

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 041650

DEC 29 2004

CITY OF PORTLAND

This is to certify that Yarnold Rita E /Jean Simone

has permission to convert 2nd & 3rd floor to one condo & fresh ls for own-occupied condo

AT 89 Park St 039 G007001

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 altered or closed-in. **48 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name _____

[Handwritten Signature]

12/20/04

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: 04-1650	Issue Date: PERMIT ISSUED DEC 29 2004	CBL: 039 C007001
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Location of Construction: 89 Park St	Owner Name: Yarnold Rita E <i>831-8356</i>	Owner Address: 89 Park St	Phone: 775-3838
Business Name:	Contractor Name: Jean Simoneau	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: <i>R6</i>

Past Use: <i>Rental</i> Condo conversion from 3 apts <i>3 rental dwelling units</i> <i>Asst legal use # 03-0666</i>	Proposed Use: 2 condominium units	Permit Fee: \$696.00	Cost of Work: \$25,000.00	CEO District: 2
Proposed Project Description: convert 2nd & 3rd floor to one condo & refresh 1st floor own-occupied condo		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>R</i> Type: <i>5</i> <i>IBC 2003</i>		Signature:
		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: <i>jharris</i>	Date Applied For: 11/03/2004	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"/> <i>OK with conditions</i> Date: <i>11/8/04</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 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 <i>any exterior work</i> Date: <i>requires A</i> <i>Separate review and approval</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: 04-1650	Date Applied For: 11/03/2004	CBL: 039 G007001
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Business Name:	Contractor Name: Jean Simoneau	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: change from 3 to 2 D.U. and to convert to condominium units	Proposed Project Description: convert 2nd & 3rd floor to one condo & refresh 1st floor own-occupied condo
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/08/2004**Note:** last legal use was 3 dwelling units under #03-0666**Ok to Issue:**

- 1) It is understood that the number of units is being decreased by the owner. This action will extinguish any legal nonconforming rights if the owner wishes to revert back to the current legal number of units. There are no "grandfathering" rights.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.

a separate permit application for review and approval.

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

Comments:

11/16/04-tmm: left message w/Rita stating we need more info regarding construction activities

11/18/04-tmm: left message w/Rita stating we need a construction detail on the new walls.

Prmt Text93 6028 Constr Type New Num1 4

Permit Nbr 04-1650 Location of Construction 89 Park St Appl. Date 1
Status Hold Permit Type Change of Use - Condo Conversion Issue Date
CBL 039 G007001 District Nbr 2 Estimated Cost \$25,000.00 Date Closed

Comment Date	Comment	Name	Follow Up Date	Completed
11/18/200	left message w/Rita stating we need a construction detail on the new walls.	tmm		
11/16/200	left message w/Rita stating we need more info regarding construction activities	tmm		

CreatedBy jharris CreateDate 11/03/2004 ModBy tmm ModDate 11/16/

Print Text193 6028 Constr Type New Num1 41650

Permit Nbr 04-1650 Location of Construction 89 Park St Appl. Date 11/03/2004
Status Hold Permit Type Change of Use - Condo Conversion Issue Date
CBL 039 6007001 District Nbr 2 Estimated Cost \$25,000.00 Date Closed

Comment Date

Comment

11/16/2004

left message w/Rita stating we need more info regarding construction activities

Name from

Follow Up Date

Completed

CreatedBy jharris CreateDate 11/03/2004 ModBy from ModDate 11/16/2004

*Amended -
Highly
831-188
Rita 8356
194*

City of Portland, Maine - Building or Use Permit

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

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Note: last legal use was 3 dwelling units under #03-0666 **OktoIssue:**

- 1) It is understood that the number of units is being decreased by the owner. This action will extinguish any legal nonconforming rights if the owner wishes to revert back to the current legal number of units. There are no "grandfathering" rights.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) This property shall remain a two (2) family dwelling condominium after the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 5) 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:** Pending **Reviewer:** Marge Schmuckal **Approval Date:**

Note: **OktoIssue:**

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		Square Footage of Lot 1896	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#		Owner: Rita U	
Lessee/Buyer's Name (If Applicable)		Telephone:	
Applicant name, address & telephone: Rita Uarnold 559 Congress St. Portland, ME. 04101 775-3838 x 1		cost Of Work: \$ 25,000. Fee: \$ _____ _____ units @ \$150.00 per unit \$ _____ + \$75.00 per unit CofO \$ _____ Total Fee: _____	
Current use: vacant number of units: 3		<div style="text-align: right;"> 246 Permit 300 Cond Cond 150 CofO </div> <hr/> <div style="text-align: right;"> 296⁰⁰ </div>	
Proposed use: 2 units .. Condos number of units: 2			
Project description: Have refreshed first floor, which I will keep. Propose to combine second and third floor into one condo, which I will sell.			
Contractor's name, address & telephone: Jean Simonau			
Whom should we contact when the permit is ready: Rita Uarnold 3			
Mailing address: 559 Congress Street Portland 04101			
Phone: 775-3838x1			

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.

