

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0288	PERMIT ISSUED MAY 24 2004	CBL: 044 A012001
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Location of Construction: 2 McCormick Pl	Owner Name: Swan Properties Llc	Owner Address: 16 Hillcrest Dr	Phone: 207-756-9609
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: Multi Family / 5 Units	Proposed Use: Change of Use - Condominium Conversion; 5 units to 5 condominiums.	Permit Fee: \$1,125.00	Cost of Work: \$0.00	CEO District: 2
<i>Legal Use: 5 family Dwelling units</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB 5/20/04	
Proposed Project Description: Change of Use from 5 units to 5 condominium units.		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: EG	Date Applied For: 03/23/2004	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 type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/19/04</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 checked="" 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 Date: <i>Requires A</i> <i>Separate Review</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

Form# P04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040288

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
MAY 24 2004
CITY OF PORTLAND

This is to certify that Swan Properties Llc
has permission to Change of Use from 5 units condor
AT 2 McCormick Pl 044 A012001

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 occupied or otherwise closed-in. 4 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0526	Date Applied For: 05/04/2004	CBL: 044 A012001
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Location of Construction: 2 McCormick Pl	Owner Name: Swan Properties Llc	Owner Address: 16 Hillcrest Dr	Phone:
Business Name:	Contractor Name: William Carr	Contractor Address: 368 Gray Rd Falmouth	Phone: (207) 797-0630
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	

Proposed Use: 5 Condo Unit/ Install a Weil Mclain Direct Vent gas boiler. In the	Proposed Project Description: Install a Weil Mclain Direct Vent gas boiler. In the basement
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 05/18/2004
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 05/20/2004
Note:	Ok to Issue: <input type="checkbox"/>		
1) the boiler shall be seperated with a one hour enclosure or a smoke protected enclosure with a domestic sprinkler			
Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 05/19/2004
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) the boiler shall be seperated with a one hour enclosure or a smoke protected enclosure with a domestic sprinkler			

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0575	Date Applied For: 05/11/2004	CBL: 181 B001001
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Location of Construction: 51 Leeman St	Owner Name: Hebert Michael J &	Owner Address: 51 Leeman St	Phone: () 774-8283
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Single Family w/deck	10' x 16 deck w/stairs
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Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 05/24/2004
Note: 5/18/04 Did a site visit to evaluate the orientation of the structure and determine front property line w/owner based on primary means of access. Verified that the front property line is actually on Westminster. Will meet again on 5/24 to review application. **Ok to Issue:**

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 05/24/2004
Note: **Ok to Issue:**
 1) Permit approved based on the plans submitted and reviewed w/owner/contractor with additional information as agreed on and as noted on plans.

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0288	Date Applied For: 03/23/2004	CBL 644 A012001
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Location of Construction: 2 McCormick Pl	Owner Name: Swan Properties Llc	Owner Address: 16 Hillcrest Dr	Phone: 207-756-9609
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Project Description: Change of Use from 5 units to 5 condominium units.	
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/18/2004

Note: There was a thorough check of the ordinance. Because of the complete rebuilding of this structure which resulted in the eviction of all the tenants well before the request for a condo conversion, there are no legal tenants in lawful possession of one of these units. **Ok to Issue:**

- 1) 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.
- 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) This property shall remain a five (5) family dwelling condominiums with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** **Approval Date:** **Ok to Issue:**

All Purpose Building Permit Application

M.C.		
Total Square Footage of Proposed Structure <i>6500 ±</i>	Square Footage of Lot <i>10,000 ±</i>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <i>44A12</i>	Owner: <i>David C Swan</i>	Telephone: <i>Cell 756 9609</i>
Lessee/Buyer's Name (if Applicable) <i>N/A</i>	Applicant name, address & telephone: <i>David C Swan</i>	cost Of Work: \$ _____ Fee: \$ <i>150.00</i> _____ units @ \$25.00 per unit \$ _____
Current use: <u><i>Apartments</i></u> number of units: <u><i>5</i></u>		<i>Bondo Fee 750.00</i> <i>Copy 375.00</i> <hr/> <i>\$1,125.00</i>
Purposed use <u><i>Condominiums</i></u> number of units: <u><i>5</i></u>		
Project description: <i>Whole house renovation which turned into a tear down which dramatically changed the structure</i>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u><i>David C Swan</i></u> Mailing address: <i>16 Hillcrest Dr</i> <i>Cumberland 04021</i>		
Hence Phone: <i>829 5605</i>		

