

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number JAN 60029 2006
CITY OF PORTLAND

This is to certify that STONE GREGORY B & DONNA L B STONE ITS

has permission to Change of use to 3 Condominiums

AT 32 ANDERSON ST

022 L004001

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 when permission is procured before this building or part thereof is leased or service is closed-in. 24 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass 1-16-06

Health Dept. _____

Appeal Board _____

Other _____
Department Name



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: 06-0029	Issue Date: JAN 19 2006	CBL: 022 L004001
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Location of Construction: 32 ANDERSON ST	Owner Name: STONE GREGORY B & DONNA	Owner Address: 32 ANDERSON ST # 2	Phone:
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 residential	Proposed Use: 3 unit Condominium/ Change of use to 3 Condominiums	Permit Fee: \$675.00	Cost of Work: \$675.00	CEO District: 1
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legal use: 3 dwelling units

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied TO NFPA 101 Signature: Greg Goss	INSPECTION: Use Group: R Type: SB IBC 2003 Signature: [Signature]
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Proposed Project Description:
Change of use to 3 Condominiums

Permit Taken By: Idobson	Date Applied For: 01/06/2006	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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"/> OK w/ conditions Date: 1/13/06 [Signature]	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: [Signature]
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0029	Date Applied For: 01/06/2006	CBL: 022 L004001
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Location of Construction: 32 ANDERSON ST	Owner Name: STONE GREGORY B & DONNA	Owner Address: 32 ANDERSON ST # 2	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: 3 unit Condominium/ Change of use to 3 Condominiums	Proposed Project Description: Change of use to 3 Condominiums
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/13/2006**Note:** **Ok to Issue:**

- 1) 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.
- 2) 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.
- 3) 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.
- 4) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 01/18/2006**Note:** **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 2) 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:** 01/16/2006**Note:** **Ok to Issue:**

- 1) Building to comply with NFPA 101.

Copy available @ inspections.

Submit with Condominium Conversion Permit Application

Project Data:

Address: 32 Anderson Street Portland, ME 04101

C-B-L: 022-L-004-001 and 022-L-023-001

Number of Units in Building: 3

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 VACANT	—	—	—	—
Unit 2 GREGORY STONE DONNA STONE	749-1264	6 years 7 months	N/A (OWNERS)	N/A
Unit 3 RHONDA BARKER & JOHN NONAN	749-3167	6 years		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 6 years 7 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)

EXPANDED DORMERS IN 3RD FLOOR UNIT

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

\$ 1000.00 Exterior walls, windows, doors, roof Repaired Gutter ON PARKING LOT SIDE OF BUILDING

\$ _____ Insulation

\$ 10,000.00 Interior cosmetics (walls/floors/hallways/refinishing, etc.) NEW CABINETS, FLOORING, SANDING, PAINT, COUNTERTOPS

\$ _____ Other (specify)

PAVING PARKING LOT IN SPRING 2006
(ESTIMATE \$4500.00)

PAINTING EXTERIOR OF BUILDING IN SPRING 2006
(ESTIMATE \$10,000.00)

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1156	Issue Date: SEP 17 2005	PERMIT ISSUED	022	L004001
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Location of Construction: 32 ANDERSON ST	Owner Name: STONE GREGORY B & DONNA	Owner Address: 32 ANDERSON ST # 2	Phone:
Business Name:	Contractor Name: Dan Barker	Contractor Address: P.O. Box 1595 Biddford	Phone: 207 879 5610
Lessee/Buyer's Name	Phone:		Zone: R6

Past Use: 3 Unit Residential	Proposed Use: 3 Unit Residential/ install 2 dormers	Permit Fee: \$111.00	Cost of Work: \$10,000.00	CEO District: 1
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Proposed Project Description: <i>Legal use: Three (3) Dwelling units</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 22 Type: 15 9/16/05
	Signature: <i>Greg Case</i>	Signature: <i>Ally...</i>

Permit Taken By: Idobson	Date Applied For: 08/12/2005	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 checked="" type="checkbox"/> Wetland <i>OK under 14-436 using 18% of 80% Allowance</i> <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 Date: <i>9/19/05</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:
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CERTIFICATION

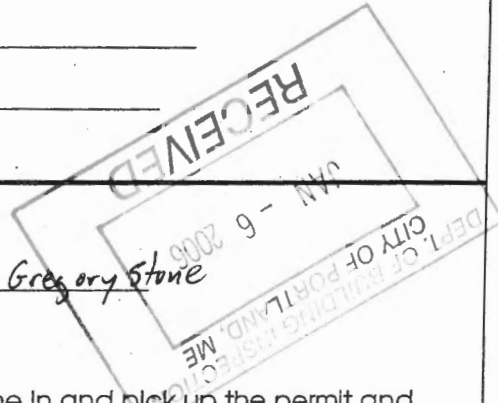
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

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>32 Anderson Street, Portland, ME 04101</u>		
Total Square Footage of Proposed Structure <u>3000 Sq. Ft. Living Space 4800 sq. Ft. including common basement & areas</u>	Square Footage of Lot <u>4520 + 3160</u> Total: <u>7680</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>022</u> Block# <u>L-004</u> Lot# <u>001</u> and <u>022</u> <u>L-023</u> <u>001</u>	Owner: <u>GREGORY STONE & DONNA STONE</u>	Telephone: <u>(207) 749-1264</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ _____ Fee: \$ <u>675⁰⁰/100</u>
Current use: <u>Apartment Building</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Condominium Conversion 3 units</u>		
Project description: _____		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Donna Stone or Gregory Stone</u>		
Mailing address: <u>32 Anderson Street</u> <u>Portland, ME 04101</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: <u>(207) 749-1264</u>		



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>[Signature]</u>	Date: <u>1-2-05</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

Notice of Intent to Convert

To tenants: Rhonda Barker & John Nunan
From owners: Gregory Stone & Donna Stone

It is our intention to convert the three unit apartment building located at 32 Anderson Street, Portland, ME 04101 into three condominium units. We grant you an exclusive and irrevocable 60 day option to purchase the unit on the third floor which you occupied until May 2005. The option price on the unit is for \$ 135,000.00, if you choose not to purchase the unit during the 60 day period, we 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 you, unless the more favorable price and terms are first offered exclusively and irrevocably to you for an additional sixty day period.

Further, if the tenants would prefer to purchase the unit they currently occupy, we grant you an option to purchase the unit on the first floor, which you have occupied since May 2005, at the option price of \$ 150,000.00.

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: 874-8703).

If you do not buy your apartment this Notice of Intent to Convert serves as a notice of termination under the applicable law of forcible entry and detainer. You, the tenants, would be required to vacate after 180 days after receiving this notice. The date you would be required to vacate is JULY 2, 2006.

Owner:	<u>Gregory Stone</u>	Date:	<u>JAN-3-06</u>
Owner:	<u>Donna Stone</u>	Date:	<u>Jan-3-06</u>
Tenant:	<u>Rhonda Barker</u>	Date:	<u>JAN-3-06</u>
Tenant:	<u>John Nunan</u>	Date:	<u>JAN-3-06.</u>

The unit 3 tenants (Rhonda Barker & John Nunan) have moved into unit 1 while unit 3 is being renovated. When renovations are complete they will be moving back into unit 3 and intend to purchase it.

The previous unit 1 tenants were Gavin Stone & Melissa Englehart. In May 2005, they vacated that apartment and soon purchased a house. Their address is 25 Woodfield Road, Portland, ME 04102. Phone: 807-4829 or 899-3081.

Unit 2 has been occupied by the owners Gregory Stone & Donna Stone for over 6 years.

04/20/06 Closed at \nearrow mes