

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

JAYWAY/Maxava, LLC

Located at

77 WALNUT ST

PERMIT ID: 2012-65552

CBL: 012 H018001

has permission to **Condo conversion of 2 rental units**

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2012-65552

Located at: 77 WALNUT ST

CBL: 012 H018001

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2012-65552	Issue Date:	CBL: 012 H018001
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Location of Construction: 77 WALNUT ST	Owner Name: JAYWAY	Owner Address: 110 MARGINAL WAY	Phone:
Business Name:	Contractor Name: Maxava, LLC	Contractor Address: 110 Marginal Way, suite 292 Portland	Phone (207) 807-9218
Lessee/Buyer's Name Nate Huckel-Bauer - Drummond &	Phone: (207) 774-0317	Permit Type: Change of Ownership - Condo Conv	Zone: R6
Past Use: 2 Family dwelling - rented	Proposed Use: 2 family Condos	Permit Fee: \$450.00	Cost of Work: \$0.00
Proposed Project Description: Condo conversion of 2 rental units		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A 2/18/13	INSPECTION: Use Group: R3 Type: SB 2R6, 2009 (MVAEC)
		Signature: <i>Capt. P...</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: bjs	Date Applied For: 12/07/2012	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 align="center">Special Zone or Reviews</p> <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 checked="" type="checkbox"/> Date: <i>12/17/12</i>	<p align="center">Zoning Appeal</p> <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: _____	<p align="center">Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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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

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

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

Permit No: 2012-65552	Date Applied For: 12/07/2012	CBL: 012 H018001
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Location of Construction: 77 WALNUT ST	Owner Name: JAYWAY	Owner Address: 110 MARGINAL WAY	Phone:
Business Name:	Contractor Name: Maxava, LLC	Contractor Address: 110 Marginal Way, suite 292 Portland	Phone (207) 807-9218
Lessee/Buyer's Name Nate Huckel-Bauer - Drummond &	Phone: 2077740317	Permit Type: Change of Ownership - Condo Conversion	

Proposed Use: 2 family Condos	Proposed Project Description: Condo conversion of 2 rental units
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 12/07/2012
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Dept: Building	Status: Approved w/Conditions	Reviewer: Jon Rioux	Approval Date: 01/09/2013
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) Note: A field inspection is required to verify that both units meet our minimal housing code, modifications may be required.</p> <p>2) Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.</p> <p>3) Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.</p> <p>4) R315.2 Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.</p>			

Dept: Fire	Status: Approved	Reviewer: Chris Pirone	Approval Date: 02/18/2013
Note:	Ok to Issue: <input type="checkbox"/>		



General 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: 77 Walnut Street		
Total Square Footage of Proposed Structure/Area 1,960	Square Footage of Lot 2,260	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 12 H 18	Applicant *must be owner, Lessee or Buyer* Name <u>JWAY, LLC</u> c/o <u>Nate R. Huckel-Bauer, Esq.</u> Address <u>Drummond & Drummond, LLP</u> <u>One Monument Way</u> <u>Portland, ME 04101</u> City, State & Zip	Telephone: <u>(207) 774-0317</u>
Lessee/DBA (If Applicable) N/A	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
<p style="text-align: center;">RECEIVED DEC 07 2012 Dept. of Building Inspections City of Portland Maine</p>		
Current legal use (i.e. single family) <u>2 family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Residential condominium</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Conversion of 2 unit rental building into 2 unit condominium</u>		
Contractor's name: <u>Maxava, LLC</u> Address: <u>110 Marginal Way, Suite 292</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>(207) 807-9218</u> Who should we contact when the permit is ready: <u>Jeremy Benn</u> Telephone: <u>(207) 807-9218</u> Mailing address: <u>110 Marginal Way, Suite 292, Portland, ME 04101</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Signature] Date: 12/5/12

This is not a permit; you may not commence ANY work until the permit is issued
authorized agent



Drummond & Drummond

A Limited Liability Partnership
Counselors at Law

One Monument Way, Portland, Maine 04101

Horace W. Horton
Arthur A. Cerullo
Andrew W. Sparks
Paul E. Peck
Philip P. Mancini
Jennifer I. Richard
Douglas F. Britton
Scott E. Herrick
Christopher E. Pazar
Stephanie N. Strouse
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Nicholas R. Loukes
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1885-1979
Josiah H. Drummond
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Of Counsel
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December 5, 2012

Via Hand Delivery
City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Re: Application to Convert Rental Units to Condominium Units

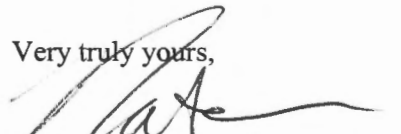
Dear Inspections Division Staff:

Enclosed please find an application to convert two rental units located at 77 Walnut Street into two condominium units. Also enclosed are the application fees and certificate of occupancy fees totaling \$450.00 (\$150 x 2 plus \$75 x 2). The current owner of the property, JWAY, LLC, purchased the property in October 2012 from Keybank. Our review of title records indicates Keybank purchased the property at a foreclosure auction on March 23, 2011 (with deed recorded in December 2011). The property is currently vacant, has been vacant since prior to its purchase by JWAY, LLC, and we understand that it was vacant since early 2011. Because the property has been vacant during the entire ownership of the current owner, and because we are not aware of any prior tenants, JWAY, LLC has complied with the tenant notice provisions of the condominium conversion ordinance.

As part of the conversion process, exterior touch up painting and minor repairs will be performed and cosmetic improvements will be made to the building interior. Although no electrical or plumbing work is planned, if such work becomes necessary, the responsible professionals will secure permits for such work. If any demolition or structural work becomes necessary due to conditions discovered during the cosmetic work, a building permit application will be submitted for that work.

Please contact me or the owner/developer's representative, Jeremy Benn (207-807-9218) if you have any questions about this conversion permit. Thank you for your prompt review and anticipated approval.

Very truly yours,



Nathaniel R. Huckel-Bauer, Esq.

CC: Jeremy Benn

Submit with Condominium Conversion Permit Application

Project Data:

Address: 77 Walnut Street

C-B-L: 12-H-18

Number of Units in Building: 2

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 None	N/A	N/A	N/A	N/A
Unit 2 None	N/A	N/A	N/A	N/A
Unit 3				
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 10/19/12 (2 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 X (check one)

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

\$ 1,000.00 Exterior walls, windows, doors, roof (minor repairs and touch up paint)

\$ _____ Insulation

\$ 20,000.00 Interior cosmetics (walls/floors/hallways/refinishing, etc.) (cabinets, painting, countertops, floor refinishing)

\$ _____ Other (specify)