

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUE

Permit No: 02-0808	Issue Date: MAY - 1 2002	CRI: 003 L003001
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Location of Construction: 94 Beckett St	Owner Name: Lowery Jeffrey J	Owner Address: 94 Beckett St	Phone: 939-0286
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R-6

Past Use: Multi Family/3 Units <i>rental</i>	Proposed Use: Multi Family/3 Units <i>owned Condos</i>	Permit Fee: \$105.00	Cost of Work: \$30.00	CEO District: 1
<i>Legal 3 dwelling units</i> <i>No change of use permitted</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-2</i> Type: <i>5B</i> <i>BOLA 99</i>	
Proposed Project Description: Change of Use-Condo Conversion		Signature: <i>JMM</i>	Signature: <i>YR</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 07/19/2002	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MIM <input type="checkbox"/> Denied</p> <p><i>OK with conditions</i></p> <p>Date: <i>7/29/02</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>9</i></p>
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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
Department of Building Inspection

Certificate of Occupancy

LOCATION 94 Beckett St

CBL 003 L003001

Issued to Lowery Jeffrey J/Applicant

Date of Issue 08/15/2002

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 02-0808, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit # 1, Entire First Floor

APPROVED OCCUPANCY

Residential Condominium
Use Group: R-2
Type: 5B BOCA: 1999

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

8/15/02

(Date)

Inspector

W. J. J.

[Handwritten signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CBL: 3-2-3



Certificate of Occupancy

LOCATION *94 Beckett St.*

Issued to *Jeff Lowery*

Date of Issue *8/15/02*

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. *02-0808*, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Unit #1, entire first floor

residential condo

Limiting Conditions:

Usegroup: R-2

This certificate supersedes certificate issued

Type: 5B

Approved:

Boa: 99

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

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>94 Beckett St</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>L</u> Lot# <u>3</u>	Owner: <u>Jeffrey Lowery</u>	Telephone: <u>(Local) 939-0286</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>30.00</u> Fee: \$ <u>3</u> units @ \$25.00 per unit \$ <u>75.00</u> <u>\$ 105.00</u>
Current use: <u>3 unit Apartment house</u> number of units: <u>3</u> Purposed use <u>3 Condo units</u> number of units: <u>3</u> Project description: <u>NOT doing building Renovations beyond cosmetic.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: _____		
Mailing address: <u>NOT Applying for building permit.</u>		
Phone: _____		

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: 	Date: <u>7/19/02</u>
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This is not a permit, you may not commence ANY work until the permit is issued



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 94 Beckett St. Portland
NUMBER OF UNITS: 3
TENANT NAME: Mark Russell - 94 Beckett St Apt #2
TENANT'S UNIT #: 2
TENANT'S TEL. #: 774-6678
TENANT'S PRESENT ANNUAL INCOME: Unknown (lawyer)
NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 1

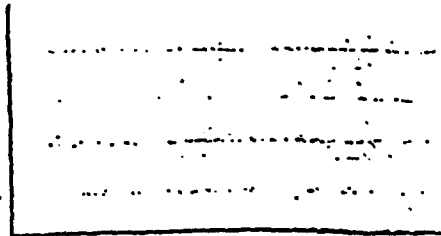
ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Jeffrey Lowery
94 Beckett St. #3 Portland (207) 939-0286

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: /

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL
None

CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I



I, the Chief of Building and Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: _____ Assessor's chart: 3
Block: 1
Lot: 003

Name of Owner: Jeffrey J. Lowery
Address: 94 Beckett St. Portland, Me 04101
Telephone No.: 207 939-0286

Name of Project: CLARA Chisholm House Condominium
No. of Units to be Converted: 3
No. of Units applying for: 3
No. of Units in structure: 3

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds: 7/17/02

Approved by: _____ Date: _____

ZONING: _____ Date: _____

	No. of units approved (circle)										Date: _____
Fire Dept:	1	3	3	4	5	6	7	8	9	10	Date: _____
Plumbing:	1	2	3	4	5	6	7	8	9	10	Date: _____
Elec:	1	2	3	4	5	6	7	8	9	10	Date: _____
Bldg. & Housing:	1	2	3	4	5	6	7	8	9	10	Date: _____