Ua	304
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**CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I**

To the Manager of Building and Inspection Services, City of Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: 89 Park Street Assessor's Chart # 39
Block # G
Lot # 7

Name of Owner: Rita Yarnold
Address: 559 Congress St.
Telephone No.: 775-3838 x1

Name of Project: _____

Number of Units to be Converted: _____

Number of Units Applying For: 2

Number of Units in Structure: _____

Date on which Declaration of Condominiums was filed in CCRD: TBD

Approved by: _____

ZONING: _____ DATE: _____

Number of Units Approved (Circle)

Fire Dept. 1 2 3 4 5 6 7 8 9 10 Other _____

DATE: _____

Plumbing: 1 2 3 4 5 6 7 8 9 10 Other _____

DATE: _____

Elec: 1 2 3 4 5 6 7 8 9 10 Other _____

DATE: _____

Bldg./Hsg. 1 2 3 4 5 6 7 8 9 10 Other _____

DATE: _____

Comments:

**CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART II**

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application. **NIA**
2. Attach list of names of tenants or occupants to whom a Notice of Intent was sent. **Vacant since 02/2003**
3. Please include addresses of those receiving Notice of Intent and dates such Notice was received. **NIA**
4. Has Notice of Intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"? YES _____ NO **NIA**
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? **NIA**
6. Have relocation referrals and assistance been provided to tenants on demand?
YES _____ NO **NIA**

NOTE: I purchased this building vacant in February of 2003.

**CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART 111: PROJECT DATA**

1. Assessors reference, Chart, Block, Lot: 39.6.7
2. Number of Units before conversion: _____
3 Units with 1 bedroom _____ Units with 2 bedrooms
_____ Units with 3 or more bedrooms
3. Monthly rent range (specify with or without utilities, being specific about the utilities)
\$500. including heat
-

4. Number of Units after conversion: _____
\ Units with 1 bedroom 1 Units with 2 bedrooms
_____ Units with 3 or more bedrooms

5. Purchase Price range: Unit \ not for sale Unit 2 \$380K (+)

6. Length of time building owned by applicant: 20 months

7. Improvements, renovations or modifications being made in association with this conversion will require the following permits (please circle all that apply):

Building Plumbing Heating Electrical

8. Type and cost of building improvements being made in association with this conversion that will not require permits:

\$ 1000. door exterior walls, windows, doors, roof
\$ 1000. insulation
\$ 20,000. interior cosmetic (wall/floor refinishing, etc.)
\$ 10,000. other (please specify) Electrical, Plumbing

