

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**  
 Permit Number: 050262  
**MAR 24 2005**  
**CITY OF PORTLAND**

This is to certify that Crowley Paul S Jr & /n/a  
 has permission to Change of Use from 4 units condominiums  
 AT 119 Brackett St 045 F03100

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 written permission procured before this building or part thereof is leased or occupied. **HEAVY 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. [Signature]  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
 DepartmentName

[Signature] 3/23/05  
 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: 05-0252	ISSUE DATE: <b>PERMIT ISSUED</b>	CHL: 046 F031001	32
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<b>Location of Construction:</b> 119 Brackett St	<b>Owner Name:</b> Crowley Paul S Jr &	<b>Owner Address:</b> 20 Shady Ln	<b>Phone:</b> 2077813211
<b>Business Name:</b> n/a	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b> CITY OF PORTLAND
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Condo Conversion	<b>Zone:</b> R6

<b>Past Use:</b> 4 Units	<b>Proposed Use:</b> Change of Use from 4 units to 4 condominiums	<b>Permit Fee:</b> \$900.00	<b>Cost of Work:</b> \$0.00	<b>CEO District:</b> 2
<b>Proposed Project Description:</b> Change of Use from 4 units to 4 condominiums		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R2 Type: SB 3/23/05 Signature: [Signature]	

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 0311512005	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</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><b>Special Zone or Reviews</b></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>Date: 3/17/05</p>	<p><b>Zoning Appeal</b></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 type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in District or Landmarks</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>Date: _____</p>
	<p>all with cond... [Signature]</p> <p>any exterior work requires a separate review &amp; approval</p>		

**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> 05-0162	<b>Date Applied For:</b> 02/14/2005	<b>CBL:</b> 064 F010001
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<b>Location of Construction:</b> 205 St John St	<b>Owner Name:</b> Sylvester Daniel &	<b>Owner Address:</b> 205 St John St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Pine State Plumbing & Heating	<b>Contractor Address:</b> PO Box 6308 Scarborough	<b>Phone</b> (207) 321-2261
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> HVAC	

<b>Proposed Use:</b> install replacement boiler in basement w/ Weil Mclain boiler and install 3 -100pd propane tanks	<b>Proposed Project Description:</b> install replacement boiler in basement w/ Weil Mclain boiler and install 3 -100 pd propane tanks
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**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 02/18/2005

# 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>119 Brackett St</u>			
Total Square Footage of Proposed Structure <u>not applicable.</u>	Square Footage of Lot <u>—</u>		
Tax Assessor's Chart, Block & Lot Chart#            Block#            Lot# <u>045 F03 1001</u>	Owner: <u>Paul Crowley</u>	Telephone: <u>781-371-781-7760 x4105 work</u>	
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	cost Of Work: \$ <u>N/A</u> Fee: \$	
Current use: <u>4-unit residential</u>			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: <u>convert to residential condos</u>			
Project description:			
<table border="1"> <tr> <td> DEPT. OF BUILDING INSPECTION  CITY OF PORTLAND, ME    MAR 15 2005    <b>RECEIVED</b> </td> </tr> </table>			DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME  MAR 15 2005  <b>RECEIVED</b>
DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME  MAR 15 2005  <b>RECEIVED</b>			

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: <u>Paul Crowley</u>	Date: <u>3-15-05</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
**If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall**

To: City Building Department  
From: Paul Crowley, owner  
Re: Condo conversion, 119 Brackett St (4-unit building)  
Date: 3/14/05

I am applying for a conversion permit to convert the **4** apartments at **119** Brackett St to condos. Enclosed is the Project Data form for the conversion, and copies of the notices that I hand delivered to each tenant today. I have not enclosed a Building Permit application because we only intend to do painting and minor cosmetics.

Although this is the first condo conversion we have done, I think we understand the spirit and the details **of** the law. Below is some information on the tenants.

The 3 currently occupied apartments:

- Apt 1R is occupied by 2 adults; Apt 2 by 1 adult; Apt 3 by 2 adults.
- They are all young, single, employed, and well educated, with no children, dependents, or disabilities that we know of.
- They all moved into their apartments within the past year, and are all tenants at will.
- At this point, I don't know if any of them would be interested in purchasing, although one indicated she might be.
- We have a good relationship with all of them, and none of them should need our assistance to find another apartment. I would also guess that they don't fall below the income levels for relocation payments.

