



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov*

Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

### Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland  
Inspections Division  
389 Congress Street, Room 315  
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. *After all approvals have been met and completed, I will then be issued my permit via e-mail.* No work shall be started until I have received my permit.

Applicant Signature: \_\_\_\_\_

*Jeff Levine* *Tammy Munson*  
Date: 9/12/2014

I have provided digital copies and sent them on: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie: a thumb drive or CD to the office.

**Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936**



**Project Address:**

**Total Square Footage of Proposed Structure/Area:**

Home: 1818 sq ft (904 1st  
914 2nd)  
Porch: 120 sq ft  
Rear Deck: 192 sq ft  
Garage: 576 sq ft

**Area of lot (total sq. ft.):**

Garage: Yes  No

Attached

Detached

Sq. Ft.: 576 sq ft

Number of Stories: 2

Number of Bathrooms: 2 1/2

Number of Bedrooms: 3

**Tax Assessor's Chart, Block & Lot(s):**  
Chart#      Block #      Lot #

Current legal use: VACANT LAND

Number of Residential Units 1

If vacant, what was the previous use? \_\_\_\_\_

Is property part of a subdivision? Yes If yes, please name Morningstar Lane

**Project Description:**

**APPLICANT** - (must be owner, Lessee or Buyer)

Name: Jesse Braley

Business Name, if applicable: Patco Construction, Inc.

Address: 1293 Main Street

City/State: Sanford, ME Zip Code: 04103

Work # 207-324-5574 ex115

Home#

Cell # 207-651-7181

e-mail: jbraley@patco.com

**OWNER INFORMATION** - (if different from Applicant)

Name: MORNINGSTAR REAL ESTATE TRUST  
RONALD T. DORLER TRUSTEE

Address: 228 RIVERSIDE IND. PKWY.

City/State: Portland, Maine Zip Code: 04103

Work #

Home#

Cell #

e-mail:

**CONTRACTOR INFORMATION:**

Name: Patco Construction, Inc.

Address: 1293 Main St.

City/State: Sanford, ME Zip Code: 04103

Phone Number: 651-7181

e-mail: jbraley@patco.com

**Contact when Building Permit is Ready:**

Name: Jesse Braley

Phone Number: 651-7181

e-mail: jbraley@patco.com



Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your permit.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

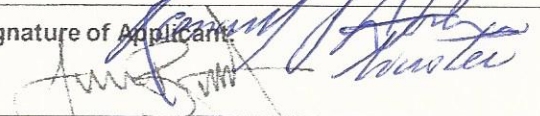
**Property Taxes:**

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 a permit of any kind is accepted.

**Separate Permits:**

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

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 Planning Authority and Code Enforcement'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.

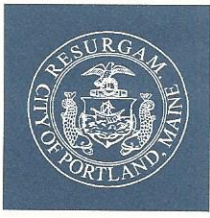
Signature of Applicant 	Date: 9/18/2014
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This is not the permit - you may not commence any work until the permit is issued.

A CD or PDF of the entire application, including all plans, must be submitted with the

General Submittal Requirements – Level 1 Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>		2	Completed application form and check list.
<input checked="" type="checkbox"/>		1	Application fees.
<input type="checkbox"/>		2	Evidence of right, title and interest.
<input checked="" type="checkbox"/>		2	Copies of required state and/or federal permits.
<input checked="" type="checkbox"/>		2	Written Description of existing and proposed easements or other burdens.
<input checked="" type="checkbox"/>		2	Written requests for waivers from individual site plan and/or technical standards.
<input checked="" type="checkbox"/>		2	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

application. (e-mail to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov))



# PORTLAND MAINE

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**Assessor's Department**

Richard W. Blackburn, Tax Assessor

August 19, 2014

Ronald J Dorler Trustee  
220 Riverside Ind. Pkwy.  
Portland, Maine 04103

**NOTICE OF ACTION ON APPLICATION FOR  
ABATEMENT OF REAL ESTATE TAX**

ACCOUNT ID #52092  
LOCATION: Morningstar Lane CBL #385 C011001

Dear Mr. Dorler,

Your application for abatement of property taxes for FY2015 on the above described property was granted on August 19, 2014.

REASON: Overvaluation

Where an abatement has been granted in whole or in part, we have included a computation showing your new valuation and tax liability.

You have 60 days from the date of this notice to appeal this decision. An appeal may be taken to the Portland Board of Assessment Review, (Telephone # 874-8480, mailing address: Portland City Hall, 389 Congress Street, Room 211, Portland, Maine 04101).

ORIGINAL VALUATION: \$74,600  
NEW VALUATION: \$59,700

ORIGINAL TAX: \$1,492.00  
NEW TAX: \$1,194.00

If you have any further questions please feel free to call the Assessor's office at 874-8486

Sincerely,

Richard W. Blackburn  
Tax Assessor

RWB/lac



**KEEP THIS PORTION**

ACCOUNT NUMBER:

**52092**

**REAL ESTATE PROPERTY TAX STATEMENT**



CBL: \*

**385 - C-011-001**

For Fiscal Year 2015

July 1, 2014 - June 30, 2015

Owner of Record as of April 1, 2014

**DORLER RONALD J TRUSTEE**

ACRES:

**0.3132**

**220 RIVERSIDE IND PKWY  
PORTLAND ME 04103**

Assessed Property Description:

**385-C-11  
MORNING STAE LN  
13645 SF  
LOT 1**

**CURRENT BILLING DISTRIBUTION**

Education	\$754.95
Public Safety	\$213.36
Debt Service	\$199.93
Public Services	\$119.36
General Government	\$28.35
Recreation & Facil. Mgmt	\$35.81
County Tax	\$47.74
Library	\$35.81
Metro	\$23.87
Health & Human Services	\$32.82

**CURRENT BILLING INFORMATION**

Land Value	\$74,600.00
Building Value	\$0.00
Total Value	\$74,600.00
Exemptions	\$0.00
Homestead	\$0.00
Taxable Value	\$74,600.00
Tax Rate	\$20.00
<b>TOTAL TAX</b>	<b>\$1,492.00</b>
<b>AMOUNT PAID</b>	<b>\$0.00</b>

**Remittance Instructions**

**Please make check or money order payable to: CITY OF PORTLAND.**

**Remit To: CITY OF PORTLAND, MAINE  
TREASURY DIVISION  
P O BOX 544  
PORTLAND, ME 04112-0544**

See reverse side for important payment information.  
Use right top margin for change of address.

Change of Ownership