

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 100008

MAR 11 2010

City of Portland

CE 046 C009001

See Read
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ached

to certify that Sea Otter Limited Liability Company / Jared H...
mission to Change of Use: From 9 residential units to 2 condominiums.
I State St

ded that the person or persons, firm or corporation accepting this permit shall comply with all provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating construction, maintenance and use of buildings and structures, and of the application on file in department.

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

Notification of inspection must be given and written permission procured before this building or part thereof is altered or otherwise red-in. 24 HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS
CAPT. *R. Gattien*
ept.
board

Janice Bouke 3/10/10
Director - Building & Inspection Services

Department Name

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: 10-0008	Issue Date:	CBL: 046 C009001
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Location of Construction: 201 State St	Owner Name: Sea Otter Limited Liability Compan	Owner Address: 39 Coveseide Ln	Phone: 207-846-1401
Business Name:	Contractor Name: Jared Hartley	Contractor Address: 780 Deerwander Road Hollis	Phone: 2076333178
Lessee/Buyer's Name	Phone:	Permit Type: Change of ^{use} Ownership - ^{dwellings} Condo Conversion	Zone: R3124

Past Use: Multi Family / 9 units <i>connected to permit + 09-1441</i>	Proposed Use: Change of Use: From 9 residential units to 6 condominiums. <i>connected to permit + 09-1441</i>	Permit Fee: \$1,350.00	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Change of Use: From 9 residential units to 6 condominiums.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: R-2 Type: <i>3B</i> <i>IBC-2003</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature] 3/10/10</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: gg	Date Applied For: 01/05/2010	Zoning Approval		
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>2/25/10 [Signature]</i>	Date: _____	Date: <i>Exterior work is being done [Signature]</i>

PERMIT ISSUED

MAR 11 2010

City of Portland

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0008	Date Applied For: 01/05/2010	CBL: 046 C009001
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Location of Construction: 201 State St	Owner Name: Sea Otter Limited Liability Compan	Owner Address: 39 Coveside Ln	Phone: 207-846-1401
Business Name:	Contractor Name: Jared Hartley	Contractor Address: 780 Deerwander Road Hollis	Phone: (207) 633-3178
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Change of Use: From 9 residential units to 6 condominiums. Connected to permit #09-1441	Proposed Project Description: Change of Use: From 9 residential units to 6 condominiums.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 02/23/2010

Note: This permit is a change of use from nine dwelling units to six. It is also a condo conversion because the six units will be residential condominiums. It meets the condo conversion criteria because it has been vacant since 2005. The housing replacement requirement has also been waived. See letter from Alex Jaegerman. The interior demolition and framing work is under permit #09-1441. The structural work to create the six condos is under permit #09-1441.

- 1) With the issuance of this permit, permit #09-1441, and the certificates of occupancy this property will be six residential condominiums. Any change of use shall require a separate permit application for review and approval.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 03/10/2010

Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities. Reconstruction approved on permit #09-1441

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 03/02/2010

Note: This building to be a complete gut per permit# 09-1441 consider as new apartment building under NFPA. **Ok to Issue:**

- 1) This permit is for change of use only, any construction shall require additional permits. The occupancy shall meet NFPA 101 code requirements upon inspection.

Comments:

2/23/2010-amachado: Received letter from planning that the siteplan is approved. Moving permit forward.

1/7/2010-amachado: Application is complete. Permit is connected to permit #09-1441 which is on hold until planning receives a minor siteplan application. This permit is on hold with it because they need to be moved forward together.



General 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>201-203 State</u>		
Total Square Footage of Proposed Structure/Area <u>6,300</u>	Square Footage of Lot <u>6,300</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>46</u> Block# <u>C</u> Lot# <u>9</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Louise Murphy</u> Address <u>39 Coveseide Yarmouth</u> City, State & Zip <u>Portland, ME 04096</u>	Telephone: <u>207-846-1400</u>
<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JAN - 5 2010</p> <p style="text-align: center;">Dept. of Building Inspections City of Portland Maine</p>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>900.00</u> 6 Condo C of O Fee: \$ <u>450.00</u> 6 Co 20 Total Fee: \$ _____
	Current legal use (i.e. single family) <u>multi-family</u> Number of Residential Units <u>9</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>6 condominiums</u> 150 x 6 = 900.00 Is property part of a subdivision? <u>no</u> If yes, please name _____ 75 x 6 = 450.00 Project description: <u>Converting 9 residential units to 6 condominiums</u> <u>structural work is under permit # 09-1441</u> Total 1350.00	Contractor's name: <u>Jared Hartley</u> Address: <u>780 Deerwander Rd</u> Maine I call first may want permis that day of issuance. City, State & Zip <u>Hollis, Maine</u> Telephone: <u>207-653-3178</u> Who should we contact when the permit is ready: <u>Jared Hartley</u> Telephone: <u>653-3178</u> Mailing address: <u>See above</u>

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Louise Murphy Date: 1/5/10

This is not a permit; you may not commence ANY work until the permit is issue

Submit with Condominium Conversion Permit Application

Project Data:

