
22 Eastern Prom - Permit #01388

2 messages

Pete Aldrich <pete@sawyerstreetcapital.com>

Wed, Sep 13, 2017 at 8:42 PM

To: cstacey@portlandmaine.gov, Jim Brown <jbrown@chmloan.com>, Joe Delaney <joe@whipplecallender.com>, James Vigue <jimvigue1@aol.com>, "Cloutier, James" <cloutierj@ccdpa.com>

Hi Chris:

My name is Peter Aldrich and I am the Sole Member of 22 Eastern Promenade Estates, LLC; the Owner of real estate located at 22 Eastern Promenade in Portland as of July 21, 2017.

I would like to thank you for responding to our Architect, Joe Delaney (Whipple, Callender) and for your questions and comments related to his submission for our Building Permit(s) for this building.

Let me attempt to address each of those questions/comments here and also add some additional background/feedback for your reference.

The existing layout is 2 living units in the main building plus an attached, existing garage/carriage house. We will be demising the main building from the garage/carriage house with a conforming, 2-hour wall to create a new 3rd living unit. Please note that the upstairs over the garage/carriage house is presently and completely finished into very nice living space; and has been used as such for many years. The lower part of the garage/carriage house will be renovated to create living space with access to the upstairs via a staircase making the garage/carriage house into a separate, 2-story living unit (the 3rd unit). Our plan also includes a sprinkler system for the newly created 3rd unit since we are creating new living space on the 1st floor.

The remaining 2 units in the main house currently exist and only cosmetic renovation work will be done in each; therefore no additional living space is being created in either of these units.

My understanding is that this property, presently a legal 2-unit, was at one time (per the City) a legal 3-unit. We are not 100% sure why this was changed, but wanted to point this out as ultimately, the building will feature 3 condominiums. Per the R6 zone, the square footage of the lot will easily support 3 units (as it has in the past). Per your email, it sounds like zoning may still actually have the property as a legal 3 unit, which should hopefully make this even more straight-forward.

Our Attorney, Jim Cloutier (Cloutier, Conley & Duffett) will be submitting the Condominium Conversion Approval package in conjunction with the Building Permit Application. Included in Jim's submission will be (a) the rental record of the property and (b) a copy of the recorded Deed from the former Owner (Crandall Toothaker) to 22 Eastern Promenade Estates, LLC.

Since our goal is to both build out the 3rd unit and then convert all 3 units to condominiums, it appears from the email exchange with you and Joe that we should modify our permit application to be for 3 condominiums, which is what we now will do. Please let us know if you do not think that is the correct approach.

Again; thanks for reaching out to Joe - feel free to do so at any time; but if you ever need to reach me directly, my phone number is 617-359-0397 and e-mail is pete@sawyerstreetcapital.com. If you are not able to reach me (or Joe for that matter), please contact Jim Brown @ 207-210-7191 or jbrown@chmloan.com.

However we can assist in this process, please let us know.

Sincerely,

Pete

Christina Stacey <cstacey@portlandmaine.gov>

Mon, Sep 18, 2017 at 12:54 PM

To: Pete Aldrich <pete@sawyerstreetcapital.com>

Cc: Jim Brown <jbrown@chmloan.com>, Joe Delaney <joe@whipplecallender.com>, James Vigue <jimvigue1@aol.com>, "Cloutier, James" <cloutierj@ccdpa.com>

Dear Peter,

Thank you for this information. I think my confusion on the number of units arose from the application, which has "one/two family" checked off, rather than "multifamily." I think whoever was filling out the application considered the new/expanded garage unit to be a "single-family." This is not correct for zoning purposes, we would look at the use of the entire building, since the garage is not detached. It sounds like the use of this building was a three-unit before and will continue to be a three-unit, so I think we are all set on that point. I will make a note on the application to clarify.

For the condo conversion, I would recommend continuing with the normal condo conversion application process that is sounds like Mr. Cloutier is already working on.

If you have already closed on the property, I would appreciate it if someone could e-mail me a copy of the final recorded deed. The P&S you submitted is now expired so we do not have any documentation of your right/title/interest in the property.

Best,
Chris

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