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: <i>David C Swan</i>	Date: <i>3-15-04</i>
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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: 1-2 McCormick Place (33 Park St)

C-B-L: _____

Number of units in building: 5

Unit 1			4-5-03	
Unit 2				
Unit 3				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

16 _____

March 21, 2004

Dear Marge,

Late March 2003:

My building had a long list of deferred maintenance items, which had gone beyond any repair possibility, that 's when I consulted with Stephen Blatt Architects about doing a whole house renovation.

April 4th 2003:

Eviction notices* (attached copy,) **were** issued to the present tenants ~~at~~ will, to vacate the premises by June 1st., **2003, so I** can proceed with renovating/updating and repairing.

June 6th 2003 to September, 2003:

It became apparent during my cleaning, repairing and overall assessment of the previous **1985** renovation that the building had structural defects that would have major implications in the quality of construction I had **hoped** for. ~~After~~ considering the financial costs to renovate the building ~~as~~ it stood I decided to bring the building down to it's foundation.

July, 2003:

I went back to Stephen Blatt Architects and hired a structural engineer to revise the plans from **a** renovation **to** a new construction. That was when I was advised by the financial institutions **that** the projected rental income would not **sustain** the mortgage.

September, 2003 to March, 2004:

This was the time I started to look seriously into converting the building into condominiums.

Sincerely,


David C. Swan

TENANTS AT 33 PARK ST. PORTLAND, ME

Apartment A: **Heather Saunders 874--650**
 Eric Mosley

Apartment B: **Rhonda Erskine 773-5851**
 Matt Lodgek

Apartment C: **Deake Andrews 773-7549**
 Micheal Sauschuck
 Mary Dufresne

Apartment D: **Shawn Maines 772-1071**
 Jay Kenny

Apartment E: **Danielle Muccino 749-8021**
 Chelsea Bragg

THIRTY-DAY NOTICE OF TERMINATION OF TENANCY AT WILL
PURSUANT TO 14 M.R.S.A. §6002
April 5, 2003

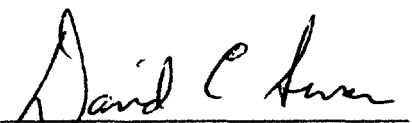
HAND DELIVERED

To: Jay Kenney
33 Park Street, Apt. D
Portland, ME 04101


From:
David C. Swan
16 Hillcrest Drive
Cumberland, ME 04021

Please take notice that your tenancy and those tenancies of all other occupants of Apartment D at 33 Park Street, Portland, Maine are terminated on Sunday, June 1, 2003. I hereby notify you to quit and deliver up to me on the said 1st day of June, 2003, the possession of the aforementioned premises now occupied by you and belonging to me. Your payment for the final rental period of your tenancy-at-will, May, 2003, is due and payable on or before May 1, 2003.

Date: April 5, 2003


David C. Swan, Landlord

Received by:


Tenant Date 4/5/03

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207)374-8703, Fax: (207) 874-8716

Permit No: 03-0629	Date Applied For: 06/06/2003	CBL: 044 A012001
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Location of Construction: 2 McCormick Pl	Owner Name: Swan David C	Owner Address: 16 Hillcrest Dr	Phone: () 756-9609
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi Family/ 5 Unit: Interior demo	Proposed Project Description: Remove Interior Walls for Stairwell
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/17/2003
Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation
- 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) This property shall remain a five (5) family dwelling. Any change of use shall require a separate permit application for review and approval.
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Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 06/27/2003
Note: **Ok to Issue:**

- 1) DEMO ONLY

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 06/18/2003
Note: this is for demo only **Ok to Issue:**

Comments:
6/26/03-mjn: Demo plans only, OK

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Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 05/20/2004

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 05/19/2004

Note: **Ok to Issue:**

City of Portland, Maine - Building or Use Permit

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

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