

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

**PERMIT ISSUED**  
Permit Number: 060986  
JUL 28 2006  
CITY OF PORTLAND

This is to certify that DUMAS JENNIFER P & WILLIAM T HALL ITS/n/a

has permission to Change of use 3 Residential Units to 3 Commercial Units

AT 56 PLEASANT ST

040 B033001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 closed-in. 4 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

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

<b>Location of Construction:</b> 56 PLEASANT ST		<b>Owner Name:</b> DUMAS JENNIFER P & WILLIA		<b>Owner Address:</b> 56 PLEASANT ST		<b>Phone:</b>	
<b>Business Name:</b>		<b>Contractor Name:</b> n/a		<b>Contractor Address:</b> n/a Portland		<b>Phone:</b>	
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>		<b>Permit Type:</b> Change of Use - Condo Conversion		<b>Zone:</b> R3	
<b>Past Use:</b> Residential 3 unit		<b>Proposed Use:</b> Residential 3 unit change of use to 3 Condos Units		<b>Permit Fee:</b> \$675.00		<b>Cost of Work:</b> \$675.00	
				<b>CEO District:</b> 1			
<i>legal use:</i>		<i>3 dwelling units.</i>		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>TO NFPA 101</i>		<b>INSPECTION:</b> Use Group: <i>R2</i> Type: <i>50</i> <i>7/21/06</i>	
Change of use 3 Residential units to 3 Condo Units				Signature: <i>Greg Cass</i>		Signature: <i>[Signature]</i>	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>							
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied							
Signature				Date			
<b>Permit Taken By:</b> dmartin		<b>Date Applied For:</b> 07/03/2006		<b>Zoning Approval</b>			

1. 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..	<b>Special Zone or Reviews</b> <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 w/conditions</i> Date <i>7/17/06</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-0986	<b>Date Applied For:</b> 07/03/2006	<b>CBL:</b> 040 B033001
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<b>Location of Construction:</b> 56 PLEASANT ST	<b>Owner Name:</b> DUMAS JENNIFER P & WILLIA	<b>Owner Address:</b> 56 PLEASANT ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Condo Conversion	
<b>Proposed Use:</b> Residential 3 unit change of use to 3 Condos Units		<b>Proposed Project Description:</b> Change of use 3 Residential units to 3 Condo Units	

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/17/2006**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) 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.
- 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) This property shall remain as three dwelling units. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 07/21/2006**Note:** **Ok to Issue:** 

- 1) This is a Change of Ownership ONLY permit. It does NOT authorize any construction activities.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 07/19/2006**Note:** **Ok to Issue:** 

- 1) Entire structure shall comply with NFPA 101 Existing apartments

**Comments:**

7/13/2006-amachado: Left message with the owner. Need to know (confirmation) when letters of notice to convert were actually delivered.

# 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>56 Pleasant St</u>		
Total Square Footage of Proposed Structure <u>3,572</u>	Square Footage of Lot <u>1,802</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>B3</u> Lot# <u>33</u>	Owner: <u>Jennifer Dumas</u> <u>William Hall</u>	Telephone: <u>978-887-5524</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>19 Appleton</u> <u>Boxford, MA 01921</u> <u>(H) 978-887-5524</u> <u>(W) 617-563-8839</u>	cost Of Work: \$ _____ Fee: \$ <u>675</u> _____ units @ <u>25.00</u> per unit \$ _____
Current use: <u>Three family</u> number of units: <u>3</u>		
Purposed use _____ number of units: _____		
Project description: <u>Conversion of 3 family into 3 condominium units</u>		
Contractor's name, address & telephone: <u>N/A</u>		
Who should we contact when the permit is ready: <u>William Hall</u>		
Mailing address: <u>19 Appleton Ln</u> <u>Boxford MA 01921</u>		Phone: <u>978-887-5524</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 Code applicable to this permit.

Signature of applicant: <u>William Hall</u>	Date: <u>JUL - 3 2006</u>
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DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 RECEIVED

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: 56 Pleasant St

C-B-L: 40-B-33

Number of units in building: 3

		occup. length	Date of purchase	eligible for \$ '
Unit 1	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
Unit 2 <u>Tim Barthelman</u>	<u>N/A</u>	<u>3 yrs</u>	<u>7/2/06</u>	<u>NO</u>
Unit 3 <u>Sofia Yalouris</u>		<u>2 yrs</u>	<u>7/2/06</u>	<u>NO</u>
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 2.5 yrs

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)

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

\$ 20,000.00 exterior walls, windows, doors, roof

\$ \_\_\_\_\_ insulation

\$ 5,000.00 interior cosmetics (walls/floors/ hallways refinishing, etc.)

