

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

SECTION

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

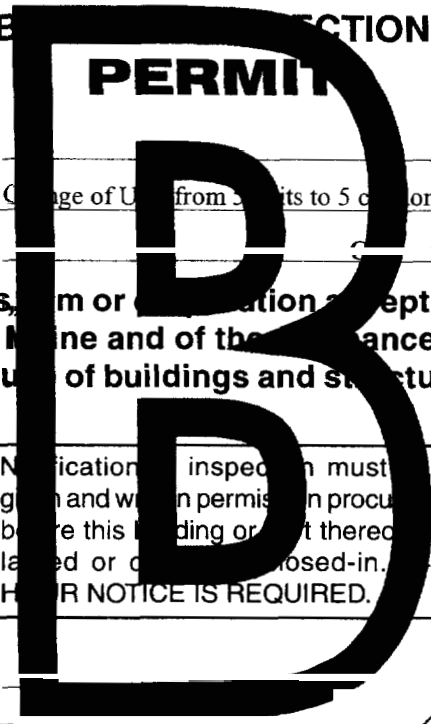
Permit Number: 041763

DEC 15 2004

RECEIVED

This is to certify that A&L Properties, Inc./n/a
has permission to Condominium Conversion / Change of Use from 3 units to 5 condominiums
AT 14 Mellen St

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 with 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 work on permit must be completed before this building or part thereof is occupied or closed-in. 48 HOUR 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]
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: 04-1763	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME	047 A024001
Owner Address: 45 Linden Road	DEC 15 2004	Phone: 603-778-7805
Contractor Address:	RECEIVED	

Location of Construction: 14 Mellen St	Owner Name: A&L Properties, Inc.
Business Name: n/a	Contractor Name: n/a
Lessee/Buyer's Name n/a	Phone: n/a

Proposed Use: Multi Family / 5 Units	Proposed Use: Condominium Conversion / Change of Use; from 5 units to 5 condominiums
Proposed Project Description: Condominium Conversion / Change of Use; from 5 units to 5 condominiums	

\$1,125.00	\$0.00	2	1-6
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group 22 Type: SB 12/14/04		
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature:		Date:	

Permit Taken By: gg	Date Applied For: 11/29/2004
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Zoning Approval

- 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
Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>
Date: 12/9/04

Zoning Appeal
<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
Date: 12/9/04

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: Requires a separate review and approval

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: 04-1763	Date Applied For: 11/29/2004	CBL: 047 A024001
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Location of Construction: 14 Mellen St	Owner Name: A&L Properties, Inc.	Owner Address: 45 Linden Road	Phone: 603-778-7805
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Condo Conversion	

Proposed Use: Condominium Conversion / Change of Use; from 5 units to 5 condominiums	Proposed Project Description: Condominium Conversion / Change of Use; from 5 units to 5 condominiums
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/08/2004

Note: #04-1763 legalized 5 D.U.

Okto Issue:

12/6/04 left a message for Alex Essa - no copy of tenant letters attached - no wording as required by ordinance within the notice - no cover letter giving info on the vacancies. Permit is on hold until I can get the required information.

12/8/04 received proper notices and explanation of the one vacancy

- 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) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is within a Historic District.
- 3) 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.
- 4) This property shall remain a five (5) dwelling condominium with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 12/14/2004

Note: **Okto Issue:**

- 1) Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 12/13/2004

Note: **Okto Issue:**

NOV 29 2004

Condominium Conversion and 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>14 Mellen Street</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>5,617</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>47</u> Block# <u>A</u> Lot# <u>24</u>	Owner: <u>A:L Properties, Inc.</u>	Telephone: <u>(603) 778-7805</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>A:L Properties, Inc.</u> <u>45 Linden Road</u> <u>Hampton Falls, NH 03844</u>	cost Of <u>750</u> Work: \$ <u>375</u> Fee: \$ <u>5</u> units @ \$150.00 per unit \$ <u>750.00</u> + \$75.00 per unit CotO \$ <u> </u> Total Fee: <u>1125.00</u>
Current use: <u>Apartments</u> number of units: <u>5</u>		<u>750.</u>
Proposed use: <u>Condominium</u> number of units: <u>5</u>		<u>375.</u>
Project description: <u>Conversion of 5 unit Apt. building to 5 unit condominium building.</u>		
Contractor's name, address & telephone:		
Whom should we contact when the permit is ready: <u>Alex Esse</u>		
Mailing address: <u>45 Linden Road</u> <u>Hampton Falls, NH 03844</u>		Phone: <u>(603) 778-7805</u>