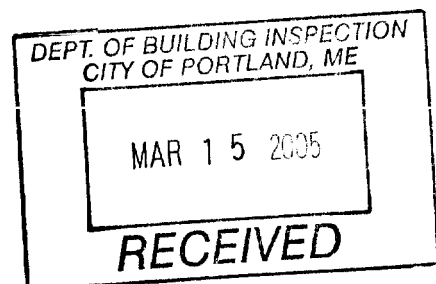
The vacant apartment:

- il*
- Unit 1F has been vacant for 4 months. That tenant, Patti Sanborn, left voluntarily to move to another apartment at a lower rent, prior to our decision to convert. She had broken up with her boyfriend last summer and he moved out, which led to her leaving a few months later. I do not have any forwarding contact information for her.

On another matter, I would ask for the building inspection to be sooner than later, if possible, so that if there is anything we need to do to the building as a result of the inspection, we can get started on that ASAP.

Thank you.

*Paul Crowley J*  
Paul Crowley  
781-3211 (home)  
781-7760 ext 4105-days



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

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

<b>Permit No:</b> 05-0262	<b>Date Applied For:</b> 03/15/2005	<b>CBL:</b> 045 F031001
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<b>Location of Construction:</b> 119 Brackett St	<b>Owner Name:</b> Crowley Paul S Jr &	<b>Owner Address:</b> 20 Shady Ln	<b>Phone:</b> (207) 781-3211
<b>Business Name:</b> n/a	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Condo Conversion	

<b>Proposed Use:</b> Change of Use from 4 units to 4 condominiums	<b>Proposed Project Description:</b> Change of Use from 4 units to <b>4</b> condominiums
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**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 03/23/2005

**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:** Lt. MacDougal      **Approval Date:** 03/21/2005

**Note:**      **Ok to Issue:**

- 1) Boilers shall be enclosed with a one hour fire rating enclosure or a smoke protected enclosure with a domestic sprinkler
- 2) Smoke detectors shall be installed in accordance with NFPA 101
- 3) Vertical opening shall be a minimum of one hour fire rating

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

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

<b>Permit No:</b> 05-0262	<b>Date Applied For:</b> 03/15/2005	<b>CBL:</b> 045 F031001
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<b>Location of Construction:</b> 119 Brackett St	<b>Owner Name:</b> Crowley Paul S Jr &	<b>Owner Address:</b> 20 Shady Ln	<b>Phone:</b> (207) 781-3211
<b>Business Name:</b> n/a	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Condo Conversion	

Change of Use from 4 units to 4 condominiums

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 03/17/2005**Note:** **Ok to Issue:** 

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 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 property shall remain a four (4) family condominium dwelling with the issuance of this permit and certificate of occupancy. 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:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 03/23/2005**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:** Lt. MacDougal      **Approval Date:** 03/21/2005**Note:** **Ok to Issue:** 

- 1) Boilers shall be enclosed with a one hour fire rating enclosure or a smoke protected enclosure with a domestic sprinkler
- 2) Smoke detectors shall be installed in accordance with NFPA 101
- 3) Vertical opening shall be a minimum of one hour fire rating

## Submit with Condominium Conversion Permit Application

### Project Data:

Address: 119 Brackett St, Portland

C-B-L: 045 F031001

Number of Units in Building: 4

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 <i>LR ✓</i> Lucien Willette + Ashley Beach	899-0817	6 months	3/13/05	
Unit 2 Danyelle Pearson	617-304-9502	1 year	3/13/05	
Unit 3 Heidi Mc Carthy + Ted Homay	415-2033	1 year	3/13/05	
Unit 4 VACANT AMOS <i>was occupied by Fatti Samborn</i>				VACATED before (Linda Nivens)
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on **all units**

Length of time building owned by applicant 6 1/2 years

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)

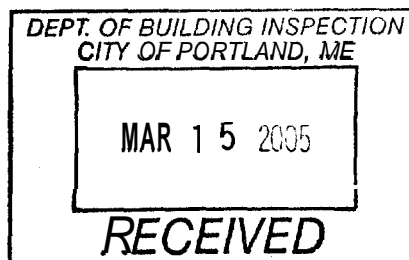
Type and **cost of** building improvements associated with this conversion that do not require permits:

\$ — Exterior walls, windows, doors, roof

\$ — Insulation

\$ \$3000 Interior cosmetics (walls/floors/hallways/refinishing, etc.) - painting

\$ \_\_\_\_\_ Other (specify)





Tenant Notice, 119 Brackett St

03/13/05

Tenants: Lucien Willette & Ashley Bench, Apt 1R (tenants since 10/1/04)

Dear Lucien & Ashley:

As you now, we plan to convert all the apartments in the building to condominiums. According to a city ordinance, we are required to notify you of this in writing and to convey certain information to you about that process. This is that letter, and a copy will also be given to the city building inspector's office as part of our paperwork to them.