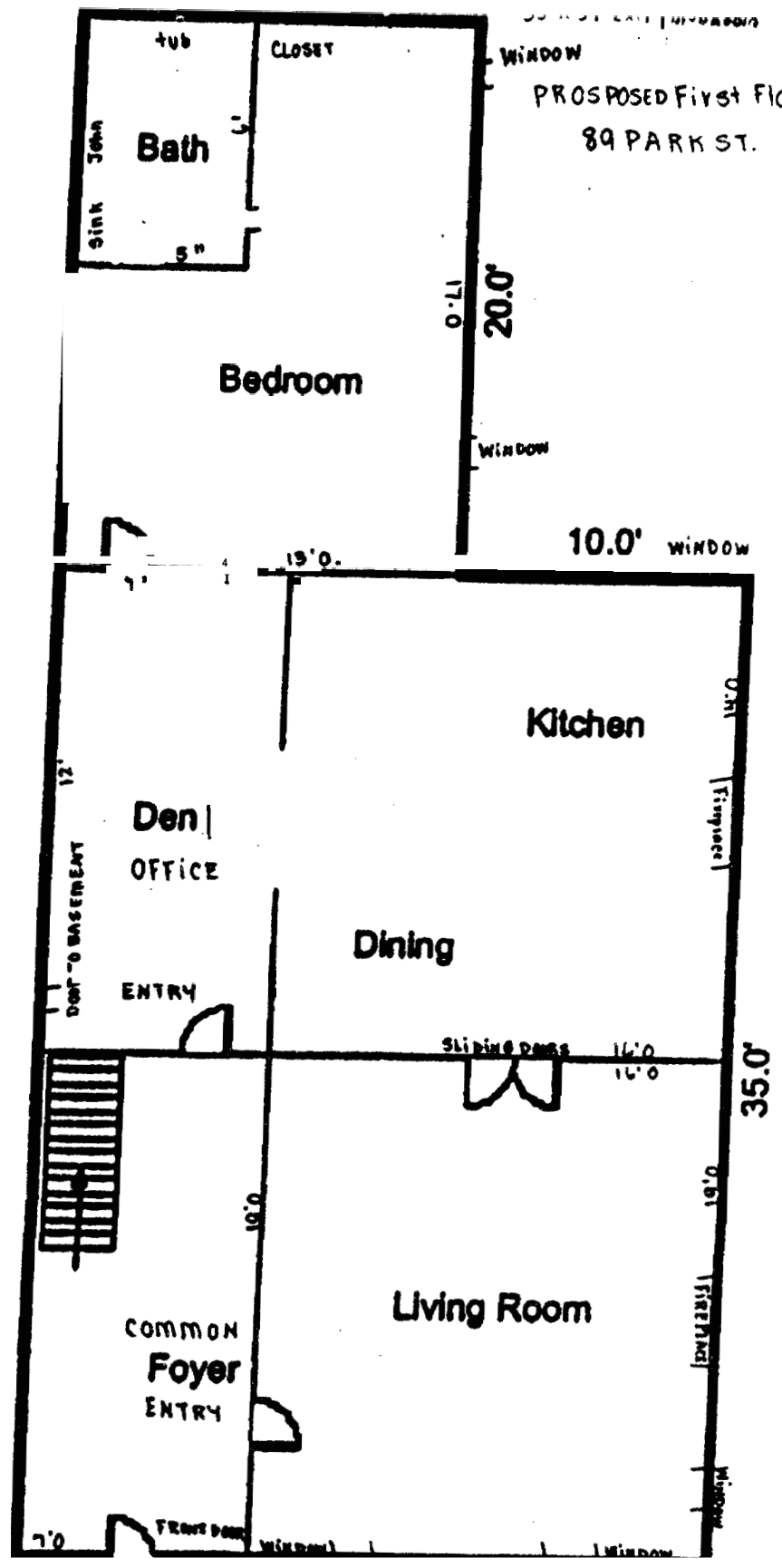
\$ 0.00 no improvements being made

9. For each converted rental unit supply the following information on last tenants prior to conversion:

	Unit #	Unit #	Unit #	Unit #	Unit #	Unit #	Unit #	Unit #
Length of occupancy								
Age of head of household								
# of children								
# of persons age 60+								
Will tenant purchase unit								
If not purchasing, will relocation payment be made								
If moving, check destination:								
same neighborhood								
elsewhere in Portland								
out of Portland								
unknown								

NOTE: Vacant building .. purchased vacant from an Estate in 02/2003

PROPOSED First Flo
89 PARK ST.



tub
CLOSET
Bath
Sink
John
5"

Bedroom

17.0'
20.0'

WINDOW

10.0' WINDOW

13.0'

Kitchen

CHIM

Fireplace

Den | OFFICE

DOOR TO BASEMENT

Dining

ENTRY

Sliding Door
16.0'
16.0'

35.0'

Living Room

Fireplace

Window

COMMON Foyer ENTRY

16.0'