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>Alex J. Esse</u>	Date: _____
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Submit with Condominium Conversion Permit Application

Project Data:

Address: 14 MELLEN STREET

C-B-L: 47-A-24

Number of units in building: _____

Tenant name	Tenant tel. #	occup. length	Date of notice	eligible for \$?
Unit 1 Mary Lee McKenna	(207) 774-2757	since 8/1/04	11/15/04	
Unit 2 Vacant				
Unit 3 Tracy Davis	(207) 749-1445	since 3/1/04	11/17/04	No
Unit 4 Brian McKnight/Scott Kitchen	(207) 799-1218 (207) 822-2151	since 4/1/04	11/16/04	No
Unit 5 Linda Porterfield	(207) 774-3000	since 12/5/03	11/16/04	No
Unit 6				
Unit 7				
Unit 8				

If more units submit same information on all units

Length of time building owned by applicant Purchased 11/4/04

Are any building improvements, renovations, or modifications being made associated with this conversion that require 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

\$ 1000 interior cosmetics (walls/floors/ hallways refinishing, etc.)

\$ _____ other (specify)

**CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART 111: PROJECT DATA**

1. Assessors reference, Chart, Block, Lot: 47A 24
2. Number of Units before conversion: 5
- 4 Units with 1 bedroom 1 Units with 2 bedroom
- _____ Units with 3 or more bedrooms
3. Monthly rent range (specify with or without utilities, being specific about the utilities)

Tenants pay electricity
1 Bed room units rent for \$850-\$995, 2 bedroom unit rents for \$1,200

4. Number of Units after conversion: 5
- 4 Units with 1 bedroom 1 Units with 2 bedrooms
- _____ Units with 3 or more bedrooms

5. Purchase Price range: \$225,000 - \$240,000 1 bedroom units \$370,000 2 bedroom unit

6. Length of time building owned by applicant: Purchased 11/4/04

7. Improvements, renovations or modifications **being** made in association with this conversion will require the following permits (please circle **all** that apply):

Building Plumbing Heating Electrical

8. Type and cost of building improvements being made in association with this conversion that will not require permits:

- \$ _____ exterior walls, windows, doors, roof
- \$ _____ insulation
- \$ 1,000 interior cosmetic (wall/floor refinishing, etc.)
- \$ _____ other (please specify) _____

