	

008

007

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 _____

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 _____

For Official Use Only

Date: _____ Subdivision: _____

Inside Fire Limits: _____ Name: _____

Bldg Code: _____ Lot: _____

Time Limit: _____ Ownership: _____

Estimated Cost: _____ Publc _____ Private _____

JAN - 4 1993

CITY OF _____

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) _____

Ceiling:

1. Ceiling Joists Size: _____

2. Ceiling Strapping Size _____ Spacing _____

3. Type Ceilings: _____

4. Insulation Type _____ Size _____

5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____

2. Sheathing Type _____ Size _____

3. Roof Covering Type _____

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 Electric Code and State Law.

Permit received By _____

Signature of Applicant _____

CEO's District _____

CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

HISTORIC PRESERVATION

Not in District nor Landmark

Does not require review.

Requires review.

Action: _____ Approved.

12/29/92

[Signature]

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 8/7/06

Brendon Murphy

Brendon Murphy 8/7/06

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
-------------	-------------	--------------	------------------

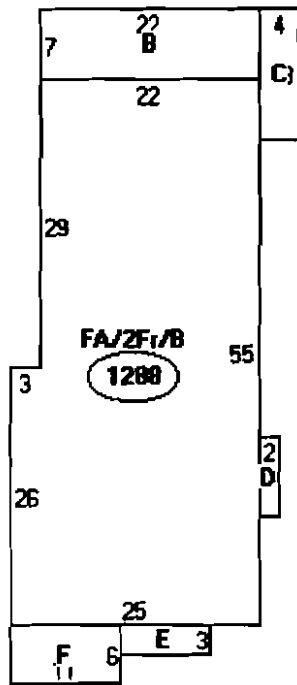
Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
--------------------------------	-------------------------------	--------------------------------

[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: FA/2F1/B
1288 sqft
- B: DP/DP
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.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Footing/Building Location Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> 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

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

Y See CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

<u>Y</u> <u>Carol Wright</u>	<u>11/22/06</u>
Signature of Applicant/Designee	Date
<u>Donna Martin Admon</u>	<u>11 22 06</u>
Signature of Inspections Official	Date

CBL: 666 AF 007 Building Permit #: 061587



CITY OF PORTLAND, MAINE
Department of Building Inspections

_____ 10-27 20 06 _____

Received from David Johnson _____

Location of Work 57 Roberts _____

Cost of Construction \$ _____

Permit Fee \$ 450⁰⁰/0 _____

150 csgo
300 Condo Cont

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Condo Cont _____

CBL: 66 AF 007 _____

Check #: 6154 _____

Total Collected \$ 450⁰⁰/0 _____

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