Comments:
Apt #1 - VACANT - tenant purchased a home in So. Portland - See attached letter Expl.
Apt #2 - mark Russell - 774-6688
Apt #3 - owner occupied - 939-0286

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)
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?
yes no
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? yes no N/A
6. Have relocation referrals and assistance been provided to tenants on demand?
yes no N/A

Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block; Lot:

3/1/003

2. Number of units before conversion:

- units with 1 bedroom;
- 3 units with 2 bedrooms;
- units with 3 or more bedrooms;

3. Monthly rent (range)
(specify with or without util.)

- Unit 1 795.00 + utls
- Unit 2 850.00 + utls
- Unit 3 owner occupied

4. Number of units after conversion:

- units with 1 bedroom;
- 3 units with 2 bedrooms;
- units with 3 or more bedrooms;

5. Purchase Price (range)

- Unit 1 \$155,000 - 145,000
- Unit 2 \$165,000 - 150,000
- Unit 3 (not for sale at this time.)

6. Length of time building owned by applicant?

4 years

7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit

Yes No (Please circle applicable permit type.)

8. Type and cost of building improvements associated with this conversion that do not require permits:

\$2500.00 exterior walls, windows, doors, roof

\$N/A insulation

\$3000.00 interior cosmetic (wall/floor/refinishing, etc.)

\$4000.00 other (specify) legal, Architectural + Survey needs

 none

07/18/02

Marge Schmuckal
Zoning Administrator
Planning & Urban Development

Dear Ms. Schmuckel,

I respectfully submit my application for a Condo Conversion Permit for my property at 94 Beckett Street, Portland, Me.

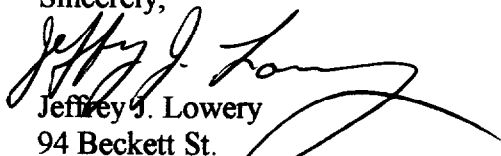
I have a three unit building at 94 Beckett Street that I have registered as a three unit condominium with the registry of deeds. I was instructed by your office that I had to have that piece in order before I could apply for the Condo Conversion Permit.

I am going to continue living in the third floor unit and my plan is to sell the first and second floor units. The first floor unit has been vacant since February due to the tenant breaking her lease with me and purchasing a home in South Portland. I have included a letter from the real estate professional that handled that lease.

The situation on the second floor: My tenants on the second floor have informed me that they intend to move out at the end of their lease (August 31, 2002) and relocate to Washington D.C. . Maggie is an attorney and is going to work for the Justice Department. I informed them of my intentions in April of this year and offered to re-sign their lease in August for another year so they wouldn't feel forced out as well as offering them the purchase of their apartment as a condo once all the details were finalized. They respectfully declined. A copy of that offer is included.

I am hoping to get these on the market as soon as possible as I am stretched financially from the project. Any help you could give me would be greatly appreciated. Thank you very much for your time and effort in this regard. If I have accidentally omitted something, or if you have any questions for me, please do not hesitate to call. I can get you anything you need the same day. My phone number is 939 0286 (local). Thanks again.

Sincerely,


Jeffrey J. Lowery
94 Beckett St.
Portland, Maine 04101



2 Cotton Street, Portland, Maine 04101 / PO Box 15430, Portland, Maine 04112-5430 / Phone (207) 775-6561 / FAX (207) 871-0914

First Floor

DATE: June 11th, 2002

FROM: Tracy Meier, Leasing Dept., Fishman Realty Group

This is to certify that TENANT Tiffeny Millbourne, formerly of 94 Beckett St. #1, Portland ME hired Fishman Realty Group in January of 2002 to rerent the apartment leased from LANDLORD, Jeff Lowery. Tiffeny was leasing the apartment from October 1st, 2001 to August 31st, 2002. In December of 2001 Tiffeny entered into a contract of sale on a home and expressed her desire to terminate her lease. In January of 2002 Tiffeny paid Fishman Realty Group a fee equal to a month's rent to advertise, show and rerent the apartment she leased from LANDLORD, Jeff Lowery at 94 Beckett St., Apt. #1, Portland ME.