\$ 0.00 no improvements being made

**A&L PROPERTIES, LLC
45 LINDEN ROAD
HAMPTON FALLS, NH, 03844**

NOV 29 2004

November 22, 2004


City of Portland
Department of Planning & Development

Re: Condominium conversion of 14 Mellen Street, Portland, ME

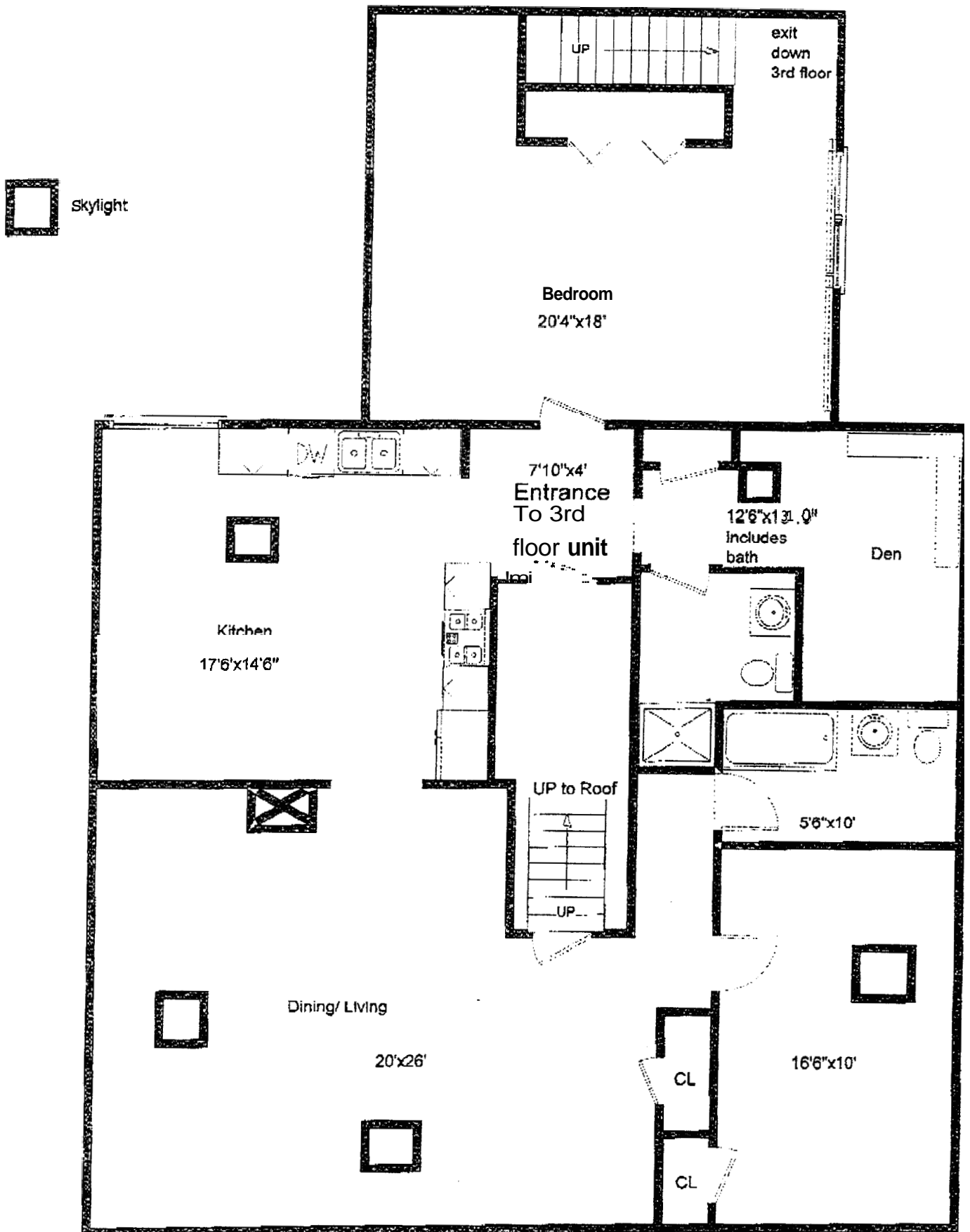
Dear Sirs:

We are submitting this letter to inform you of our intent to convert the building at 14 Mellen Street, Portland, Maine into 5 residential condominium units. The building is currently operated as a 5 unit apartment building. The building is in very good condition and the conversion will require only cosmetic painting to the interior units. No significant alterations or renovations will be made.

