

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 061584

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 multi-unit condominium

AT 50 ROBERTS ST

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

NOV 22 2006

RECEIVED

066A F008001

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 started or service closed-in. 4  
OUR NOTES ARE REQUIRED.

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

#### OTHER REQUIRED APPROVALS

Fire Dept. Jay Kelley - P.F.D. 11/16/06

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

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

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

Thomas H. Manley 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: 06-1584	Issue Date:	CBL: 066A F008001
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Location of Construction: 50 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:

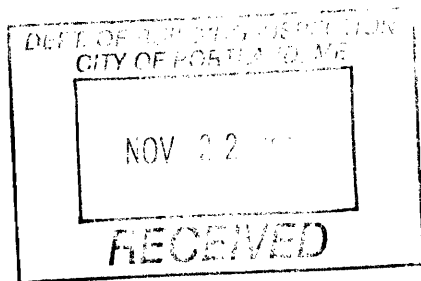
Past Use: 2 unit residential	Proposed Use: 2 unit Condo- Change of Use from 2 unit residential to 2 unit Condominium <i>legal use : 2 dwelling units (permicohed) assessing</i>	Permit Fee: \$450.00	Cost of Work: \$450.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i>	

Proposed Project Description: Change of Use from 2 unit residential to 2 unit Condominium <i>(connected to permit 06-1587)</i>	Signature: <i>Greg Cass</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: 10/30/2006	<b>Zoning Approval</b>
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date:	Date:	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

<b>Permit No:</b> 06-1584	<b>Date Applied For:</b> 10/27/2006	<b>CBL:</b> 066A F008001
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<b>Location of Construction:</b> 50 ROBERTS ST	<b>Owner Name:</b> DIGHTON DAVID E	<b>Owner Address:</b> 54 ROBERTS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dighton David	<b>Contractor Address:</b> 52 Roberts Road Portland	<b>Phone</b> (207) 541-4874
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Condo Conversion	

<b>Proposed Use:</b> 2 unit Condo- Change of Use from 2 unit residential to 2 unit Condominium	<b>Proposed Project Description:</b> Change of Use from 2 unit residential to 2 unit Condominium (connected to permit # 06-1587)
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/06/2006

**Note:** Unit 1 tenants chose not to renew lease 8/31/06. Two tenants stayed until 9/31/06. Unit 2 tenant gave notice & didn't renew lease 8/31/06. **Ok to Issue:**

54-56 Roberts St. is also a two family connected to this two family with the same owner. These two units are also going condo.

- 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) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 11/15/2006

**Note:** **Ok to Issue:**

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

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 11/07/2006

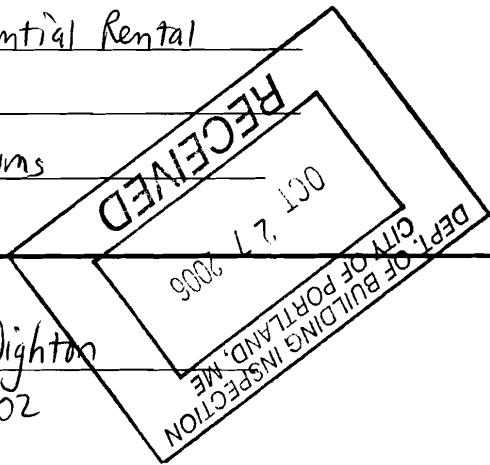
**Note:** **Ok to Issue:**

- 1) The fire resistance rating between # 50 AND # 52 Roberts st. Shall be 2 hours. If unable to verify the structure shall be considered 4 units. Where the structure will comply with NFPA 101 The Life safety Code

# 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>54-56 Roberts Street</u>		
Total Square Footage of Proposed Structure <u>3177</u>	Square Footage of Lot <u>4942</u>	
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart# <u>066A</u> Block# <u>F</u> Lot# <u>8</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, 52 Roberts Street Portland ME 04102 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>7-8 weeks</u>		
Proposed use: <u>Convert the two units to condominiums</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. <b>PHONE:</b> <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>
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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**

## Submit with Condominium Conversion Permit Application

**Project Data:**

Address: 54-56 Roberts Street

C-B-L: 66A - F - 8

Number of Units in Building: 2

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 54 Roberts Street - was occupied by owner - see attached	See	attached	N/A	No
Unit 2 56 Roberts Street Vacant - 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 11 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	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	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	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	

Received with

Mnt

8/1/06

52

David -

I've decided not to  
renew my lease. But,  
I am wondering if I  
could have part or all  
of September.

I'll be home tomorrow  
evening if you want to  
discuss.

Anna Hutto



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>	066A F008001
<b>Location</b>	50 ROBERTS ST
<b>Land Use</b>	TWO FAMILY
<b>Owner Address</b>	DIGHTON DAVID E 54 ROBERTS ST PORTLAND ME 04102
<b>Book/Page</b>	15623/117
<b>Legal</b>	66A-F-8 ROBERTS ST 50-52 4158 SF

*2 family per microfiche*

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$84,600	\$175,800	\$260,400

**Property Information**

<b>Year Built</b> 1900	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 2678	<b>Total Acres</b> 0.095		
<b>Bedrooms</b> 5	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 13	<b>Attic</b> Unfin	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
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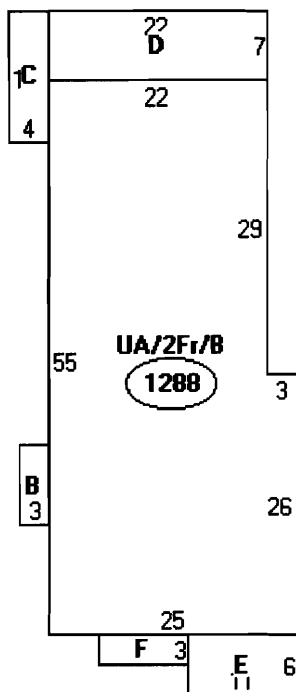
**Picture and Sketch**

<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
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[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: UA/2Fr/B  
1288 sqft
- B: 2FBAY/B  
24 sqft
- C: WD  
52 sqft
- D: OP/OP  
154 sqft
- E: OFP  
66 sqft
- F: 2FBAY/B  
27 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

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

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

Donna Martin Admin 11/22/06  
Signature of Applicant/Designee Date

Donna Martin Admin 11 22 06  
Signature of Inspections Official Date

CBL: 66 AF008 Building Permit #: 06 1584