

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-1102	Issue Date: SEP 1 2005	CBL: 015 E019001
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Location of Construction: 57 Montreal St	Owner Name: Piergrossi Joseph P Jr	Owner Address: 61 Montreal St #3	Phone: 771-0287
Business Name:	Contractor Name:	Contractor Address: CITY OF PORTLAND	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R6

Past Use: 3 unit residence	Proposed Use: 3 condo unit residence	Permit Fee: \$675.00	Cost of Work: \$0.00	CEO District: 1
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Proposed Project Description: convert 3 unit residence to three condo residence	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Comply w/ NFPA 701</i>	INSPECTION: Use Group: R2 Type: 55 9/9/05
	Signature: <i>Greg Lewis</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: jharris	Date Applied For: 08/04/2005	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	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"/> late: _____	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 late: _____	Historic Preservation <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 Denied <i>[Signature]</i> late: _____
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 051102
SEP 13 2005
CITY OF PORTLAND

This is to certify that Piergrossi Joseph P Jr
has permission to convert 3 unit residence to the condo residence
AT 57 Montreal St 015 E019001

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 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 work on permit must be completed before this building or part thereof is occupied or closed-in. HEAVY 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. [Handwritten: Cass PFD]
Health Dept.
Appeal Board
Other
Department Name

[Handwritten Signature] 9/9/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: 3 condo unit residence	Proposed Project Description: convert 3 unit residence to three condo residence
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/24/2005
Note: **Ok to Issue:**

1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

2) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.

3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

4) 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 09/09/2005
Note: **Ok to Issue:**

1) Contruction 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:** 09/08/2005
Note: **Ok to Issue:**

1) All units to be in compliance with NFPA 101

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.

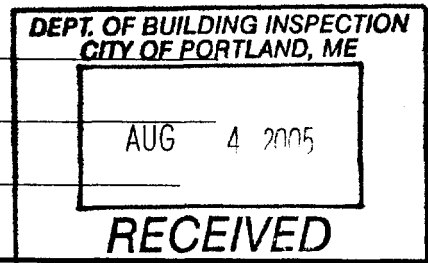
Total Square Footage of Proposed Structure 5,250			Square Footage of Lot 6,941		
Tax Assessor's Chart, Block & Lot		Owner:		Telephone:	
Chart# 015	Block# E-019	Lot# 001	Joseph Piergrassi Jr. Trevor Coyne		207-771-0287
Lessee/Buyer's Name (if Applicable)			Applicant name, address & telephone:		cost Of Work \$ _____ Fee: \$ 675.00

Current use: Apartment Building - 3 units.

If the location is currently vacant, what was prior use: _____

Approximately how long has it been vacant: _____

Proposed use: Convert to condominiums - 3 Condos
Project description: _____



Contractor's name, address & telephone: Jeff King, King Builders

Who should we contact when the permit is ready: Joseph Piergrassi Jr. 207-771-0287

Mailing address: 61 Montreal St.
Portland ME 04101

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: 207-771-0287

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: *Joseph Piergrassi Jr.* Date: 8/4/05

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

18 202

Submit with Condominium Conversion Permit Application

Project Data:

Address: 59-63 Montreal Street

C-B-L: 015-E-019-001

Number of Units in Building: 3

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 ✓ Joseph Piergrossi Sr.	774-6172 939-0916	3 1/2	4/7/05	NO
Unit 2 Jarod Smith/Leanne Knicker		4 years	4/7/05	NO
Unit 3 Trevor COYNE Joseph Piergrossi Jr.	771-0287	6 years 8 years	owners	NO
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 13 years

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) Permit on file at city hall

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

\$ 10,000 Exterior walls, windows, doors, roof

\$ _____ Insulation

\$ 10,000 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)

**Joseph Piergrossi
J.T. ASSOCIATES, LLC
61 Montreal Street, #3
Portland, ME 04101**

April 7, 2005

Jarod Smith
Leanne Knudner
61 Montreal Street, #2
Portland, ME 04101

RE: **61 Montreal Street, Portland, Maine**
Notification of Condominium Conversion

Dear Mr. Smith and Ms. Knudner:

This letter will serve as notification to you of our intent to convert our property at 61 Montreal Street, Portland, Maine from rental units to condominium units. In doing this we are required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion (the "**Condominium Ordinance**"). The following information spells out the guidelines for the "Protection of Tenants" as described in Sec. 14-568 and Sec. 14-569:

Notice of Intent. The developer shall give to each existing tenant written notice of intent to convert land at least 120 days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four consecutive years, the notice shall be increased by 30 additional days for each additional year, or fraction thereof, to a maximum of 240 additional days. The notice shall set forth the rights under these sections and contain the following statement: "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 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, Maine 04101 (telephone: 775-5451)."

No tenant may be required by a developer to vacate without having been given notice as required herein, except for reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within 120 days after a tenant is required by a developer to vacate, the developer records a declaration of condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

Option to Purchase. For a sixty-day period following the giving of notice as required by this ordinance, the developer shall grant to the tenant an exclusive and irrevocable option

to purchase their unit. This option may not be assigned. If the tenant does not purchase or contract to purchase their unit during the sixty day option period, the developer may not convey or offer to convey the unit to any other person during the following 180 days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional 60 day period.

