						1 1-141411	10000		1	
•	of Portland, Maine Congress Street, 04101	-			* i	mit No: 02-1090	Issue Date:		CBL: 003 A0	10001
Locat	ion of Construction:	Owner Name:			Owner	Address:	EADTI 6	5	Phone:	
95 N	orning St Evans John P				95 Morning St F PORIL		PORTLA.	207-671-7935		7935
Busin	ess Name:	Contractor Name:			Contra	actor Address:		Phone		
n/a		n/a			Portland				<u> </u>	
Lesse	e/Buyer's Name	Phone:			Permit Type:				Zone:	
n/a		n/a			Cha	nge of Use - Co	ondo Conversi	on		120
Past 1	Use:	Proposed Use:			Permi	it Fee:	Cost of Work:	CE	O District:	7
Resi	idential / Two apartments	Condominium				\$230.00	\$0.00		1	
		apartments to t	wo con	dominiums.	FIRE	DEPT:	Approveu		ECTION	
		ł			Denied Use G			Group	roup: D-3 Type:	
		AA 3 -			ł		}	20/4/25		
	legAL: 2 Dwc	llizanits			}		1		\triangle	
	osed Project Description:	V			ļ			/		Bur A
Con	dominium Conversion / 2	Condos			Signat			mature: Market Market		
				PEDESTRIAN ACTIVITIES DISTRIC			ITIES DISTRIC	T (P.A.D.)		
					Action	n: Approved	d Approved	l w/Co	nditions	Denied
					Signa	ture:		Da	ate:	
Perm	it Taken By:	Date Applied For:			Zoning Approval					
gg		09/23/2002								
1.	This permit application de	oes not preclude the	Special Zone or Reviews Shoreland		ews	Zoning	Appeal	İ	Historic Preservation	
	Applicant(s) from meeting Federal Rules.	g applicable State and				☐ Variance		Not in District or Landmark		
2.	Building permits do not in septic or electrical work.	nclude plumbing,	Wetland			Miscellaneous		Does Not Require Review		
3.	Building permits are void within six (6) months of the		Flood Zone			Conditional Use		Requires Review		
	False information may investigate permit and stop all work	validate a building	Subdivision		☐ Interpretation		Approved			
			☐ Si	te Plan		Approved			Approved w	Conditions
			Maj (Minor MM	Z.T	⊝ Denied			Deni d	
			Date:	ランプン	4700	Date:		Date		
			`	012/0						
			(CERTIFICATI	ON					
I her	reby certify that I am the or	wner of record of the na	imed pr	operty, or that t	he proj	posed work is a	authorized by to a	he ov	vner of reco	rd and that of this

PERMIT ISSUED

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
DESDONSIBI E DEDSON IN CHARGE OF WORK TITLE		DATE	PHONE

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

ndos

Please Read Application And Notes, If Any, Attached

PERMIT

ilion_

Permit Number: 021090

epting this permit shall comply with all

tures, and of the application on file in

ances of the City of Portland regulating

This is to certify that

Evans John P/n/a

has permission to

Condominium Conversion / 2

AT 95 Morning St

provided that the person or persons, of the provisions of the Statutes of the construction, maintenance and u this department.

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

N fication inspect in must go and with a permit in procult thereous ding or a thereous ding or a thereous ding or a section.

H NOTICE IS REQUIRED.