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- 5 months 10/01 - 2/02
- b) Age of head of household- 40
- c) Number of children- 0
- d) Number of persons ages 60 or over- 0
- e) Will tenant purchase unit? NO - broke lease and moved prior to idea of
- f) If not, was (or will) relocation payment (be) made? NO - she bought a house in South ^{conversion} ~~Portland~~
- g) If moving, check destination below:
 - i) Same Neighborhood-
 - ii) Elsewhere in Portland-
 - iii) Out of Portland-
 - iv) Unknown-

I have attached a letter from a rental agent that worked with her and handled her situation with breaking her lease and moving.

AMENDMENT OF RENTAL AGREEMENT

This is an amendment to the Rental Agreement dated 9/27/01 by and between Jeff Cowrey (hereinafter referred to as "LANDLORD"), and, M. Ilburne (hereinafter referred to as "TENANT").

WITNESSETH

LANDLORD agrees to release TENANT of the Rental Agreement at 94 Beckett St. #1 Portland Maine (hereinafter referred to as "PROPERTY") under the following conditions:

1. TENANT shall hire and pay Fishman Realty Group's Fee of \$795.00 to release the PROPERTY. This fee is due when the new tenants lease has been signed.
2. TENANT shall be responsible for the rent, utilities and upkeep of the PROPERTY until the new tenants lease begins.
3. All terms and conditions of the lease shall apply except for the expiration.
4. TENANT shall leave the PROPERTY in the same condition as on move in date.
5. The Security Deposit shall not be used for rent.
6. The Security Deposit shall be refunded with in 30 days after the new tenants lease has begun and all provisions of the Security Agreement have been fulfilled.

IN WITNESS WHEREOF, the parties hereto have caused the foregoing Agreement to be executed this _____ day of _____.

LANDLORD DATE

Jeff Cowrey 11/11/02
TENANT DATE

LANDLORD DATE

TENANT DATE

04/15/02

Mark Russell
Maggie Lemos
94 Beckett Street, Apt. #2
Portland, Maine 04101

Second floor

Copy

Dear Mark and Maggie:

I am writing to announce my intention to convert the entire building at 94 Beckett St into three condominium units as soon as possible. I am offering you two options with this situation. You can have right of first refusal in regard to purchasing your unit once it becomes a legal condominium (assuming it does) for an as is price of \$150,000 or I can retain ownership of unit #2 and continue renting to you for another year starting August 31, 2002. I do not want you to feel pressured in anyway from this change of status.

Please let me know if you have any questions or advise me as to your decision. Thank you.

Sincerely,

Jeffrey J. Lowery

Notice of Intent

Mark Russell
94 Beckett Street
Apt. 2
Portland, ME 04101

I, Mark Russell, state that I am willingly vacating my apartment (94 Beckett Street, Apt. 2) at the end of August 2002 under no coercion from my landlord, Jeff Lowery.

Sincerely,



Mark Russell

10	CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	110	NUMBER	STREET NAME	101	CLASS	111	STREET CODE	112	STREET NO.	102	LAND USE	113	ROUTE
	003	-	L	003	001	01 OF 01		94	BECKETT ST		RS		0133		0094		13		173

OWNER & MAILING ADDRESS

11 S & J ENTERPRISES
12 216 BANCROFT ST
13
14 PORTLAND, MAINE 04102

LEGAL DESCRIPTION

3-L-3
BECKETT ST 94
3200SF

13	LIVING UNITS	104	ZONE	NC	105	NEIGHBORHOOD	108	PARTIAL	109	ACCOUNT NO.	120	FRAME NUMBER	PLANNING DISTRICT
	003		RS	[]		101				500015			14

