

**Christina Stacey** <cstacey@portlandmaine.gov>

Permit #952, 48 State St.

2 messages

Christina Stacey <cstacey@portlandmaine.gov>

Mon, May 16, 2016 at 2:41 PM

To: nick.penfield@gmail.com

Hi Nick,

I am reviewing your permit application for zoning compliance and I had a few questions.

First, does your condominium unit include exclusive rights to the basement space (i.e. it is not shared space owned by the condo association)? Can you e-mail me the deed or other legal documents that explain this?

Second, in most condos the exterior building shell, including the windows, is owned by the condo association. Do you have written permission from the association to replace the windows, and if so can you e-mail that to me?

Finally, your application says that you will be finishing the space for "storage" but the designer's drawing shows living space as well - couches and a TV. Can you confirm which is correct?

Thanks,
Chris

—
Chris Stacey - Zoning Specialist
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cstacey@portlandmaine.gov

Nick Penfield <nick.penfield@gmail.com>

Mon, May 16, 2016 at 6:45 PM

To: Christina Stacey <cstacey@portlandmaine.gov>

Hi Chris,

Thanks for your email. Here are my answers to your questions:

1. The basement space is a limited common area to which only I have the rights. Attached please find the condo declaration as well as my deed and the building plat/plan. The relevant part for you is the bottom of page 1 of the condo declaration. On the building plat/plan you can see the area that I have the rights to ("LCE-1") in the basement plan on the left hand side (I also have rights to a small space in the basement which is at the top of the basement plan, but not subject to my building permit request.

2. I will forward you an email from the Condo Association President confirming permission from the Association.

3. Please ignore the TV and seats that are in the plan. It is meant for storage (which is what it is today). I have no desire to watch TV in the basement. I think she (the designer) just thought it would be nice to have this, but I'm not interested in it.

Please let me know if you have any follow up questions or concerns. Thanks, Chris.

Nick

On Mon, May 16, 2016 at 3:15 PM, Nick Penfield <nick.penfield@gmail.com> wrote:

Begin forwarded message:

From: Christina Stacey <cstacey@portlandmaine.gov>
Date: May 16, 2016 at 2:41:31 PM EDT
To: nick.penfield@gmail.com
Subject: Permit #952, 48 State St.

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

3 attachments



48 State Street Plats and Plan.jpg
559K

 **Penfield Deed.pdf**
138K

 **48 State Street Condo Declaration.pdf**
156K