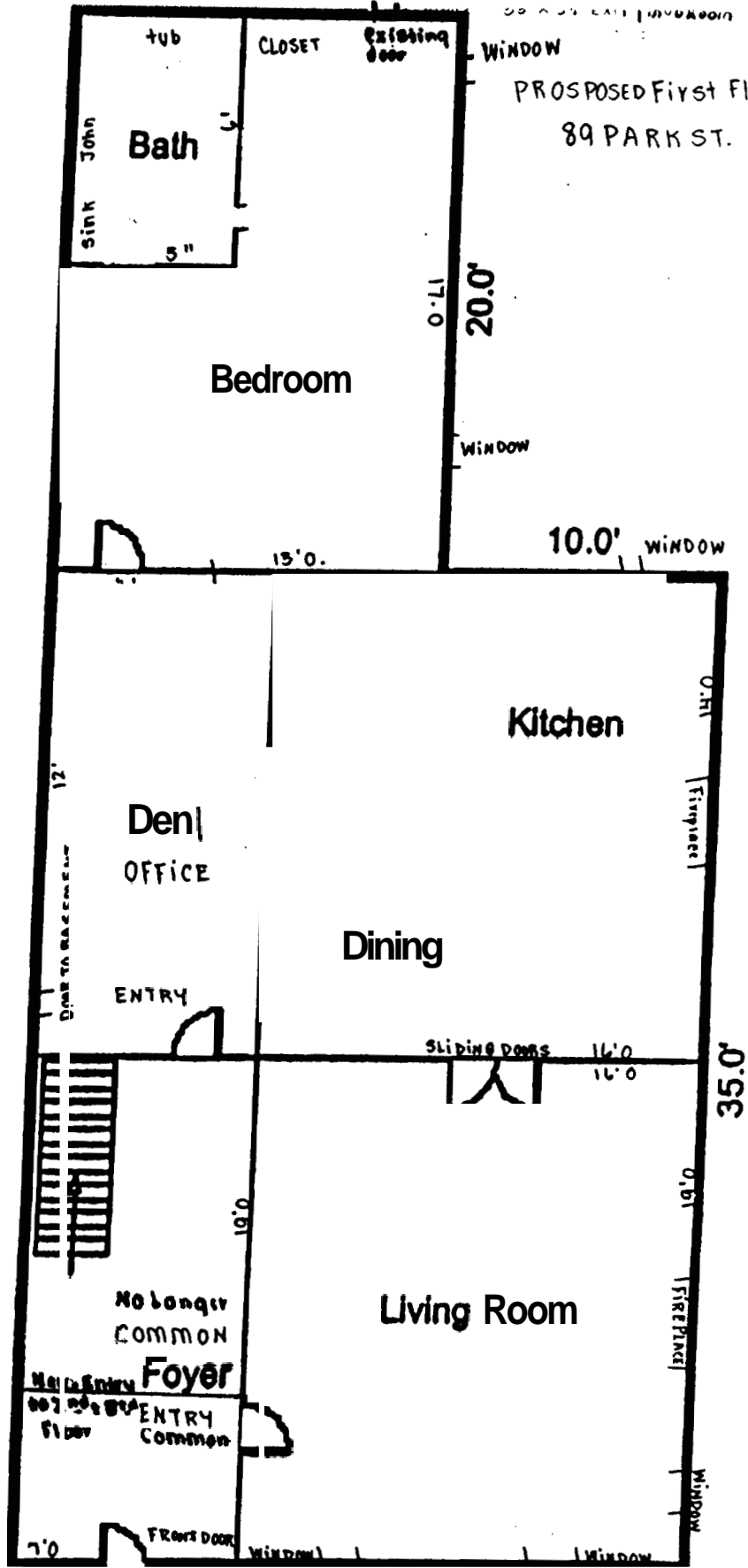
FRONT DOOR
Window

Window

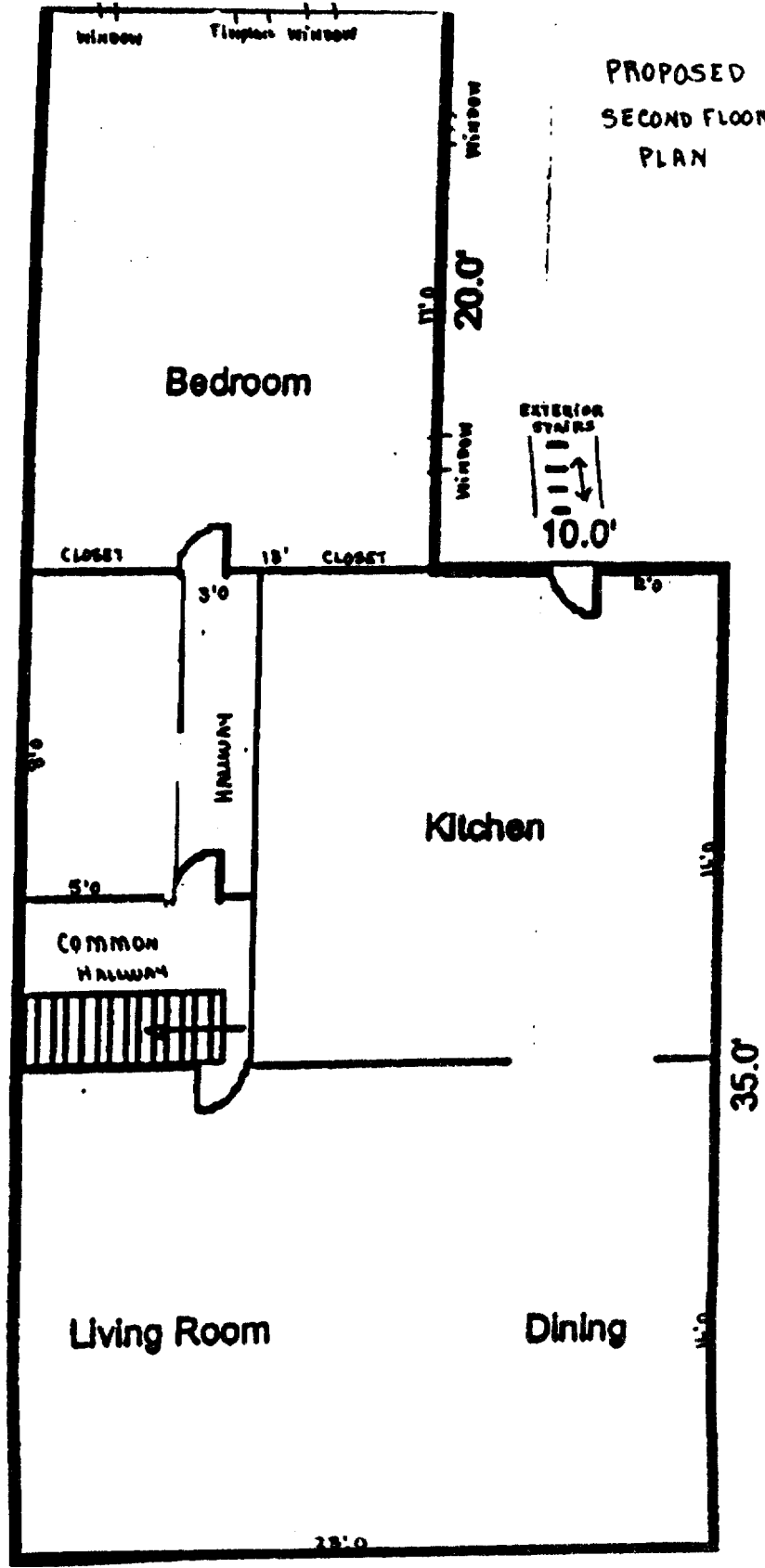
7.0'