SALES DATA				AMOUNT	SOURCE	VALIDITY
200	MO	YR	TYPE			
201						
202						

TYPE	VALIDITY CODES	
1 Land	8 Valid Sale	H. Court Order Decree
2 Land and Buildings	A. Relative Sale	I. Bankruptcy Proceeding
3 Building	B. Intra Corporation	J. Undivided Interest
	C. Included Excessive Personal Property	K. To or From Non-Profit Organization
	D. Changed After Sale/Assmt.	L. Repossession/Sale of Foreclosed Property
	E. To or From Government	M. Zoning Change
	F. Transfer of Convenience	N. Other
	G. Partial Sale of Assessed Unit	

LAND DATA & COMPUTATIONS										
9	DELETE 300-330									
0	0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
11	LOT	L							[] %	
2	1 Regular Lot	L							[] %	
3	2 Apartment Site	L							[] %	
0	SQUARE FEET	S 1	3200	SQUARE FEET		0.00			2 10%	
1	1 Primary Site	S		SQUARE FEET					[] %	
2	2 Secondary Site	S		SQUARE FEET					[] %	
3	3 Undeveloped	S		SQUARE FEET					[] %	
4	4 Residual	S		SQUARE FEET					[] %	
5	5 Waterfront	S		SQUARE FEET					[] %	
5	ACREAGE	A		ACRES					[] %	
6	1 Primary Site	A		ACRES					[] %	
7	2 Secondary Site	A		ACRES					[] %	
8	3 Undeveloped	A		ACRES					[] %	
9	4 Marshland	A		ACRES					[] %	
0	5 Waterfront	A		ACRES					[] %	
5	0 TOTAL	S		SQUARE FEET						
3	GROSS	G								
4	1 Irregular Lot	G								
5	2 Site Value	G								
6	3 Residual	G								
7	4 Homesite	G								
8	5 Minus R.O.W.	G								

106	ENTRANCE CODES	INFO CODES
	0 Entrance and Signature Gained	1 Owner
	1 Entrance Gained	2 Tenant
	2 Not Applicable, Unimproved Parcel	3 Other
	3 Entrance and Information Refused	
	4 Entrance Refused, Information at Door	
	5 Currently Unoccupied	
	6 Estimated for Miscellaneous Reasons (See Memorandum)	
	7 Occupant Not at Home	

SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.

SIGNATURE: *Stephen O'Brien*

MEMORANDUM

\$525 + UTIL (2 BED ROOM) 2ND FLR ATTIC APT EST.

DATE INSPECTED: 02/06/16/10

COLLECTOR: 135

PROPERTY FACTORS			
1	TOPOGRAPHY	411	UTILITIES
2	VEL	1	ALL PUBLIC
3	30VE STREET	2	PUBLIC WATER
4	LOW STREET	3	PUBLIC SEWER
5	ILLING	4	GAS
6	EEP	5	WELL
7	W	6	SEPTIC
8	JAMPY	7	NONE
9	DGE	8	NONE

VALUE SUMMARY		PREVIOUS ASSESSMENT	
LAND		LAND	9830
BUILDING		BUILDING	37570
TOTAL		TOTAL	47400
EXEMPT		EXEMPT	

951	LAND VALUE	REASON	DATE	REVIEWER
961	MARKET REVIEW TOTAL VALUE	R	MONTH/DAY/YEAR	REVIEWER
971	EXEMPT VALUE	REASON	DATE	

DELETE 505-533

VACANT DWELLING OTHER

STORY HEIGHT
1.0 1.5 2.0 2.5 3.0

EXTERIOR WALLS
 FRAME 4 BLOCK 7 STONE
 2 BRICK 5 STUCCO 8 ASBESTOS
 3 MAS. & FRAME 6 ALUM./VINYL 9 CONCRETE

STYLE
 1 RAISED RANCH 7 CONDO 13 MANSION
 2 SPLIT LEVEL 8 CONTEMP. 14 GAMBREL
 3 RANCH 9 TOWNHSE/ROW 15 GARRISON
 4 CAPE 10 COTTAGE 16 OTHER
 OLD STYLE 11 BUNGALOW
 6 COLONIAL 12 DUPLEX

AGE
 ERECTED 1 EST REMODELED 19

LIVING ACCOMMODATIONS
 TOTAL ROOMS 14 BED ROOMS 06 FAMILY ROOMS 0
 FULL BATHS 3 HALF BATHS 1 ADD'L FIXT. 1 TOTAL FIXT. 15

