

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 060750
JUN 19 2006
CITY OF PORTLAND

This is to certify that BARBEAU KEVIN A & DORE M BARBEAU JTS/n/a

has permission to Change of Use: condo conversion

AT 50 MORNING ST

003-F001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 when permission procedure before this building or part thereof is laid or closed-in. 24 HOUR 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Ch. [Signature] 6/15/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0750	Issue Date: PERMIT ISSUED JUN 19 2006	CBL: 003 F001001
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Location of Construction: SO MORNING ST	Owner Name: BARBEAU KEVIN A & DEIRDRE	Owner Address : 50 MORNING ST	Phone: [Redacted]
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone: [Redacted]
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: EL

Past Use: Residential 3 unit	Proposed Use: Residential 3 unit Change of use: Condo conversion <i>legalize: 3 residential dwelling units.</i>	Permit Fee: \$675.00	Cost of Work: \$675.00	CEO District: 1
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Proposed Project Description:
Change of Use: condo conversion

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>TO NEPA 101 chapter 31</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>6/15/06</i> <i>[Signature]</i>
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: dmartin	Date Applied For: 05/17/2006	Zoning Approval
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<p>1.</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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Ok w/ conditions ASB</i> Date: <i>6/8/06</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions Denied <i>ASB</i> Date:
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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

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

Permit No: 06-0750	Date Applied For: 05/17/2006	CBL: 003 FOIOOOI
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Location of Construction: 50 MORNING ST	Owner Name: BARBEAU KEVIN A & DEIRDRE	Owner Address: 50 MORNING ST	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: Residential 3 unit Change of use: Condo conversion	Proposed Project Description: Change of Use: condo conversion
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/08/2006
Note: **Ok to Issue:**

- This property shall remain as three family dwelling units. Any change of use shall require a separate permit application for review and approval.
- 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.
- 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.
- Separate permits shall be required any renovations.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 06/15/2006
Note: **Ok to Issue:**

- Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 06/13/2006
Note: **Ok to Issue:**

- Structure shall comply with NFPA 101 chapter 31

Comments:

6/5/2006-amachado: Left message with owner. Two units were vacant when she bought them, but we need to know how long they were vacant for and if she is planning to sell the units or jus convert them now.

6/8/2006-amachado: Received email with information about the two tenants.

Submit with Condominium Conversion Permit Application

Project Data:

Address: 50 Morning St, Portland

C-B-L: _____

Number of Units in Building: 3

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 <u>vacant</u>			<u>vacant when purchased</u>	
Unit 2 Cothe Co. Inc <u>Maxia Solar</u>	780-0594 <u>780-0594</u>	<u>4yr</u>		<u>no</u>
Unit 3 <u>vacant</u>			<u>vacant when purchased</u>	
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 3 months

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES _____ NO (check one)

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

\$ _____ Exterior walls, windows, doors, roof

\$ _____ Insulation

\$ _____ Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)

From: <Dbarbeau39@aol.com>
To: <AMACHADO@portlandmaine.gov>
Date: 6/8/2006 3:25:53 PM
Subject: Re: 50 Morning Street - Condo Conversion



In a message dated 6/8/2006 2:31:53 PM Eastern Standard Time, AMACHADO@portlandmaine.gov writes:

- > Thanks for you phone call. I figured that it would just be easier to email
- > you. If you could send me an email about the tenants from the first and
- > third floor basically saying what you said on the phone, that would be great.
- > We do need the tenant's name from the third floor and an address and phone
- > number for him if you have it.
- >

Ann,

I really know nothing about the tenants that were on the 1st floor as I believe that apartment had been empty for months before we even viewed the property. I do know that the previous owners lived there for a number of years until moving out maybe a couple of years ago. The 3rd floor tenant was Patrick Gurley. His lease was from 8/1/2005-7/31/2006. We were led to believe that he was there when the property changed hands but when we went for the final viewing the morning of the closing, his bed was gone along with other things. It was pretty obvious he had moved out so we asked the sellers about it at the closing. Indeed they told us he had moved to NYC to work in a restaurant a relative of his owned. We did meet Patrick about a week or two later when he came back to move out the rest of his belongings. I don't have any information on him but can fax you a copy of the lease if that helps.

Thanks for your help with this matter.

Deirdre

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>50 Morning St. - Portland</u>		
Total Square Footage of Proposed Structure <u>3484 sq feet</u>	Square Footage of Lot <u>.083 Acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>F</u> Lot# <u>1</u>	Owner: <u>Kevin & Deirdre M. Barbeau</u>	Telephone: <u>802-345-0051</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Deirdre Barbeau</u> <u>23 Oldwood Rd</u> <u>Wilbraham MA 01095</u>	Cost Of Work: \$ _____ Fee: \$ <u>675.00</u>
Current use: <u>multi family housing</u>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME <div style="border: 1px solid black; padding: 5px; width: 100px; margin: 0 auto; text-align: center;">MAY 17 2006</div> RECEIVED </div>	If the location is currently vacant, what was prior use: _____
Approximately how long has it been vacant: _____		Proposed use: <u>Condo Conversion</u>
Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Deirdre Barbeau</u>		
Mailing address: <u>23 Oldwood Road</u> <u>Wilbraham, MA 01095</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 802-345-0051		

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: <u>Deirdre Barbeau</u>	Date: <u>4/1/2006</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Maxine Sclar
509 Chandler's Wharf
Portland, ME 04101

May 16, 2006

Dear Maxine,

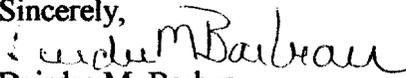
Pursuant to the City of Portland, Code of Ordinances, Article VII section 14-568, you are hereby given *Notice of Intent to Convert* the 3 apartment units at 50 Morning St into 3 condominiums units.

