

**PERMIT ISSUED**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 02-109007	Issue Date: - 7 2002	CBL: 003 A010001
-------------------------	-------------------------	---------------------

Location of Construction: 95 Morning St	Owner Name: Evans John P	Owner Address: 95 Morning St <b>CITY OF PORTLAND</b>	Phone: 207-671-7935
Business Name: n/a	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Condo Conversion	Zone: R-3

Past Use: Residential / Two apartments  <i>legal: 2 Dwelling units</i>	Proposed Use: Condominium Conversion / Two apartments to two condominiums.	Permit Fee: \$230.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: Condominium Conversion / 2 Condos		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SS 10/4/02 <i>[Signature]</i>	
		Signature:	Signature:	
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: gg	Date Applied For: 09/23/2002	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		<b>Special Zone or Reviews</b> <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>10/2/02</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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 Date: <i>[Signature]</i>

**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

Form # P 04

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

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 021090

This is to certify that Evans John P /n/a  
has permission to Condominium Conversion / 2 condos  
AT 95 Morning St 003 A010001

provided that the person or persons, firm or corporation 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.

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

Notification of inspection must be given and work in progress must be reported before this building or part thereof is altered or closed-in.  
**FOUR NOTICE IS REQUIRED.**

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

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]* 10/14/02  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Application to Rezone

2-1090

Department

Zoning

Decision

Approved with Conditions

Decision

Marge Schmuckal

Address

95 Morning St

Decision Date

10/02/2002

Decision Date

09/25/2002

Marge Schmuckal

10/02/2002

09/24/2002

gg

10/02/2002

mes

2-1090

Building

Approved with Conditions

Mike Nugent



10/04/2002

10/03/2002



Mike Nugent

10/04/2002

No Building Construction is contemplated or authorized by this permit

09/24/2002

gg

10/04/2002

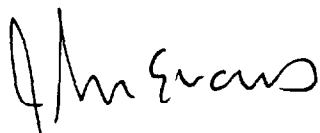
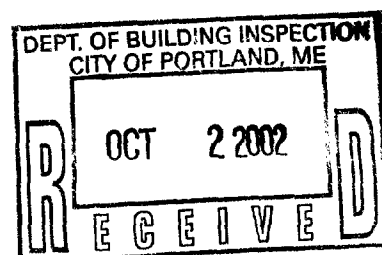
mjn



Marge Schmuckle  
Code Enforcement Officer  
Portland, Me. 04101

This is to inform the city of Portland that I John Evans bought 95 Morning Street, Portland Me. 04101 unoccupied. I have worked on the first floor since I have owned the building and it has remained unoccupied. Mary Kell whom I bought the building from told me that she hadn't rented the first floor unit in six years. If you have any questions please call me at 671-7935.

John Evans

A handwritten signature in black ink that reads "John Evans". The signature is written in a cursive style with a large initial "J" and "E".

# 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.

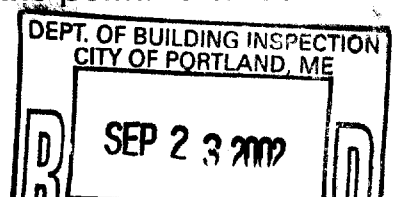
Location/Address of Construction: 95 Morning Street		
Total Square Footage of Proposed Structure 3,250	Square Footage of Lot 3,692	
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#            Block#            Lot# 3                    A                    10	Owner:  John Evans	Telephone:  671-7935
Lessee/Buyer's Name (If Applicable)  N/A	Applicant name, address & telephone:  John Evans 95 Morning Street Portland, ME 04101 671-7935	Cost Of Work: \$ <u>Ø</u> Fee: \$ <u>30 + 75 permit</u> <u>2</u> units @ \$25.00 per unit \$ <u>50.00</u> <u>100 due at pickup</u>
Current use: <u>Apartment</u> number of units: <u>2</u>		
Proposed use <u>condominium</u> number of units: <u>2</u>		
Project description: conversion of two unit apartment into two unit condominium * Building has been owner occupied for last 7 years * NO structural work		
Contractor's name, address & telephone: None		
Who should we contact when the permit is ready: <u>John Evans</u>		
Mailing address: 95 Morning Street Portland, ME 04101		
Phone: 671-7935		

**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>[Signature]</u>	Date: <u>7-31-02</u>
--	----------------------

**This is not a permit, you may not commence ANY work until the permit is issued**



Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

**Condominium Conversion Tenant Forms**

**BUILDING ADDRESS:** 95 Morning Street, Portland

**NUMBER OF UNITS:** 2

**TENANT NAME:** No tenants

**TENANT'S UNIT #:** N/A

**TENANT'S TEL. #:** N/A

**TENANT'S PRESENT ANNUAL INCOME:** N/A

**NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG:** N/A

**ATTACH COPY OF TENANT NOTICE**

**OWNER'S NAME/ADDRESS/TEL. #:** John Evans, 95 Morning Street, Portland, Maine 04101

**DEVELOPER'S INFO IF DIFFERENT THAN OWNER:** same

**TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION – PLEASE DETAIL**

None



CONDOMINIUM CONVERSION PERMIT  
CITY OF PORTLAND, MAINE  
PART I

I, \_\_\_\_\_, the undersigned, being duly sworn, do hereby certify that I am the Chief of Building and Inspection Services, Portland, Maine, and the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: 95 Morning Street  
Portland, Maine 04101 Assessor's chart: 3  
Block: A  
Lot: 10

Name of Owner: John Evans

Address: 95 Morning Street, Portland, Maine 04101

Telephone No.: 671-7935

Name of Project: 95 Morning Street Condominium

No. of Units to be Converted: 2

No. of Units applying for: 2

No. of Units in structure: 2

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds: September 18, 2002

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

ZONING: \_\_\_\_\_ Date: \_\_\_\_\_

No. of units approved (circle)

Fire Dept:	1	3	3	4	5	6	7	8	9	10	Date: _____
others											Date: _____
Plumbing:	1	2	3	4	5	6	7	8	9	10	Date: _____
others											Date: _____
Elec:	1	2	3	4	5	6	7	8	9	10	Date: _____
others											Date: _____
Bldg. & Housing:	1	2	3	4	5	6	7	8	9	10	Date: _____

Comments: \_\_\_\_\_



CONDOMINIUM CONVERSION APPLICATION  
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach also a list of names of tenants or occupants to whom letters were sent.
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible)  
*No tenants or occupants*
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?  
*No addresses*  
 yes      no      *NONE REQUIRED*
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code?    yes       no      *No eligible tenants*
6. Have relocation referrals and assistance been provided to tenants on demand?  
yes       no      *Not applicable*



9. For each converted rental unit supply the following information on last tenants prior to conversion:

Unit Number: 1 2 3 4 5 6 7 8 9 10

a) Length of occupancy-

No tenant for approx. 7 years

b) Age of head of household-

Not applicable

c) Number of children-

"

d) Number of persons ages 60 or over-

"

e) Will tenant purchase unit?

"

f) If not, was (or will) relocation payment (be) made?

"

g) If moving, check destination below:

- i) Same Neighborhood-
- ii) Elsewhere in Portland-
- iii) Out of Portland-
- iv) Unknown-

"

"

"

"