of buildings and sa

ne and of the

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

OTHER REQUIRED APPROVALS

Fire Dept. _______

Health Dept. ______

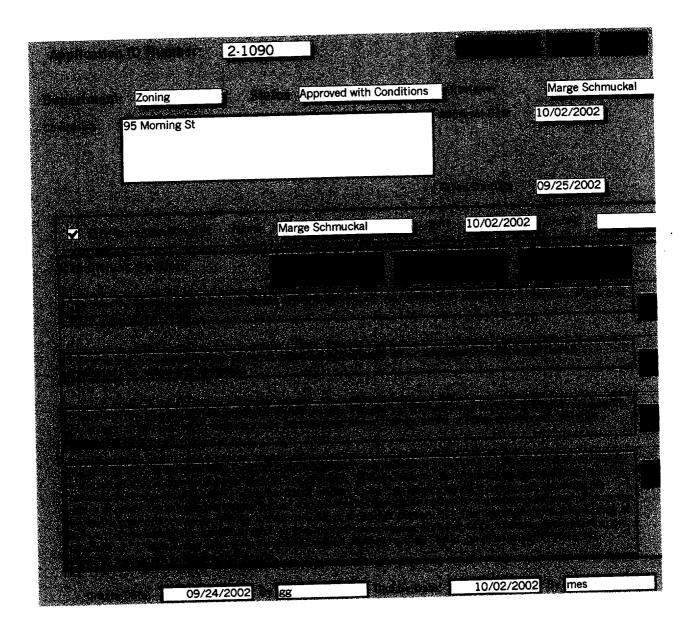
Appeal Board ______

Other ______ Department Name

on()

003 A010001

uilding & Inspection Services



Bulle	ding I i i	Approved with Co	onditions and the same	Mike Nug
				10/04/2002
				10/03/2002
7		Mike Nugent	10/04/20	02
No Building Constr	uction is contemplated	or authorized by this p	ermir	
	09/24/2002	g	10/04/2	2002 mjn

BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

inspection procedure and additional fees from Work Order Release" will be incurred if the p	a "Stop Work Order" and "Stop
below. Pre-construction Meeting: Must be sch	reduled with your inspection team upon
receipt of this permit. Jay Reynolds, Developme	
also be contacted at this time, before any site wor	
single family additions or alterations.	
Footing/Building Location Inspection:	Prior to pouring concrete
Re-Bar Schedule Inspection:	Prior to pouring concrete
Foundation Inspection:	Prior to placing ANY backfill
Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
use.	r to any occupancy of the structure or NOTE: There is a \$75.00 fee per ection at this point.
Certificate of Occupancy is not required for certain you if your project requires a Certificate of Occup inspection	pancy. All projects DO require a final
If any of the inspections do not occur, t phase, REGARDLESS OF THE NOTICE OR	
phase, REGARDLESS OF THE NOTICE OR	CIRCUMS FANCES.
CERIFICATE OF OCCUPANICES M	UST BE ISSUED AND PAID FOR,
BEFORE THE SPACE MAY BE OCCUPIED	
Maguers	10-8-02
Signature of applicant/designee	Date
clame pombe:	10/8/02
Signature of Inspections Official	Date '/
CBL: OB AO OBuilding Permit #: O	21090

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

Mraws



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.

the City, payment arrangements	must be mad	de before permits of any I	dind are accepted.				
Location/Address of Construction: 95 Ma	rning Stre	eet					
Total Square Footage of Proposed Structu 3,250	ıre	Square Footage of Lot 3,692					
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 3 A 10	Owner: John Eva	ns	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: \$				
Current use: Apartment number of units:2 Purposed usecondominium number of units:2							
Project description: conversion of two X DUI MUS MUS DUN OWN Y NO STUMMEL WWW.	o unit apar W OLU	rtment into two unit	condominium + 7 YWS				
Contractor's name, address & telephone:	None						
Who should we contact when the permit Mailing address: 95 Morning Street Portland, ME 04101		ohn Evans					
IF THE REQUIRED INFORMATION IS NOT INCLIDENTED AT THE DISCRETION OF THE BUILDING INFORMATION IN ORDER TO APROVE THIS PER Inhereby certify that I am the Owner of record of the number been authorized by the owner to make this application. In addition, If a permit for work described in the shall have the authority to enter all areas covered by the this permit.	PLANNING ERMIT. amed property, lication as his/hen this application	or that the owner of record auter authorized agent. I agree to a n is issued. I certify that the Code	chorizes the proposed work and that I conform to all applicable laws of this e Official's authorized representative				

