

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061584

This is to certify that DIGHTON DAVID E /Dighton Davidhas permission to Change of Use from 2 unit residential to multi-unit condominiumAT 50 ROBERTS ST

provided that the person or persons who perform or supervise the work accepting 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.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

066A F008001

NOV 22 2006

RECEIVED

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

Notification of inspection must be
given and when permission is procured
before this building or part thereof is
started or work is resumed in 24
HOURS NO WORK REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept.

Jay Kelley P.E.D. 11/16/06

Health Dept.

Appeal Board

Other

Department Name

Thomas W. Mearns 11/17/06
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: 06-1584	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 (permitted) 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 Condition</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 permit 06-1587)</i>	Signature: <i>Greg Cass</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: Idobson	Date Applied For: 10/20/2006	Zoning Approval
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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:	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 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 Date:
	<div data-bbox="159 1337 582 1610" data-label="Image"> </div>		

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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02/15/07- Both units smokers are not inter-connected
owner will have fixed then Ok for CO # when interconnects
JMM 10/5/07 PFD

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
06-1584	10/27/2006	066A F008001

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

Proposed Use:	Proposed Project Description:
2 unit Condo- Change of Use from 2 unit residential to 2 unit Condominium	Change of Use from 2 unit residential to 2 unit Condominium (connected to permit # 06-1587)

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 **Ok to Issue:** ☒
& didn't renew lease 8/31/06.

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>
Tax Assessor's Chart, Block & Lot 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. 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>
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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 <u>54 Roberts Street - was occupied by owner - see attached</u>	<u>See</u>	<u>attached</u>	<u>N/A</u>	<u>No</u>
Unit 2 <u>56 Roberts Street Vacant - See attached</u>	<u>See</u>	<u>attached</u>	<u>N/A</u>	<u>No</u>
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

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

rent

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 Hutor

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

2 family per microfiche

Current Assessed Valuation

Land	Building	Total
\$84,600	\$175,800	\$260,400

Property Information

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

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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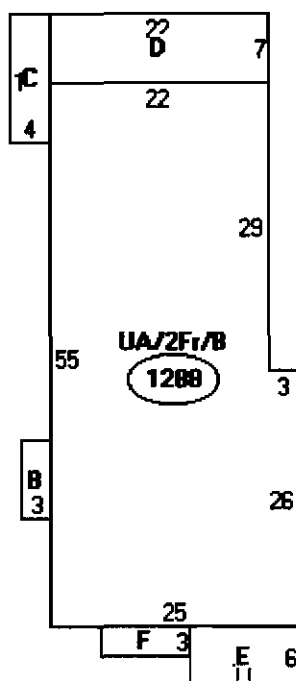
Picture and Sketch

Picture	Sketch	Tax Map
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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](#).





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.

<input type="checkbox"/> Footing/Building Location Inspection:	Prior to pouring concrete
<input type="checkbox"/> Re-Bar Schedule Inspection:	Prior to pouring concrete
<input type="checkbox"/> Foundation Inspection:	Prior to placing ANY backfill
<input 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

☒ 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 **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Donna Martin Admin
Signature of Applicant/Designee

11/22/06
Date

Donna Martin Admin
Signature of Inspections Official

11 22 06
Date

CBL: 66 AF008

Building Permit #: 06 1584



CITY OF PORTLAND, MAINE

Department of Building Inspections

10.27 2006

Received from

SO Roberts

Location of Work

David Uighton

Cost of Construction

\$ 150,000

Permit Fee

\$ 450.00

300 condo. and

Building (IL)

Plumbing (IS)

Electrical (I2)

Site Plan (U2)

Other

66 AF 8

CBL:

Check #:

6153

Total Collected \$

450.00

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