Portland Maine Yes. Google's good here.

Ann Machado <amachado@portlandr

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/05/17

49 Moody St. - Permit #2016-02918

2 messages

Ann Machado <amachado@portlandmaine.gov> Wed, Jan 4, 2017 at 5:06 PM
To: Lynne Panico <LEPanico@outlook.com>

Lynne

I have started my zoning review of your permit. I'm sorry that it has taken me awhile to get to it.

First of all, the front staff did not charge you the correct amount for the permit. It is a $150 fee for each unit that you convert. Then it is a $100 certificate of occupancy fee for each unit. You should have been charged $750 but you were only invoiced for $450. You will be receiving a second invice that needs to be paid,

Also, in your application you state that the first unit is vacant. You included two leeters of intent ot convert. One was to Emily Cushman sand Peter Fallon. The second was to Palmer McAuliff and Justin DePre. Were they previous tenants? Do you have copies of the two letters signed by the tenants? You also cannot require the tenants to vacate the units for at least 120 days after the notice is delivered. They need to be made aware of this. Are Emily Cushman and Peter Fallon still living in apartment 2?

Thank you.

Ann

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
(207) 874-8709

Lynne Panico <LEPanico@outlook.com> Thu, Jan 5, 2017 at 6:46 AM
To: Ann Machado <amachado@portlandmaine.gov>

Ann,

Thank you for starting this review. I will come into the office his morning with the check for $300 for the remainder of what I owe for the condo conversion permit. I'd greatly appreciate it if you would complete this process this week.

I'm attaching the letter that I sent to the prior tenants Palmer McAuliff and Justin DePre and a copy of the first page of their lease. They moved out when their lease expired on July 31, 2016. They had been living on the first floor. I had been living on the third floor, but moved to the first floor when they moved out. Palmer and Justin declined to buy one of the units, but I sent them a letter anyway.

I'm also attaching the letter that I sent to Emily Cushman and Peter Fallon who currently live on the second floor. They have accepted my offer to buy the third floor unit. I'm attaching a copy of their mortgage preapproval letter from the bank.

When Emily and Peter move to the third floor, I will rent the second floor apartment when they leave. I will continue to live on the first floor, the second floor will continue to be a rental unit, and the third floor will be owned and occupied by

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Emily and Peter.

I hope that this explains what I'm doing with the building. Please take a minute this morning to speak with me v
drop off the check.

Thank you,

Lynne Panico

Sent from Mail for Windows 10

From: Ann Machado
Sent: Wednesday, January 4, 2017 5:07 PM
To: Lynne Panico
Subject: 49 Moody St. - Permit #2016-02918

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