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

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

Signature of applicant:

Date: 7-31-02

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

CONDOMINIUM CONVERSION PERMIT CITY OF PORTLAND, MAINE PART I

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

ocation of Project:	Assesso	or's chart: _	3	•
95 Morning Street	Block:		A	
Portland, Maine 04101	Tob.	·	10	_
Jame of Owner:			and the second s	
Accress: 95 Morning Street, Por	tland Main		·	. · · ·
671-7935	· · · · · · · · · · · · · · · · · · ·			
Felephone No.:			No. of the Control of the Control of the Control	n e else é sau ligita.
			· · · · · · · · · · · · · · · · · · ·	
Name of Project: 95 Morning Street Condo	•	•		
No of Units to be Converted:				
No. of Units applying for: 2				•••
No: of Units in structure2	· · · · · · · · · · · · · · · · · · ·			
Date on which Declaration of Condominiums of Deeds September 18, 2002	was filed i	n Cumberland	County Registry	ا مده هدامدر و جوید ا
Approved by:				a . 1°0 %
ZONING:	••• • • •	:Date' :	a company of the company of	. •
No. of units approved				and the second
Fire Dept:1 3 3 4 5 6	7 .8 9	10 Date		د د چه رامستوی ه د
others Plumbing: 1 2 3 4 5 6	7 8 9	10 Date		
others Elec: 1 2 3 4 5 6	7 8 9	10 Date		
others Bldg. & Housing: 1 2 3 4 5 6	7 8 9	10 Date		
Comments:		. · · · · · · · · · · · · · · · · · · ·		

Condominium Conversion Permit Application, continued PART III PROJECT DATA Assessor's reference, Chart, Block; Lot: 3, A, 10..... 3. Monthly rent (range) Number of units before conversion: 2. (specify with or without util.) units with 1 bedroom; units with 2 bedrooms; units with 3 or more bedrooms; 5. Purchase Price (range) Number of units after conversion: 4. numits with 1 bedroom; units with 2 bedrooms; units with 3 or more bedrooms; \$200,000.00 to \$275,000_00 l year. Length of time building owned by applicant? 6: Are any building improvements, renovations, or modifications being 7. made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit Yes ____ No __X (Please circle applicable permit type.) Type and cost of building improvements associated with this conver-8. sion that do not require permits: exterior walls, windows, doors, roof s 0 insulation

interior cosmetic (wall/floor/refinishing, etc.)

other (specify)

'x' none

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.
- No town or occupants

 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 Bonversion Ordinance"?

 Yes no None Republication
- 5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? yes no No cligible Tenants
- 6. Have relocation referrals and assistance been provided to tenants on demand?

 yes

 Not applicable

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\	-bnstland to tiii
	ii) Elsewhere in Portland-
"	i) Same Neighborhood-
	d) If moving, check destination below:
**	f) If not, was (or will) relocation payment (be) made?
. "	e) Will tenant purchase unit?
	d) Number of persons ages 60 or over-
	c) Number of children-
i skirilga tah	p) yde ot pesq ot ponzepojq-
No tenant for approx 7 years	у) гордску от оссирансу
0T : 6 8 L 9 S V E Z T	Unit Number:
lowing information on last tenants prior to conversion:	Lox GyCh converted rental unit supply the fol

	(9)	Ď	<u>e)</u>	9	0	<u>გ</u>	മ)	
ii) Elsewhere in Portland-iii) Out of Portland-iv) Unknown-	i) Same Neighborhood-	If not, was (or will) relocation payment (be) made?	Will tenant purchase unit?	Number of persons ages 60 or over-	Number of children-	Age of head of household-	Length of occupancy-	Unit Number:
						Not appliable	No terest for approx. I years	: 1 (2) 3 4 5 6 7 8 9 10