NO. KITCHEN REMODELED 0 YES 1 NO 0 NO. BATH REMODELED 0 YES 1 NO 0

BASEMENT
 1 NONE 2 CRAWL 3 PART 4 FULL 0

HEATING
 1 NONE 2 BASIC 3 CENTRAL AIR COND. 0

HEATING FUEL TYPE
 1 NONE 2 GAS 3 ELEC 4 OIL 5 COAL 6 SOLAR 0

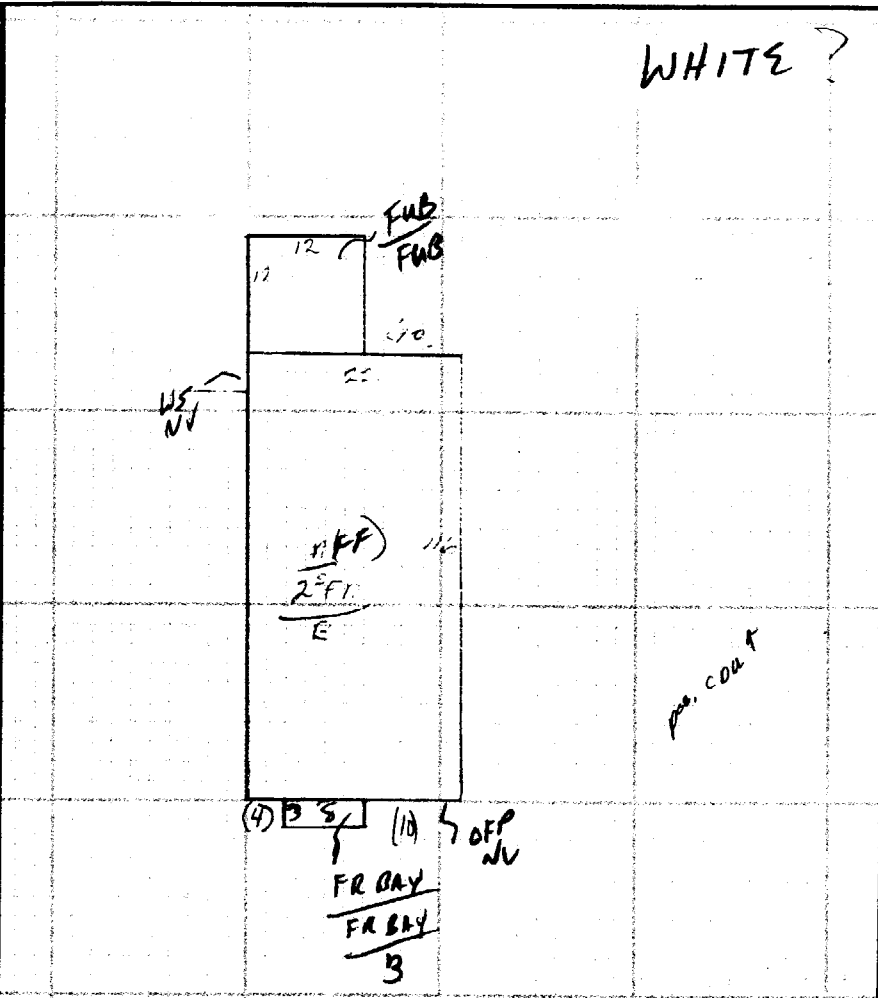
HEATING SYSTEM TYPE
 1 NONE 2 WARM AIR 3 ELEC 4 HOT WATER 5 STEAM 0

ATTIC
 1 NONE 2 UNFIN 3 PT FIN 4 FULL FIN 5 FULL FIN/WH 0

INTERIOR CONDITION
 1 BETTER 2 SAME 3 POORER 0

PHYSICAL CONDITION
 1 EX 2 GD 3 AV 4 FR 5 PR 6 VP 7 UN 0

SFLA



NOTES

471 _____

472 _____

473 _____

474 _____

BUILDING PERMIT RECORD

NUMBER	DATE	AMOUNT	DESCRIPTION
461			
462			
463			
464			
465			

599 DELETE 601-608 ADDITIONS

ADD	CD	LWR	1ST	2ND	3RD	AREA
601	A1		14	14		
602	A2	50	15	15		
603	A3					
604	A4					
605	A5					
606	A6					
607	A7					
608	A8					