Address: 201-203 State Street

C-B-L: _____

Number of Units in Building: 6

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1				
Unit 2	VACANT (see attached sheet)			
Unit 3				
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 7 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) see permit 091441

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

\$ N/A Exterior walls, windows, doors, roof

\$ N/A Insulation

\$ N/A Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ N/A Other (specify)

Louise Murphy
Sea Otter LLC
39 Coveside Lane
Yarmouth, Maine 04096
December 31, 2009

Condominium Conversion Application for 201-203 State Street Portland, Maine

Introduction

We are attempting to restore this building to a safe, habitable 6 unit condominium project. I purchased it in 2002 . The building had been chopped up into 12 units, some of which were illegal. In chopping this building into so many units, the structure was compromised. Floor joists were cut to add plumbing and much of the electrical was knob and tube. The sags in the floors were pronounced. We started to think about this project years ago, and I am finally in a position to see it through. I will make this building safe and beautiful. The extensive plans have already been submitted. We will be completely renovating the building.

Although I recall submitting a condominium conversion application years ago, I am resubmitting this one to save time. If I can locate the letter and a check copy, I hope you will return my condominium conversion fee.

Tenants

The building is vacant. It has been vacant since 2005. As people left, I did ^{not} refill the units.

CHRISTOPHER M. DELANO, architect

March 03, 2008

Alex Jaegerman
Planning Division Director
Portland Planning Division
389 Congress Street
Portland, Maine 04101

re: 201-203 State Street, Portland, Lot 46-C-9-10-21, zone R-6/B-3

Dear Mr. Jaegerman:

I am the Architect for a significant renovation of a 3-story solid brick Italianette-style apartment building built in 1855 and located at 201-203 State Street. The current owner, Louise Murphy through Sea Otter, L.L.C, is planning to restore the severely dilapidated exterior and completely renovate the interior into new condominiums. Because the building had been chopped up so severely over its long history, this letter and its attachments outline our qualification for the 'exemption' listed under Section 14-483.N.6 of Division 29 of the Land Use Ordinance, "Preservation and Replacement of Housing units":

Section 14-483.N.6

"Existing residential structures which, exclusive of additions thereto, contain more dwelling units than they were originally designed and built to accommodate and which are being modified to contain fewer dwelling units, subject to the condition that the number of dwelling units originally intended to be accommodated in such structures can be established by documentary evidence."

The three-story building was originally built in 1855 as a duplex. 201-203 State Street continued to be used as it was intended up into the first third of the 20th century, as shown in the Portland Directory 1927 and 1932. After almost 90 years of use as a duplex, the Portland Directory 1941 shows #203 (owned by the Cummings family) functioning as a lodging house. In years subsequent to that listing, both 201 and 203 were further divided into at least 11 small units.

We are proposing a renovation with 6 units (2 per floor), including the necessary egress stair connecting each unit. Evaluating the necessary egress requirement of the current building code, the available parking spaces on the property, combined with the inclusion of a bath and kitchen inside each unit, this building is full with those 6 units.

Considering the issues addressed above, supported by the attached documentary evidence, I feel this building clearly qualifies for this exemption.

Please contact me with any further questions.

Most Sincerely,



Christopher M. Delano

List of attachments:

Portland Directory 1927, Portland Directory 1932, City of Portland Revaluation Map 1882

April 11, 2008

Christopher M. Delano
Art of Space
24 Ice House Road
Windham, ME 04062

RE: 201-203 State Street
Chart: 46 Block: C Lot: 9-10-21

Dear Mr. Delano:

The Planning Authority received your March 3, 2008 letter requesting an exemption from the requirements of Division 29 of the Portland City Code - *Housing Replacement* for your proposed renovation of the property at 201-203 State Street. In your request, you claim that the building meets the criteria for exemption (6) of Section 14-483(n) of the City Code. Criteria (6) states:

Existing residential structures which, exclusive of additions thereto, contain more dwelling units than they were originally designed and built to accommodate and which are being modified to contain fewer dwelling units, subject to the condition that the number of dwelling units originally intended to be accommodated in such structures can be established by documentary evidence.

We have reviewed your submittal and supporting documentary evidence describing that the three-story building was originally constructed in 1855 as a duplex, was later converted into a lodging house before being further divided into eleven (11) apartments. Based on these submittals, we have determined that you meet criteria (6) for exemption and thus, are in conformance with Division 29.

This authorization of an exemption from Division 29 by the Planning Authority does not constitute approval for any other component of a development proposal for this site.

If you have any questions, feel free to contact Molly Casto, Planner at 874-8901 or by email at mpc@portlandmaine.gov.

Sincerely,

Alexander Jaegerman
Planning Division Director

If you have any questions, feel free to contact Molly Casto, Planner at 874-8901 or by email at mpc@portlandmaine.gov.

Sincerely,

Alexander Jaegerman
Planning Division Director

Cc: Molly Casto, Planner
Barbara Barhydt, Development Review Services Manager