As the current tenant of Apt 1R, you have the option to purchase this unit when it is converted to a condo. The price we have established for your unit is \$168,000, in "as-is" condition; this price assumes that you do not involve a realtor to whom we would have to pay a commission.

You are allowed up to 60 days from today (i.e., May 14, 2005) to decide if you wish to purchase the unit.

If you choose to not purchase, you have a minimum of 120 days from today to vacate the unit (July 14, 2005). We would like you to stay as a tenant through the month of July, and possibly longer, so we'll discuss this. *ok*

The ordinance states that if you choose to not buy your apartment, the developer of this project is required to assist you if you need assistance in locating 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 related to this process, you may contact the Building Inspection Division at the City of Portland, 389 Congress St, Portland, ME 04101, telephone 874-8703. *ok*

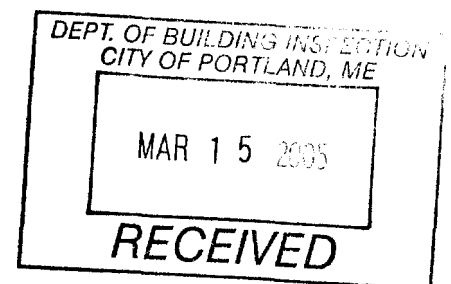
If you have any other questions about this, please feel free to call me at 781-3211.

Sincerely,

*Paul Crowley J*

Paul Crowley

*Hand delivered on*



Tenant Notice, 119 Brackett St

03/13/05

Tenant: Danyelle Pearson, Apt 2 (tenant since 4/23/04)

Dear Danyelle:

As you know, we plan convert all the apartments in the building to condominiums. According to a city ordinance, we are required to notify you in writing and to convey certain information to you about that process, This is that letter, and a copy will also be given to the city building inspector's office as part of our paperwork to them.

As the current tenant of Apt 2, you have the option to purchase this unit when it is converted to a condo. The price we have established for your unit is \$163,000, in "as-is" condition; this price assumes that you do not involve a realtor to whom we would have to pay a commission.

You are allowed up to 60 days from today (i.e., May 14, 2005) to decide if you wish to purchase the unit.

If you choose to not purchase, you have 120 days from today to vacate the unit (July 14, 2005).

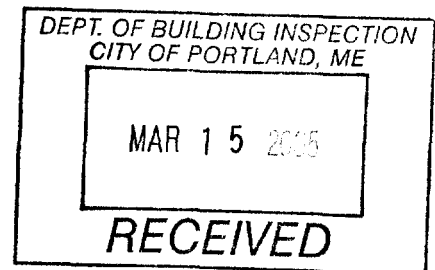
The ordinance states that if you choose to not buy your apartment, the developer of this project is required to assist you if you need assistance in locating another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer related to this process, you may contact the Building Inspection Division at the City of Portland, 389 Congress St, Portland, ME 04101, telephone 874-8703.

If you have any questions about this, please feel free to call me at 781-3211.

Sincerely,

*Paul Crowley*  
Paul Crowley

*Hand delivered on 3/14)*



Tenant Notice, 119 Brackett St

03/14/05

Tenants: Heidi McCarthy and Ted Homer, Apt 3 (tenants since 4/1/04)

Dear Heidi & Ted:

We are intending to convert all the apartments in the building to condominiums this year. According to a city ordinance, we are required to notify you of that in writing, and to convey certain information to you about that process. This is that letter, and a copy will also be given to the city building inspector's office as part of our paperwork to them.

As the current tenant of Apt 3, you have the option to purchase this unit when it is converted to a condo. The price we have established for your unit is \$175,000, in "as-is" condition; this price assumes that you do not involve a realtor to whom we would have to pay a commission.

You are allowed up to 60 days from today (i.e., May 14, 2005) to decide if you wish to purchase the unit, and if so, to enter into a purchase and sales contract.

If you choose to not purchase, you have a minimum of 120 days from today to vacate the unit (July 14, 2005). However, we would like you to stay as a tenant through the month of July, and possibly longer, so we will discuss this.

The ordinance also states that if you choose to not buy your apartment, the developer of this project is required to assist you if you need assistance in locating 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 related to this process, you may contact the Building Inspection Division at the City of Portland, 389 Congress St, Portland, ME 04101, telephone 874-8703. ✓

If you have any questions about this, please feel free to call us at 781-3211.

Sincerely,

  
Paul Crowley

*(Hand Delivered on 3/04)*