35' x 35' EXIST. BUILDING

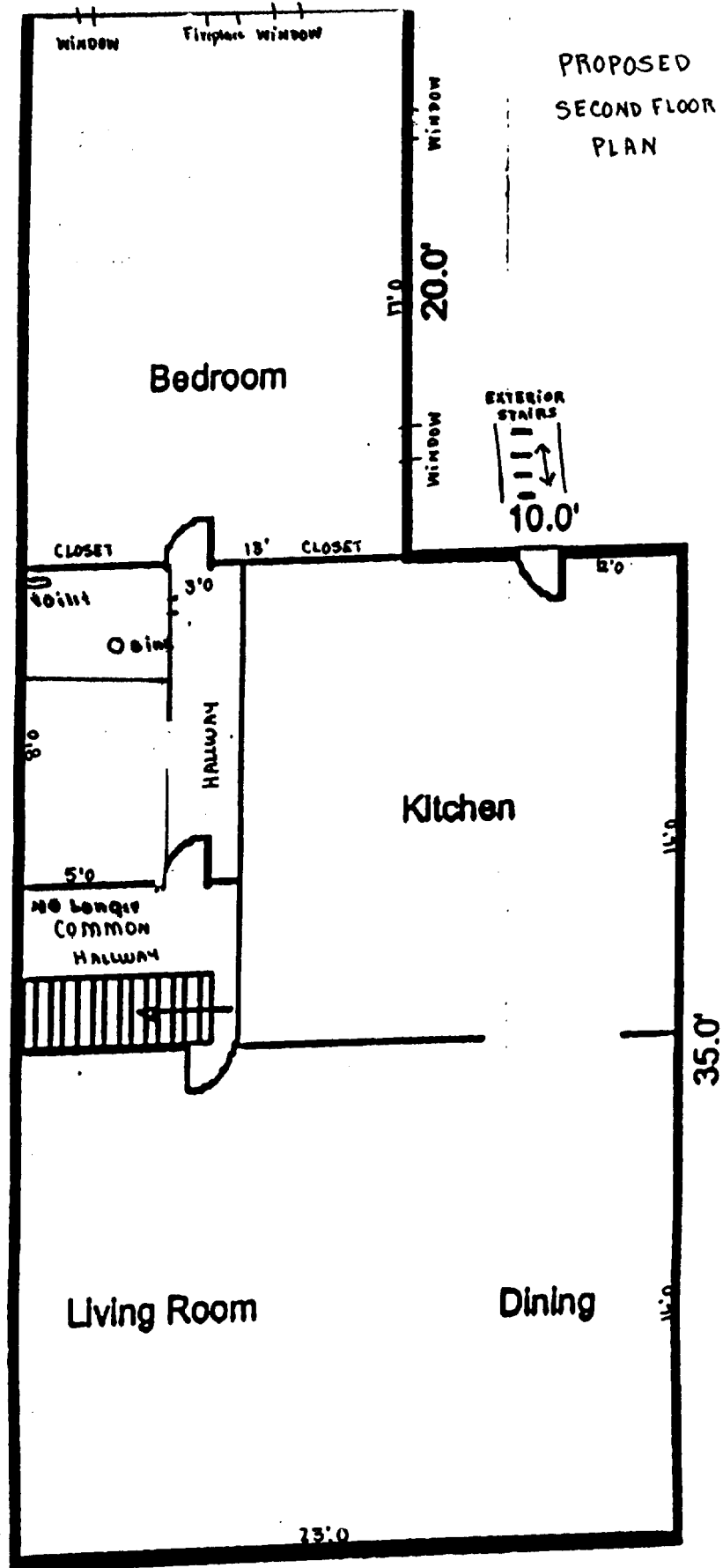
PROPOSED FIRST FLO
89 PARK ST.