This move will not affect you, as I stated previously your lease will be extended for another year and I am happy to keep you on as a tenant. The following statement is required in this notice but is not applicable to you as you are not being asked to vacate:

If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have any questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, ME 04101 (telephone: 874-8703).

This notice is required by law to be sent to all tenants prior to applying for a permit to convert to condominiums. Rightfully, the city is interested in protecting the tenants from an illegal and unfair eviction.

Please feel free to contact me with any questions you may have.

Sincerely,

Deirdre M. Barbeau



APPLICATION FOR PERMIT

PERMIT ISSUED

JUN

21 '75

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION **0.6.43**

ZONING LOCATION PORTLAND, MAINE .. **June 20, 1975** .. **CITY of PORTLAND**

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned, I hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION **50 Morning Street** Fire District #1 , #2

1. Owner's name and address **Joseph DiDonato - 58 Bonnybriar Rd** Telephone: **799-0234**

2. Lessee's name and address **So. Port** Telephone

3. Contractor's name and address **Owner** Telephone

Proposed use of building **3 family** No. of sheets
1 family **2 family** NO. families

Material No. stories Heat Style of roof, Roofing

Other buildings on same lot

Estimated contractual cost \$..... **12,000**
Appeal Fees \$

FIELD INSPLCTOR--Mr.
@ 775-5451
Base Fee **80.00**
Latc. Fee **25.00**

TOTAL \$ **105.00**

Change of use from 2 to 3 families, this is to make legal use of building for 3 family as it has been completed for sometime

Stamp of Special Conditions

send permit to # 3 04106

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... **NO** Is any electrical work involved in this work? ... **NO**

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys til lining Mind of heat fuel

Flaming Lumber - Kind Dressed or full size' Corner posts Sills

Size Girders Columns under girders Size Max. on center.

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters 1st floor 2nd 3rd roof

On centers 1st floor 2nd 3rd roof

Maximum span 1st floor 2nd 3rd roof

Is one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY DATE

BUILDING INSPECTION PLAN EXAMINER

ZONING

BUILDING CODE

Fire Dept.

Health Dept.

Others

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ... **NO**

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Phone # **799-0074**

Type Name of above **Joseph DiDonato** 1 2 3 4

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 003 F001001
Location 50 MORNING ST
Land Use THREE FAMILY

Owner Address BARBEAU KEVIN A & DEIRDRE M BARBEAU JTS
 50 MORNING ST
 PORTLAND ME 04101

Book/Page 23672/340
Legal 3-F-1
 MORNING ST 50-52
 WILSON ST 22-26
 3600 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$93,410	\$164,020	\$257,430

Estimated Assessed Valuation For Fiscal Year 2007"

Land	Building	Total
\$157,200	\$197,000	\$354,200

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1899	Style Old Style	Story Height 2	Sq. Ft. 3894	Total Acres 0.083	
Bedrooms 8	Full Baths 3	Half Baths	Total Rooms 16	Attic Full Finsh	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

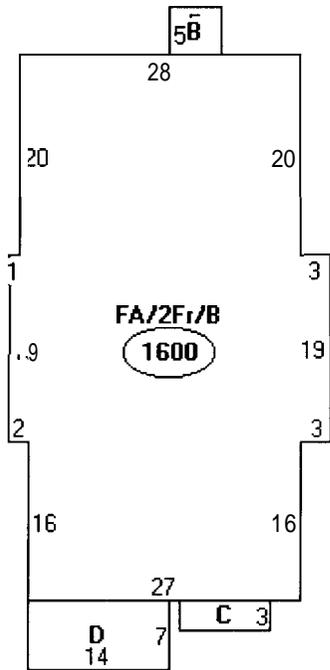
Date	Type	Price	Book/Page
02/14/2006	LAND + BLDING	\$528,000	23672-340
10/01/2001	LAND + BLDING		16881-62
10/25/2001	LAND + BLDING		16881-060
08/01/1992	LAND + BLDING		10231-139
03/01/1990	LAND + BLDING	\$164,000	09102-105

Picture and Sketch

Picture	Sketch	Tax Map
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[Click here](#) to view Tax Roll Information.





Descriptor/Area

A:FA/2Fr/B
1600 sqft

E:FUB
25 sqft

C:2FBAY/B
27 sqft

D:OFF
98 sqft