

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 041783

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
DEC 09 2004
CITY OF PORTLAND

This is to certify that Spinella Ronald J &/Owner

has permission to 3 unit Condo

AT 31 Tyng St

044 C009001

provided that the person or persons who perform or supervise the work in accepting 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.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise exposed-in-4 HOUR NOT REQUIRED.

Apply to Public Works for street line and grade if nature of work requires such information.

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

OTHER REQUIRED APPROVALS

Fire Dept. U.S. [Signature]

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
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: 04-1783	Issue Date: 11/30/2004	CBL: 044 C009001
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Location of Construction: 31 Tyng St	Owner Name: Spinella Ronald J &	Owner Address: 377 Cumberland Ave	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R-6

Past Use: Residential 3 units	Proposed Use: 3 Unit rental to 3 unit Condo	Permit Fee:	Cost of Work:	CEO District:
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-2 Type: 5B 12/8/04 Signature: [Signature]		

Proposed Project Description: 3 unit Condo	Signature: [Signature]
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Permit Taken By: Idobson	Date Applied For: 11/30/2004	Zoning Approval
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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"/>	<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	<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: 12/6/04	Date:	Date:

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: 04-1783	Date Applied For: 11/30/2004	CBL: 044 C009001
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Location of Construction: 31 Tyng St	Owner Name: Spinella Ronald J &	Owner Address: 377 Cumberland Ave	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Tenant/Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: 3 Unit rental to 3 unit Condo	Proposed Project Description: 3 unit Condo
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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: 33 Tyna St.		
3,300	4,644	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 44 C 9&11	Owner: Ron & Cristine Spinella	Telephone: 773-4773
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Ron Spinella 377 Cumberland Ave 773-4773	cost Of Work: \$ _____ Fee: \$ _____ 3 units @ ²²⁵ \$25.00 per unit \$ 75 2
Current use: <u>Residential</u> number of units: <u>3</u> Purposed use <u>Residential</u> number of units: <u>3</u>		
Project description: Condominium Conversion		
Contractor's name, address & telephone: Ron Spinella Who should we contact when the permit is ready: Ron Spinella Mailing address: _____		
Phone: 773-4773		

NOV 30 2004

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: 11/30/04
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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: ~~377 Cum~~ 33 Tyng St

C-B-L: 44 C 9&11

Number of Units in Building: 3

*already LEASING -
in INDENT for
6 mos*

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 Dana & Stephonu Sawyer	772-4726	5 years	8/29/04 1/4	NO
Unit 2 Via Group	822-9874	14 mos	11/29/04	NO
Unit 3 VACANT				
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 8 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 X (check one)

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

\$ 5525 Exterior walls, windows, doors, roof

\$ _____ Insulation

\$ 2,500 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)

November **29,2004**

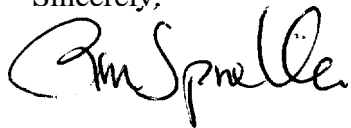
Ronald Spinella
377 Cumberland Ave.
Portland, ME **04101**

Marge Schmuckal, Zoning Administrator
Planning and Development Department
City of Portland
389 Congress Street
Portland, ME **04101**

Dear Marge,

Please find attached the letters of termination from units one and three at our **33** Tyng Street property, which we are now in the process of converting to condominiums. Please note that these notices preceded our intent to convert these units and are based on personal decisions of the tenants. In fact the Sawyers from Unit **1** are purchasing Unit **3**. Our decision to covert now was based on the fact that we found ourselves with these units vacant. We are not selling Unit **2**. We have not provided a letter of intent to convert for the Sawyers since they had given notice **3** months ago and the language regarding notice to vacate wouldn't make any sense. We did offer to sell them their unit but they chose the more expensive Unit **3**. We did include the Sawyers information on the Condo Conversion Permit Application since they are in the unit until the end of the month (after which time they'll be in India). **You** can reach Dan and Penny Westfall formerly of Unit **3**, at **329-1360** to confirm the nature of their leaving. I hope that this information will explain the current status of these tenants of **33** Tyng St. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Ron Spinella". The signature is written in a cursive, somewhat stylized font.

November 1, 2004

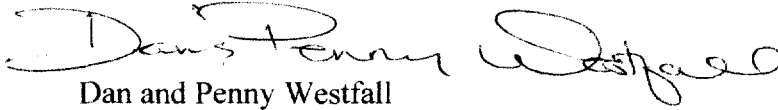
Ron & Christine:
Three Fish Guild

This letter is to inform you that we are going to have to break our lease at 33 Tyng Street #3. Unfortunately with the grandchild coming, and the living situation that the kids are in the apartment no longer suits our needs and we had to accelerate our plans to purchase a home. We will be moving on 15th of November. We realize that the penalty for breaking the lease is two months rent so we will continue to pay for the apartment for December and January.

We have enjoyed being your tenants and obviously this was something that was unforeseen when we signed the lease. At this time the apartment is full of boxes so we are sure that you will not want to show it until we have moved. But we will have the apartment empty and cleaned and ready for you to show no later than the 20th.

We really do apologize but this was something that we felt we needed to do for our family, we are sure that you will understand.

Thank You

A handwritten signature in cursive script that reads "Dan & Penny Westfall". The signature is written in black ink and is positioned to the right of the typed name.

Dan and Penny Westfall

Dear Ron and Christine,

After lots of hard thinking and careful consideration, Steph and I have decided not to renew our lease. I will be on sabbatical leave from MECA starting in January and then we will be in India for six months. We've decided to use that time as an opportunity to save money so we can look for a small house when we return to Portland next fall.

You two have been the best landlords that either Steph or I have ever had, really. Your careful consideration of us, and of your property, has provided us with a wonderful, safe, and enjoyable home for five years. But now it's time to move on. **We** plan to stay in the apartment through December and be out by the New Year.

Thanks for a great stay,

Dana

U

November 29, 2004

Ron Spinella
377 Cumberland Ave.
Portland, Maine 04101

The Via Group
Jacqueline Lazok
34 Danforth Street
Portland, Maine 04101

Dear Jacqueline,

As we discussed on the phone today, we have decided to convert our building at 33 Tyng Street to condominiums. This letter is to give you formal notice of this change. Your lease, of course will be honored. You will be given first refusal to purchase the unit you are now renting. The City of Portland requires us to give you 120 days notice before you would be asked to vacate your unit, however the term of your lease exceeds this time, and we will honor your lease. We plan on holding your unit for as long as you are interested in renting this floor from us. This change should not affect your tenancy in any way.

As per section 14-568. Protection of Tenants, City of Portland

“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).”

Sincerely,

Date:

Received by:

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0047	Date Applied For: 01/16/2004	CBL 044 C009001
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Location of Construction: 31 Tyng St	Owner Name: Spinella Ronald J &	Owner Address: 377 Cumberland Ave	Phone: 207-773-4773
Business Name: n/a	Contractor Name: Curtis Hewitt	Contractor Address: 193 Brownfield Rd. Hiram	Phone (207) 625-8854
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	

Proposed Use: Multi Family / Build three-story 6' x 12' deck. To remain four dwelling units	Proposed Project Description: Build three-story 6' x 12' deck - no change of use
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	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>

Comments:
 2/3/04-mjn: Spoke with owe NO PLANS
 2/9/04-gg: Called Ronald Spinella, still waiting for additional plans. PERMIT OIN HOLD DRAW, /GG