CONDO LEVEL 518 CONDO 1-INTERIOR TYPE 2-CORNER

OTHER FEATURES
 1 BRICK TRIM _____
 2 STONE TRIM _____
 3 REC ROOM _____
 4 FIN. BSMT LIVING AREA _____
 5 WB FP: STACKS _____ OPENINGS _____
 6 METAL FP: STACKS _____ OPENINGS _____
 7 WOOD COAL BURNING _____
 8 BSMT GARAGE NO. OF CARS _____
 9 UNFINISHED AREA (-) _____ %
 10 UNHEATED AREA (-) _____ %

GROUND FLOOR AREA

GRADE FACTOR AA A B C D E []

COST & DESIGN FACTOR FR 05M

CDU EX VG GD AV FR PR VP UN

MARKET ADJUSTMENT %

RESIDENTIAL		POOLS		ADDITION CODES						DWELLING COMPUTATIONS																													
RC1 Carport	RC2 Canopy	RG1 Frame/CB Detached Garage	RG2 Brick/Stone Detached Garage	RS1 Frame Shed	RS2 Metal Shed	RP1 Plastic Liner	RP2 Prefabricated Vinyl	RP3 Reinforced Concrete	RP4 Fiberglass	RP5 Gunite	10 1s Frame	11 OFF	12 EFP	13 Frame Garage	14 Frame Utility	15 Frame Bay	16 Frame DH	17 1/2 Frame	18 Unfin. Attic	19 Fin. Attic	20 1s Mas	21 OMP	22 EMP	23 Mas. Garage	24 Mas. Utility	25 Mas. Bay	26 Mas. Stoop	27 Stone Patio	28 Mas. Stoop	29 Wood Deck	30 Att. Greenhouse	31 Canopy	32 Unfin. Bsmt.	33 Conc. Patio	34 Misc. Value	BASE PRICE			
799 DELETE 801-810		OTHER BUILDINGS & YARD IMPROVEMENTS						BASEMENT		HEATING		PLUMBING		ATTIC		ADDITIONS		OTHER FEATURES		SUB TOTAL		x GRADE FACTOR		x C & D FACTOR		= BASE VALUE		x MARKET ADJ.		= TRUE VALUE		TOTAL GROSS VALUE							
TYPE CODE	QTY	YR	SIZE	G	COND	RATE	BASE VALUE	MA	MOD CODES	TRUE VALUE																													
801																																							
802																																							
803																																							
804																																							
810	MISCELLANEOUS IMPROVEMENTS																																						
800	1 SEE DETAILED CARD 2 SEE DETAILED REPORT																																						

Application ID Number: 2-0808

Department: Building

Status: Approved with Conditions

Reviewer: Tammy Munson

Comments:

Approval Date: 07/31/2002

Given On Date: 07/31/2002

OK to Issue Permit Name: Tammy Munson Date: 07/31/2002 Date 2:

Conditions Section:

This is a "change of use" permit only. All applicable permits must be obtained for any work that is done to the building. (building, plumbing, electrical, and heating permits if applicable)

Create Date: 07/23/2002 By: gad Update Date: 07/31/2002 By: tm

Application ID Number: 2-0808

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 94 Beckett St

Approval Date: 07/29/2002

Given On Date: 07/23/2002

OK to Issue Permit Name: Marge Schmuckal Date: 07/29/2002 Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

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.

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

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.

Create Date: 07/23/2002 By: gad Update Date: 07/29/2002 By: mes

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: 020808

This is to certify that Lowery Jeffrey J/Applicant
has permission to Change of Use-Condo Conversion
AT 94 Beckett St 003 L003001

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 written permission procured before this building or part thereof is leased or occupied. **HEAR 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD