

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 080643
JUN 18 2008
CITY OF PORTLAND

This is to certify that EDCL LLC /Buck Consulting Group

has permission to Three Unit Condo Conversion

AT 23 HAMPSHIRE ST

CBL 028 P00300

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 entered or otherwise 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. Craig Clark

Health Dept. _____

Appeal Board _____

Other _____
Department Name

6/17/08 Chy A
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0645	Issue Date: 6/17/08	CBL: 028 P003001
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Location of Construction: 23 HAMPSHIRE ST	Owner Name: EDCL LLC	Owner Address: 34 MAIN ST STE 2A	Phone: 207-377-8977
Business Name:	Contractor Name: Buck Consulting Group	Contractor Address: 16 Tannery Lane, Suite 23 Camden	Phone: 2072369970
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: R-6

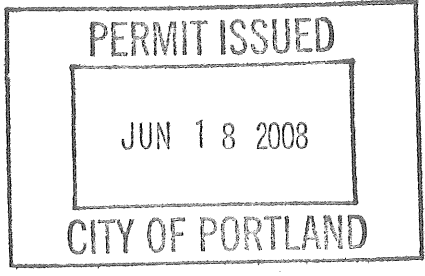
Past Use: Three Unit Residential Apartment	Proposed Use: Three Unit Residential Apartment - Three Unit Condo Conversion	Permit Fee: \$675.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: Three Unit Condo Conversion		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Existing Apt's</i>	INSPECTION: Use Group: R-2 Type: 5B IBC-2003	
		Signature: <i>Grea Cass</i>	Signature: <i>6/17/08 CLM</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date:	

Permit Taken By: lmd	Date Applied For: 06/18/2008	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"/> Denied Date: <i>6/10/08</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: <i>6/10/08</i>	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>6/10/08</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0645	Date Applied For: 06/03/2008	CBL: 028 P003001
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Location of Construction: 23 HAMPSHIRE ST	Owner Name: EDCL LLC	Owner Address: 34 MAIN ST STE 2A	Phone: 207-377-8977
Business Name:	Contractor Name: Buck Consulting Group	Contractor Address: 16 Tannery Lane, Suite 23 Camden	Phone: (207) 236-9970
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	

Proposed Use: Three Unit Residential Apartment - Three Unit Condo Conversion	Proposed Project Description: Three Unit Condo Conversion
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/10/2008**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 a three family condominium dwelling with the issuance of this permit and subsequent issuance of certificates 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:** Chris Hanson **Approval Date:** 06/16/2008**Note:** **Ok to Issue:**

- 1) This permit recognizes a pre-existing land use and does not require or certify compliance with the City's current building code. The inspection performed will be done pursuant to the City's Minimum Standards for Housing, The Housing Code.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 06/13/2008**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:

6/10/2008-mes: Lisa didn't get this off her desk until Tuesday 6/10/08

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.

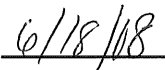
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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

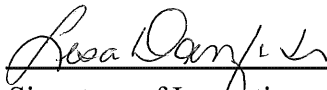
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



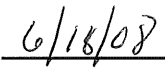
Signature of Applicant/Designee



Date



Signature of Inspections Official



Date

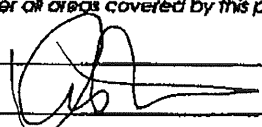
All Purpose Building Permit Application

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.

