

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 091402

This is to certify that 63 KELLOGG STREET LLC

has permission to Condo Conversion from 3 residential units to 3 Condominiums

AT 63 KELLOGG ST CB# 017 A003001

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 written permission procured before this building or part thereof is lathed or otherwise covered-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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 12/23/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

DEC 11 2009

City of Portland

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1402	Issue Date:	CBL: 017 A003001
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Location of Construction: 63 KELLOGG ST	Owner Name: 63 KELLOGG STREET LLC	Owner Address: 63 KELLOGG ST # 1 <i>Dominic White</i>	Phone: <i>272-2157</i>
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: <i>R-6</i>

Past Use: 3 Residential Units	Proposed Use: 3 Condominiums - Condo Conversion from 3 residential units to 3 Condominiums	Permit Fee: \$675.00	Cost of Work: \$675.00	CEO District: 1	<i>4547</i>
Proposed Project Description: Condo Conversion from 3 residential units to 3 Condominiums <i>legal use: 3 residential AL D.U.</i>		FIRE DEPT: <i>w/conditions</i> <i>12/11/09</i>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>TBC 2003</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: Ldobson	Date Applied For: 12/10/2009	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.. PERMIT ISSUED 11	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"/> <input type="checkbox"/> Denied <i>ok w/ conditions</i> Date: <i>12/11/09</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 <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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City of Portland

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1402	Date Applied For: 12/10/2009	CBL: 017 A003001
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Location of Construction: 63 KELLOGG ST	Owner Name: 63 KELLOGG STREET LLC	Owner Address: 63 KELLOGG ST # 1	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	

Proposed Use: 3 Condominiums - Condo Conversion from 3 residential units to 3 Condominiums	Proposed Project Description: Condo Conversion from 3 residential units to 3 Condominiums
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/11/2009

Note: **Ok to Issue:**

- 1) 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.
- 2) This property shall remain three (3) residential condominiums with the issuance of this permit and subsequent issuance of certificate(s) of occupancy. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 12/23/2009

Note: **Ok to Issue:**

- 1) Carbon monoxide detectors must be installed in compliance with State Law.
- 2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Ben Wallace Jr. **Approval Date:** 12/11/2009

Note: **Ok to Issue:**

- 1) The entire structure shall comply with NFPA 101 "Existing Apartments"
Compliance shall be insured prior to the issuance of a Certificate of Occupancy.

Comments:

12/10/2009-mes: No information is given other than the building was vacant when it was purchased 6 mo ago. I need a little more information, such as who was the last owner & when was the building vacated - what were the previous tenants names? I will call Dominic White - permit on hold right now. Dominic stated that the previous owner also bought it vacant through a bank foreclosure - He will get this information in writing to me possibly tomorrow.

12/11/2009-mes: I received a written statement concerning the purchase of the property and that it was vacant prior to his giving an offer and later purchasing

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City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a “Stop Work Order” and “Stop Work Order Release” will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

PERMIT ISSUED

DEC 11 2009

City of Portland



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: <u>63 Kellogg Street, Portland, ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>3,184 SF</u>	Square Footage of Lot <u>4,158 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>17</u> Block# <u>A</u> Lot# <u>3</u>	Applicant * must be owner, Lessee or Buyer * Name 63 Kellogg <u>Dominic White</u> Address <u>63 Kellogg St #1</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-272-2157</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>63 Kellogg St, LLC</u> Address <u>63 Kellogg St. #1</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>450</u> C of O Fee: \$ <u>225</u> Total Fee: \$ <u>675</u>
Current legal use (i.e. single family) <u>multi family</u> If vacant, what was the previous use? <u>multi family</u> Proposed Specific use: <u>Condo conversion, renov</u> Is property part of a subdivision? <u>NO</u> . If yes, please name _____ Project description: <u>Convert current, unoccupied, renovated multi-unit into condominiums. Renovation construction already submitted on 3 previous permits. (Multi-unit building was purchased vacant.)</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Dominic White</u> Telephone: <u>207-272-2157</u> Mailing address: <u>63 Kellogg Street #1 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 applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable time to enforce the provisions of the codes applicable to this permit.

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DEC 10 2009
Dept. of Building Inspections
City of Portland Maine

Signature: <u>Dominic A White</u>	Date: <u>9/9/09</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Submit with Condominium Conversion Permit Application

Project Data:

Address: 63 Kellogg St

C-B-L: 17-A-3

Number of Units in Building: 3

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 <u>VACANT *</u>				
Unit 2 <u>VACANT *</u>				
Unit 3 <u>VACANT *</u>				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

* Vacant when purchased.

If more units, submit same information on all units

Length of time building owned by applicant 6 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) *See previous permits for this address*

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)

Marge Schmuckal
Zoning Administrator
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

Dear Marge,

This is regarding the condominium conversion application for the property at 63 Kellogg Street.

The Kellogg Street, LLC purchased the building on May 5th, 2009 from Hoff Three Properties, of South Portland, Maine.

At our initial inspection of the building it was already vacant and was still vacant on April 14th, 2009 when we signed the Purchase and Sale Agreement.

As I understand the situation, Hoff Three Properties purchased 63 Kellogg Street from a bank auction after the previous owner let it slip into foreclosure.

The contact information for the previous owner is

Daniel Hoffman
Hoff Three Properties, LLC
50 Market Street
South Portland, ME 04106

I do not have his phone number, but both parties were represented by Sullivan Multi Family Realty at 207-771-5556.

If you need any more information or have any more questions, please call me on my cell phone at 207-272-2157.

Sincerely,



Dominic A. White

63 Kellogg Street, LLC
Dominic White
63 Kellogg Street #1
Portland, ME 04101

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Dept. of Building Inspections
City of Portland Maine