PROPOSED
SECOND FLOOR
PLAN



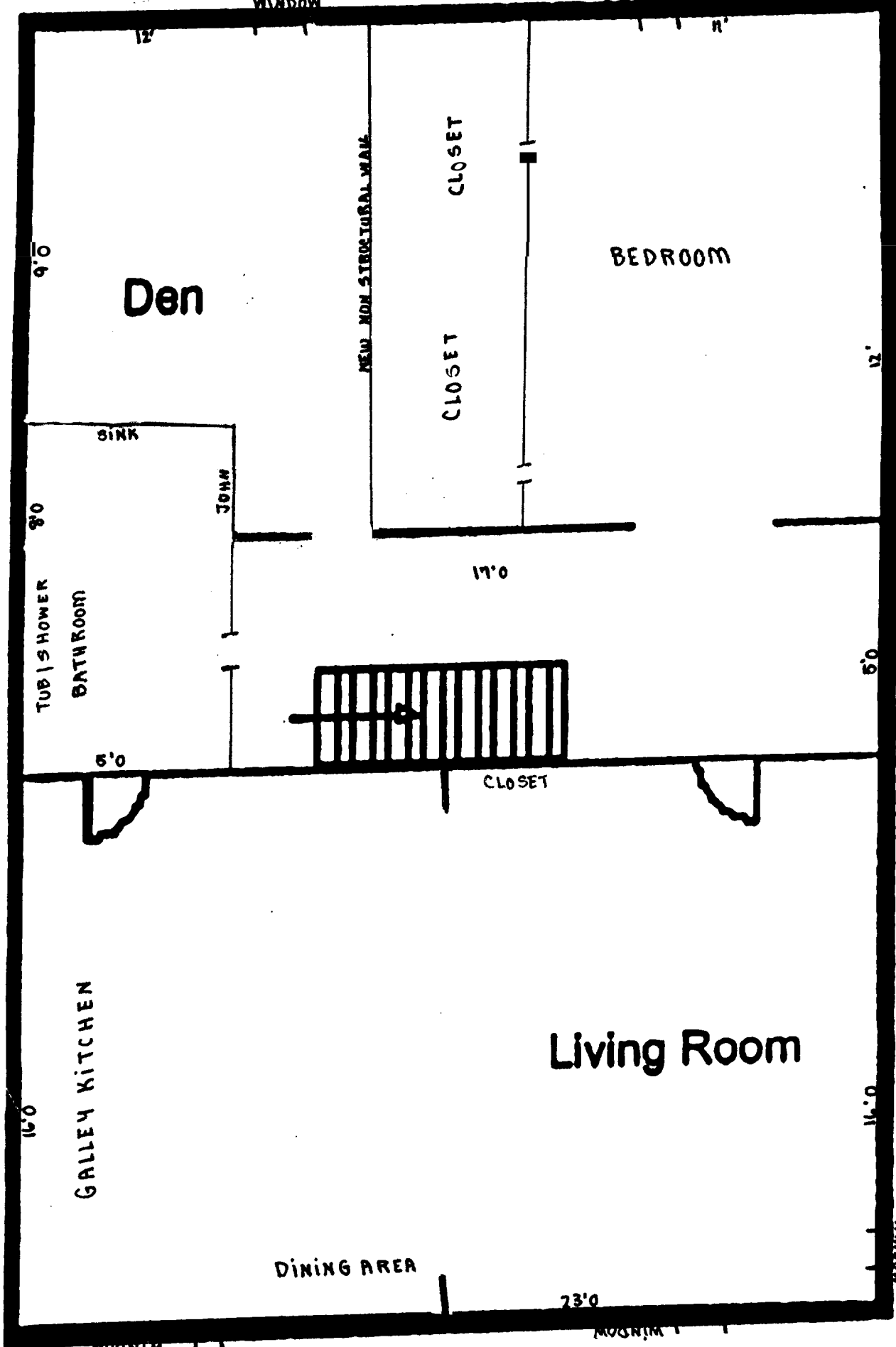
PROPOSED
SECOND FLOOR
PLAN



24.0

WINDOW DECK TO FIRE ESCAPE

WINDOW

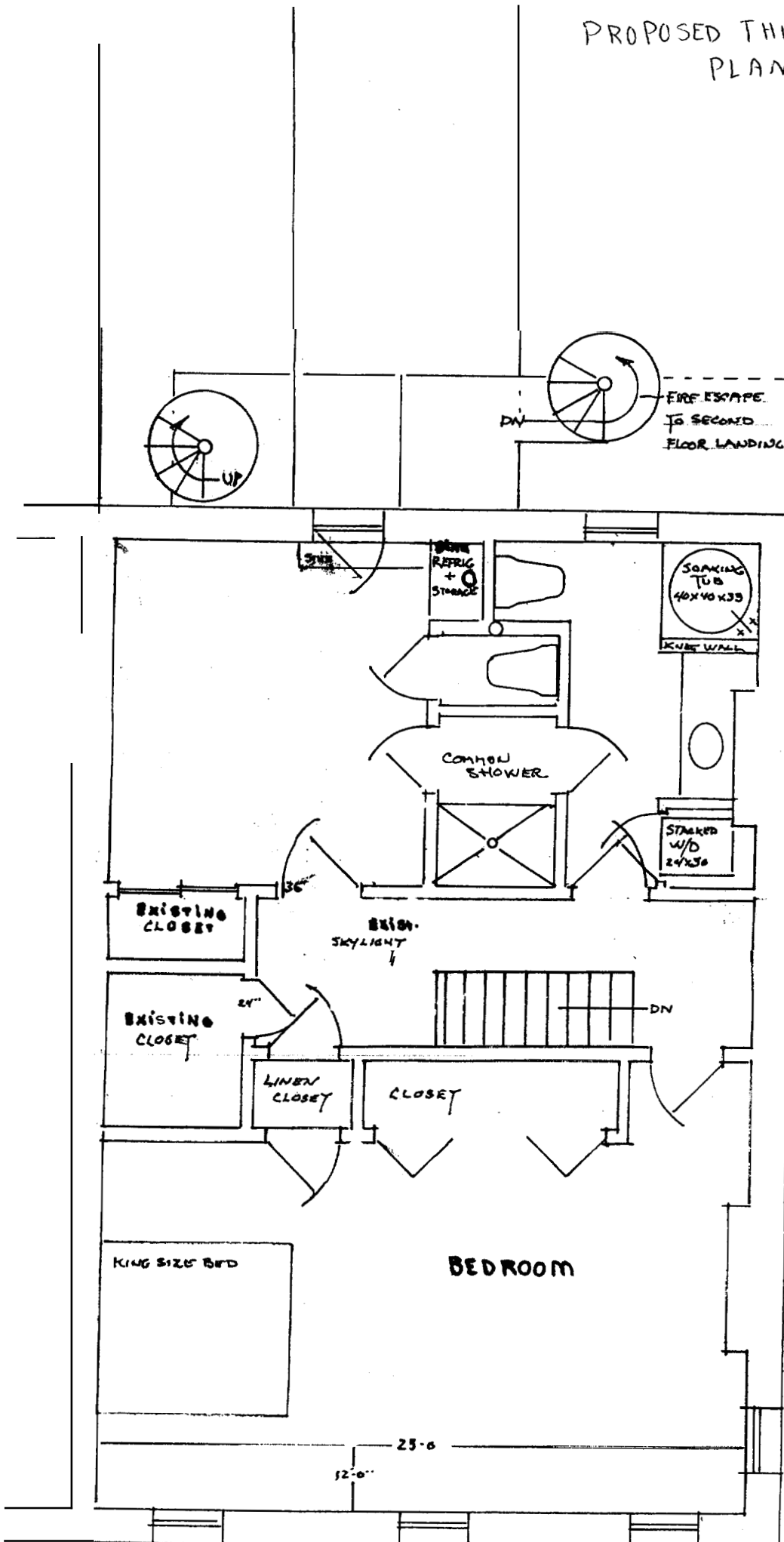


35.0'

PROPOSED THIRD FLOOR PLAN - 89 PARK ST.

PROPOSED THIRD FLOOR PLAN

11/03/04



Relocation of bathroom walls at 89 Park St. 3rd floor apt.:

The important element here is the support of the existing 4x10 rafter carrying beam for a span of 8 ft. Proposed is 2-2x12's glued and screwed and supported at each end by doubled 2x4 columns. The proposed new wall positions will be of standard 2x4 construction and are nonload bearing.

BAY

R E A L T Y

559 Congress Street Portland, Maine 04101

FACSIMILE TRANSMITTAL COVER LETTER

DATE: 11.29.04

TIME: 3:45 p.m

PAGES: 7 (INCLUDES TRANSMITTAL COVER LETTER)

FROM: Rita Yarnold

FAX NUMBER; (207)775-0146

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME: Tammy Munson

FAX NUMBER: 874-8716

RE: 89 Park St. ~ 3rd Floor

SPECIAL COMMENTS AND / OR INSTRUCTIONS:

Hi Tammy,

Hope that you had a great vacation!