Relocation Payments. If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by tenant for the immediately preceding two months: provided that this requirement shall not apply to any tenant whose gross income exceeds 80% of the median income of the Portland **SMSA**, adjusted for family size, as determined by the U.S. Dept. of Housing and Urban Development at the time the notice is given as required in Section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals to other reasonable accommodations and in determining the tenants eligibility for relocation payments as provided herein.

Currently, eighty percent (80%) of the Median Income of the Portland SMSA guideline, adjusted for family size, is as follows:

<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>
\$27,450	\$31,350	\$36,300

You will be ~~contracted~~ when the units in your building are offered for sale to the public, and you will be informed of the asking price for your particular unit. We will be listing the units for sale with a real estate broker, and if you are interested in discussing financing arrangements or any other purchase details, we will arrange for a meeting between you and the broker.

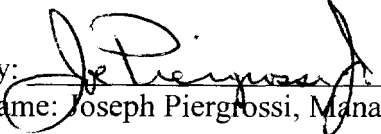
IN ACCORDANCE WITH THE **ABOVE** CONDOMINIUM ORDINANCE, THIS SHALL SERVE **AS** WRITTEN NOTICE THAT YOU WILL BE REQUIRED TO VACATE YOUR UNIT 120 DAYS AFTER THE DATE ON WHICH YOU RECEIVE THIS LETTER.

If you do not plan to accept your option to purchase your unit as described herein, please sign and return the attached addendum.

We realize you will have many questions and concerns about this process. Please feel free to talk with me about them and we will do whatever we can to answer them.

Very truly yours,

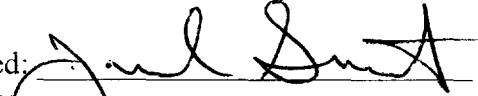

J.T. ASSOCIATES, LLC


By: 
Name: Joseph Piergossi, Manager

Enclosure

ADDENDUM
to
Notification Letter re: Intent to Convert Rental Units to Condominiums
61 Montreal Street, Portland, Maine

I/we have been notified of the proposed purchase price for the unit identified below, and I/we hereby _____ **ACCEPT** / X **DECLINE** the option to purchase the unit as contained on the attached notice dated April 7 , 2005.

Unit # 2 Signed:  Dated: 7-11-05
Name: 

 Signed:  Dated: 7-11-05
Name: _____

Please return to:
JOSEPH PIERGROSSI
J.T. ASSOCIATES, LLC
61 Montreal Street, Apt. 3
Portland, ME 04101

**Joseph Piergrossi
J.T. ASSOCIATES, LLC
61 Montreal Street, #3
Portland, ME 04101**

April 7, 2005

Joe Piergrossi, Sr.
63 Montreal Street, #1
Portland, ME 04101

RE: 63 Montreal Street, Portland, Maine
Notification of Condominium Conversion

Dear Mr. Piergrossi:

This letter will serve as notification to you of our intent to convert our property at 61 Montreal Street, Portland, Maine from rental units to condominium units. In doing this we are required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion (the "**Condominium Ordinance**"). The following information spells out the guidelines for the "Protection of Tenants" **as** described in Sec. 14-568 and Sec. **14-569**:

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No tenant may be required by a developer to vacate without having been given notice **as** required herein, except for reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of tenancy, including rent, may not be altered during the notice period, except **as** expressly provided in a preexisting written lease. If, within 120 days after a tenant is required by a developer to vacate, the developer records a declaration of condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

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or contract to purchase their unit during the sixty day option period, the developer may not convey or offer to convey the unit to any other person during the following 180 days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional **60** day period.

Relocation Payments. If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by tenant for the immediately preceding two months; provided that this requirement shall not apply to any tenant whose gross income exceeds **80%** of the median income of the Portland SMSA, adjusted for family size, **as** determined by the U.S. Dept. of Housing and Urban Development at the time the notice is given as required in Section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals to other reasonable accommodations and in determining the tenants eligibility for relocation payments **as** provided herein.

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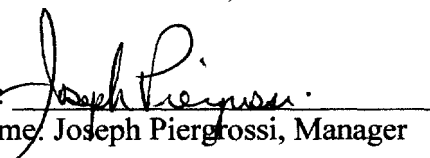
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Very truly yours,

J.T. ASSOCIATES, LLC

By: 
Name: Joseph Piergossi, Manager

Enclosure

ADDENDUM
to
Notification Letter re: Intent to Convert Rental Units to Condominiums
63 Montreal Street, Portland, Maine

I/we have been notified of the proposed purchase price for the unit identified below, and I/~~we~~ hereby _____ **ACCEPT** / **DECLINE** the option to purchase the unit **as** contained on the attached notice dated April 7, 2005.

Unit # 1 Signed: Joseph Piergrossi Dated: 7/11/05
Name: _____

Signed: _____ Dated: _____
Name: _____

Please return to:
JOSEPH PIERGROSSI
J.T. ASSOCIATES, LLC
61 Montreal Street, Apt. 3
Portland, ME 04101