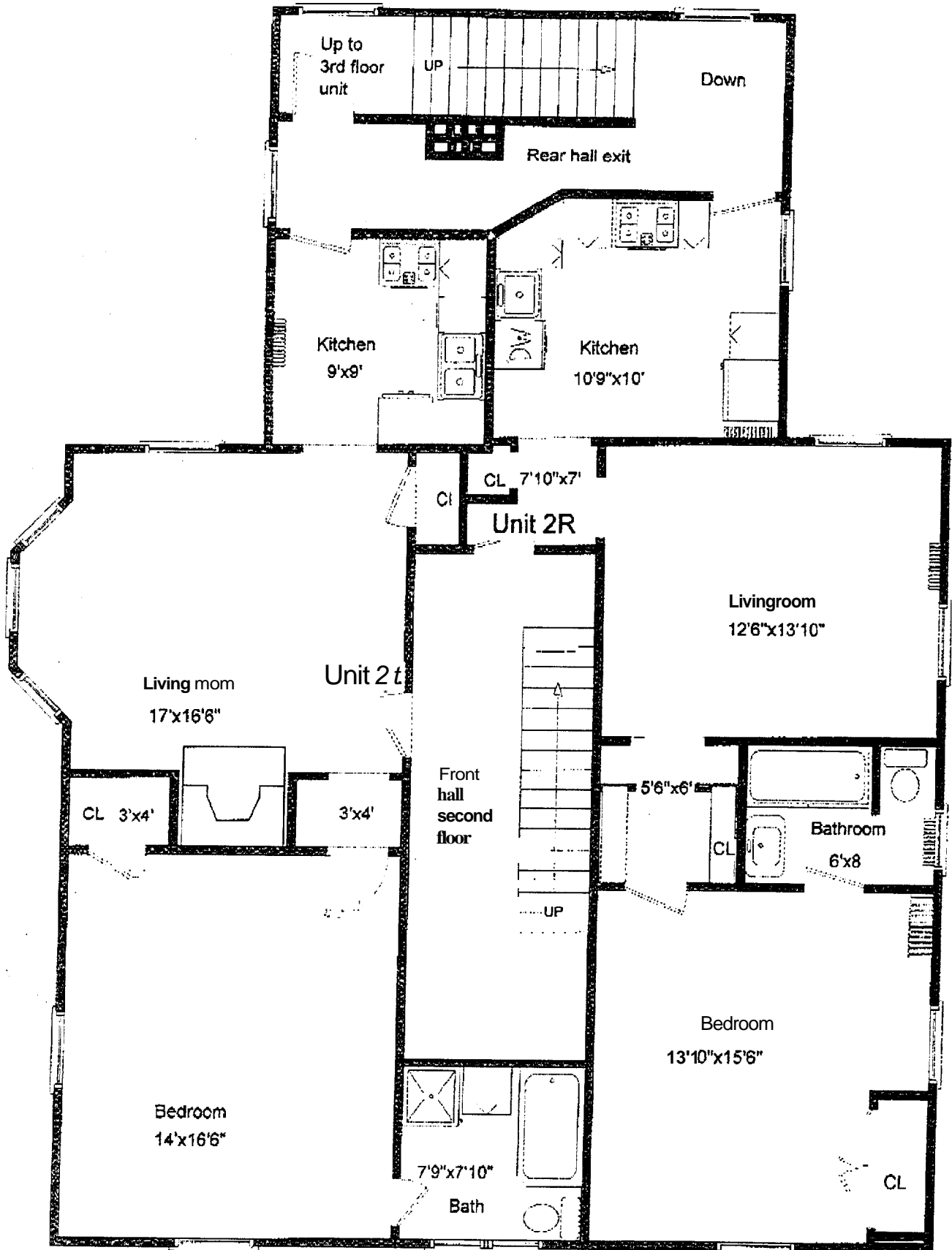
Sincerely,

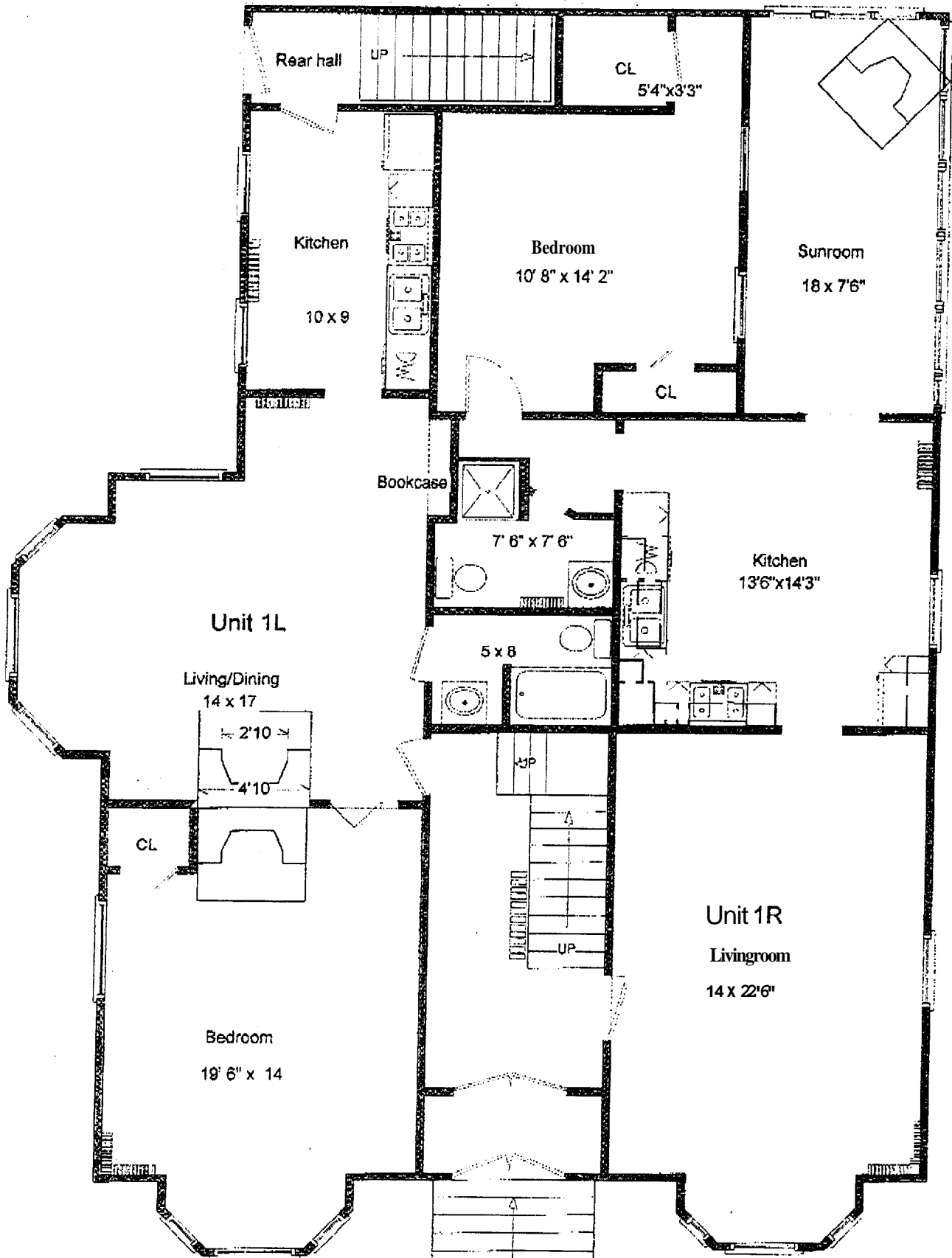


Lynne Essa



3rd Floor 14 Mellen Street Portland, Maine





14 Mellen Street Portland, Maine
1st Floor

LIVING AREA
102 sq ft

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1427	Date Applied For: 09/22/2004	CBL: 047 A024001
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Location of Construction: 14 Mellen St	Owner Name: Toothaker Crandall K	Owner Address: Po Box 4271	Phone: 207-252-6264
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Legalization of Non-Conforming Units	

Proposed Use: Legalization of one non conforming unit to make legal; to have a total of five units.	Proposed Project Description: Legalization of one non conforming unit to make legal; to have a total of five units.
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<p>Note: notices sent out on 10/19/04 Lt. Mac signed off on 10/19/04 - no conditions Housing, MW signed off on 10/28/04 - no conditions</p> <p>1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.</p> <p>2) This property shall remain a five (5) residential dwelling units with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.</p> <p>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>				<p>OktoIssue: <input checked="" type="checkbox"/></p>	
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 11/03/2004	Note:	
1) No building construction is authorized by this permit, just a change of use					
Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 10/19/2004	Note:	
<p align="right">OktoIssue: <input checked="" type="checkbox"/></p>					

**A&L PROPERTIES, LLC
45 LINDEN ROAD
HAMPTON FALLS, NH, 03844**

November 22, 2004


City of Portland
Department of Planning & Development

Re: Condominium conversion of 14 Mellen Street, Portland, ME

Dear Sirs:

Attached you will find the letters notifying the tenants at 14 Mellen Street of our intent to convert the building to residential condominium units. The tenant (Wolfgang Bauchinger) who formerly occupied Unit 1L has vacated and moved back to Austria. He gave his notice prior to our acquisition of the property and vacated the unit in November 2004 which was the end of his lease. He has permanently left the US to return home to Austria.

Sincerely,



Alex Essa