Attached is the 3rd floor bathroom wall plan.
I need to meet w/ Mike Nugent + Li. before I build
my foyer wall. (Should I amend again later?)

Thanks ... Rita 831-8356 cell 799-2524 h.
Please call (207) 775-3838 if transmittal is incomplete. Thank you.

^ 7

9'-6"

up

2x4 construction
 R 13 Insulation
 5/8 Fire Rated wall board
2-8' X 6-8' Fire rated Door

20'-0"

X

4'-0"

X

20' X 6-8'

Need 36" door

<

7'-3"

>

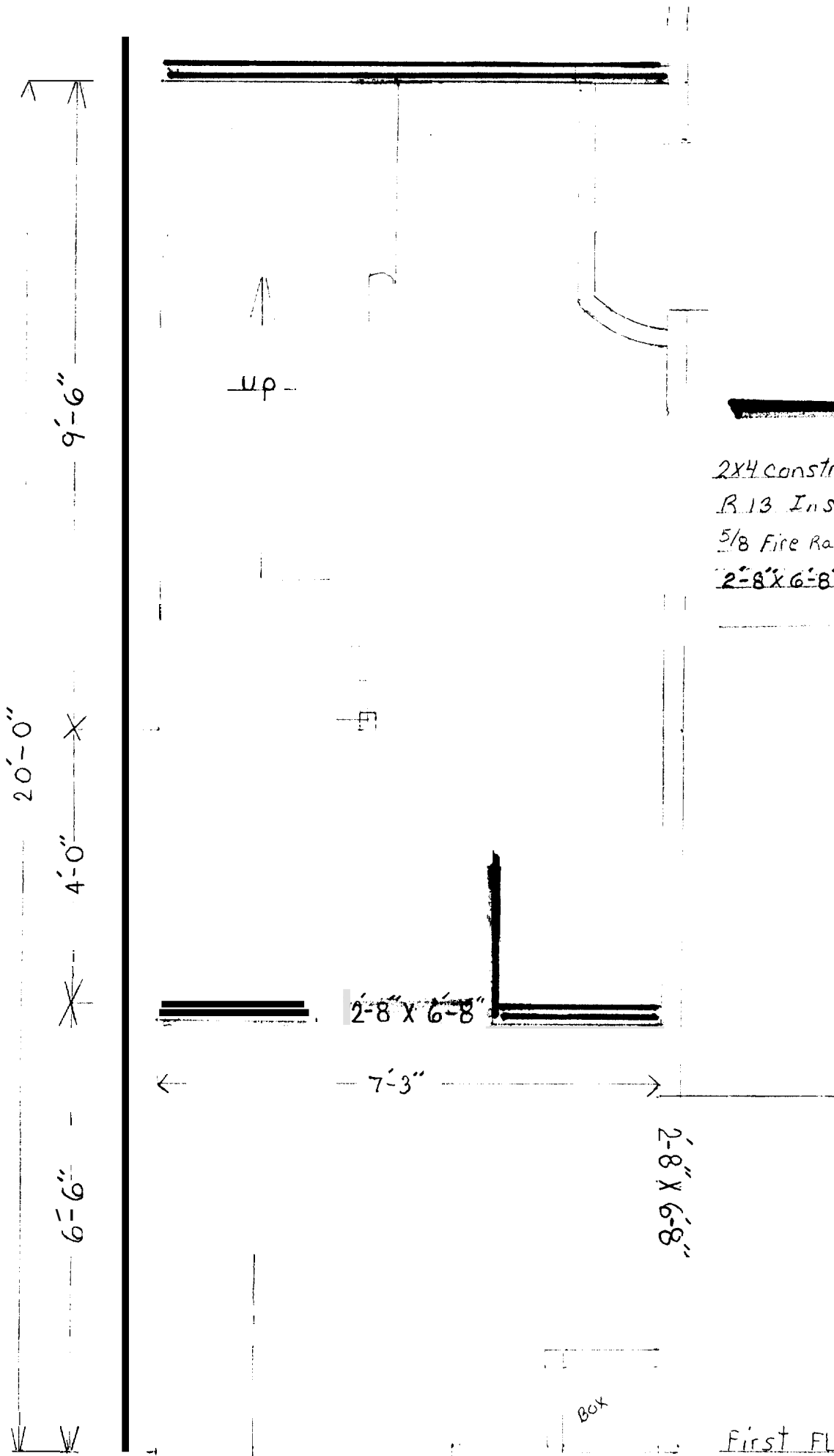
6'-6"

2'-8" X 6-8"

v v

Box

First FLr. Hallway
 Plan



2x4 construction
 R-13 Insulation
 5/8 Fire Rated wall board
 2'-8" X 6'-8" Fire rated Door

First Flr. Hallway
 Plan