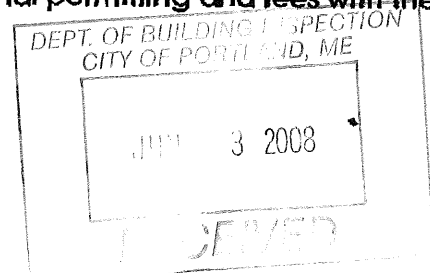
Location/Address of Construction: 23 Hampshire Street, Portland, ME		
Total Square Footage of Proposed Structure 4,138	Square Footage of Lot 2,117	
Tax Assessor's Chart, Block & Lot Chart# 28 Block# P Lot# 3 and 17	Owner: EDCL, LLC 34 Main Street, Suite 2A Winthrop, ME 04364	Telephone: (207)377-8977 (207)215-2812
Lessee/Buyer's Name (if Applicable) N/S	Applicant name, address & telephone: EDCL, LLC 34 Main Street, Suite 2A Winthrop, ME 04364 (207)377-8977	Cost Of Work: \$ 500,000.00 Fee: \$ 450.00 C of O Fee \$ 225.00 Total Fees: \$ 675.00
Current use: <u>vacant</u>		
If the location is currently vacant, what was prior use: <u>residential apartment</u>		
Approximately how long has it been vacant: <u>one year</u>		
Proposed use: <u>three-unit residential condominium</u>		
Project description: <u>Conversion of vacant building into three-unit residential condominium</u>		
Contractor's name, address & telephone: <u>Blaine Buck, Buck Consulting Group, LLC</u> <u>16 Tannery Lane, Suite 23, P.O. Box 1367, Camden, ME</u> <u>04843</u>		
Who should we contact when the permit is ready: <u>Carrie M. Logan, Esq.</u>		
Mailing address: <u>Preti, Flaherty</u> <u>P.O. Box 9546</u> <u>Portland, ME 04112-9546</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: (207)791-3214		

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: 	Date: <u>6/3/08</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



June 2, 2008

Ms. Marge Schmuckal
City of Portland, Maine
Inspections Division Services
389 Congress Street, Room 315
Portland, ME 04101-3509

RE: 23 Hampshire Street Condominium Conversion

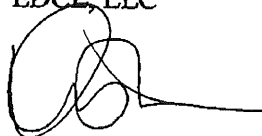
Dear Ms. Schmuckal:

I have submitted an application to the City for the conversion of a building located at 23 Hampshire Street from an apartment into a three-unit condominium. As part of this process, I understand that I must provide you with a list of the previous tenants and their reasons for departure, including the dates of departure, and their contact information. Below, please find as much of the requisite information as I can provide.

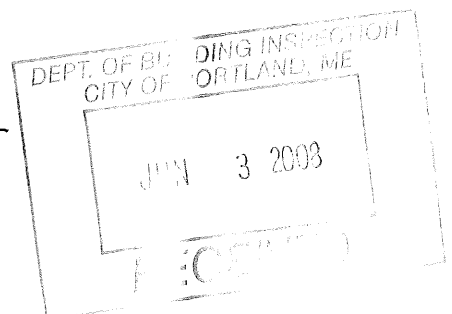
The last first floor tenant was Charles Swett, Jr.; I believe he left in May of 2007, as did the last second floor tenant, Ted R. Parsons. The last known address for Mr. Swett is P.O. Box 490, Portland, ME 04112; the last known address for Mr. Parsons is the Hampshire Street address. These two tenants left because the previous owner told them she was selling the building, and the new owner would be renovating it. Notice was given to them before EDCL, LLC purchased the building. The third floor tenants were James and Katherine Freundlich, who actually rented the apartment for their daughter, Kara, and her boyfriend to use. Mr. and Mrs. Freundlich's last known address is 38 Fleetwood Street, Portland, ME 04112. I believe Kara left in May of 2007 because she decided to move back home with her parents.

I trust that this information will be sufficient for you to process the application. I appreciate your time and consideration.

Very truly yours,
EDCL, LLC



By: Kevin Mattson
Its: Member



June 2, 2008

VIA HAND DELIVERY

Ms. Marge Schmuckal
City of Portland, Maine
Inspections Division Services
389 Congress Street, Room 315
Portland, ME 04101-3509

RE: 23 Hampshire Street Condominium Conversion

Dear Ms. Schumuckal:

Thank you for speaking with me on multiple occasions recently. Enclosed, please find the following:

1. All Purpose Building Permit Application for the conversion of 23 Hampshire Street from a vacant apartment building to a condominium;
2. Letter from Kevin Mattson, member of EDCL, LLC, owner of the property, regarding the vacant status of the building and listing previous tenants for your reference; and
3. Check for \$675.00.

Please feel free to contact me if you have any questions or concerns regarding this application. We look forward to your imminent review.

Best regards,



Carrie M. Logan

CML:cml
Enclosures

cc: Severin M. Beliveau, Esq.
Kevin Mattson
Michael L. Sheehan, Esq.
Kristy M. Smith, Esq.