\$ \_\_\_\_\_ other (specify)

**William Hall  
56 Pleasant St  
PORTLAND, ME 04101**

July 2, 2006

Sofia Yalouris  
Unit #3  
56 Pleasant Street  
Portland, ME 04101

Re: Notice of intent to convert 56 Pleasant Street, Portland to condominiums

Dear Ms. Yalouris:

We are sending this letter to you to inform you that we intend to convert the building at 56 Pleasant Street, Portland, Maine into 3 condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is not a notice to quit the unit. If it comes to that, a separate 30 day notice to quit will be provided to you.

One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We intend to sell this unit as is for \$235,000; please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.

As the Developer of this project, we are required by City of Portland ordinance to give you the following notice:

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, 289 Congress Street, Portland, ME 04101 (telephone: 874-8703).

We are required to assist you with relocation payments unless your gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the US Department of Housing and Urban Development. Please let us know if you would require assistance in investigating this matter or would like us to aid you in the form of referrals to other reasonable

S. Yalouris  
Page 2

accommodations, please let us know.

This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.

Sincerely,

William Hall

**From:** "Hall, Bill" <Bill.Hall@FMR.COM>  
**To:** <amachado@portlandmaine.gov>  
**Date:** 7/14/2006 2:07:44 PM  
**Subject:** 56 Pleasant St Condo Conversion Permit Application

Ann-

Regarding the notification of tenants of 56 Pleasant St of my intent to convert the building to condominiums, the tenants were informed on June 26, 2006 via email and were received notification of my intent in writing on July 3, 2006.

Thank you.

Bill Hall



**William Hall  
56 Pleasant St  
PORTLAND, ME 04101**

July 2,2006

Tim Barthelman  
Unit #2  
56 Pleasant Street  
Portland, ME 04101

Re: Notice of intent to convert 56 Pleasant Street, Portland to condominiums

Dear Mr. Barthelman:

We are sending this letter to you to inform you that we intend to convert the building at 56 Pleasant Street, Portland, Maine into 3 condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is not a notice to quit the unit. If it comes to that, a separate 30 day notice to quit will be provided to you.

One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We intend to sell this unit as is for \$215,000; please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.

As the Developer of this project, we are required by City of Portland ordinance to give you the following notice:

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, 289 Congress Street, Portland, ME 04101 (telephone: 874-8703).

We are required to assist you with relocation payments unless your gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the US Department of Housing and Urban Development. Please let us know if you would require assistance in investigating this matter or would like us to aid you in the form of referrals to other reasonable

T. Barthelman  
Page 2

accommodations, please let us **know**.

This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.

Sincerely,

William Hall

# Memorandum

**To:** Department of Planning and Urban Development; City of Portland  
**From:** William Hall  
**Date:** 7/3/2006  
**Re:** Condominium Conversion Application; 56 Pleasant St, Portland

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Below please find additional information regarding to the permit application for condominium conversion at 56 Pleasant St, Portland:

First floor vacancy: First floor unit was delivered vacant upon closing in January of 2004. Given our intent to convert to condos as well as required improvements to the first floor unit it was left vacant.

Outstanding permit for first floor improvements: Permit was issued for electrical/plumbing/cosmetic improvements to first floor unit in spring of 2005. Initial electrical/framing/plumbing inspection OK; finish work progressing prior to scheduling of final inspection.

Tim Barthelman, second floor tenant: Tim has been a tenant for us since we purchased the building and is planning on purchasing the second floor unit from us.

**PERMIT ISSUED**

Permit No: 05-0283 Issue Date: MAR 30 2005 CBL 040 B033001

Location of Construction: 56 Pleasant St	Owner Name: <u>William Hall</u> <u>Dumas Jennifer P &amp; wife</u>	Owner Address: 56 Pleasant St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	CITY OF PORTLAND
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: B-3
Proposed Use: Residential 3 unit	Proposed Use: Residential 3 unit remove and reframe non load bearing wall, sister joists to repair plumbing errors and replace ceiling.	Permit Fee:	Cost of Work:
Use: <u>Residential 3 unit</u>	Use: <u>Residential 3 unit</u>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <u>R2</u> Type: <u>GB</u>
		Signature: <u>[Signature]</u>	Signature: <u>AMB 3/29/05</u>
		Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature	Date

Permit Taken By: dmartin Date Applied For: 03/21/2005 **Zoning Approval**

<p>1.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>ok with condit Date: <u>3/2/05</u></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Denied</p> <p>late</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>late</p>
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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