

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-1488	Issue Date:	CBL: 003 C007001
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Location of Construction: 108 EASTERN PROMENADE	Owner Name: SALEM ANTHONY	Owner Address: 1433 RYDAL RD	Phone:
Business Name:	Contractor Name: Wally Geyer	Contractor Address: 223 Woodville Road Falmouth	Phone 2073293885
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone:

Past Use: 4 short term rentals	Proposed Use: 4 Condo units/ Change of use to 4 Condo units	Permit Fee:	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: Change of use to 4 Condo units		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied				
Signature:			Date:	

Permit Taken By: Idobson	Date Applied For: 10/11/2005	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 Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

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Business Name:	Contractor Name: Wally Geyer	Contractor Address: 223 Woodville Road Falmouth	Phone 2073293885
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone:

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 12/05/2005
Note: 10/14/05 Talked to Wally. He said that both he and Anthony Salem are part of Casco Bay Ventures. The deed is in Anthony Salem's name, that is why he faxed Anthony Salem the form to sign. I also told him that we needed a list of the names and addresses of the last tenant to occupy each unit. 10/17/05 Talked to Wally. Told him he needs to send letter of notification that converting to condos to the previous tenants & he needs to bring in copies of the letters before we can move the permit forward. 10/18/05 Wally's lawyer, Greg Lestage (sp.?) (Tery Snow's office) called me. He wants to know why Wally has to send the letters if the units are vacant. He wondered if a letter from each previous tenant explaining that they weren't interested in buying the condo was enough. He will call Marge on 10/25/05			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This property shall remain as four dwelling units. Any change of use whether it is an increase in the number of dwelling units or a decrease in the number of dwelling units shall require a separate permit application for review and approval. 2) 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. 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. 4) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 12/08/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This is a Change of ownership ONLY permit. It does NOT authorize any construction activities. The applicant advises that no work that requires permits is happening in this project, simply carpeting, cabinets and door replacement in existing openings. 			
Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 12/07/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Building shall comply with NFPA 101 Life Safety Code 			

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