

Form # P04 **DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION
PERMIT

Permit Number: 060805

PERMIT ISSUED
JUL 25 2006

This is to certify that BACK BAY PROPERTIES INC
has permission to Change of use from 2 unit residential to 1 unit Condominium
AT 165 GRANT ST L. 053 B03100

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this 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.

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

Notification of inspection must be given and when permission procured before this building or part thereof is laid or closed-in. 24 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. _____
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

[Signature]
7/25/06
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: 06-0803	Issue Date: PERMIT ISSUED JUL 25 2006	CBL: B031001
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Location of Construction: 165 GRANT ST	Owner Name: BACK BAY PROPERTIES LLC	Owner Address: 878 NORTH RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Phone:
Past Use: 2 unit residential	Proposed Use: 2 unit condominium/ Change of use from 2 unit residential to 2 unit Condominium <i>legal use: 2 dwelling units (permit 05-0841)</i>	Permit Fee: \$450.00	Cost of Work: \$450.00
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i>
		Signature:	Signature:
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	
		Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 05/30/2006	Zoning Approval	
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<p>1.</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 align="center">Special Zone or Reviews</p> <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"/> <i>OK w/conditions</i> Date: 6/20/06 <i>ABU</i>	<p align="center">Zoning Appeal</p> <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:	<p align="center">Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABU</i> Date:
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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

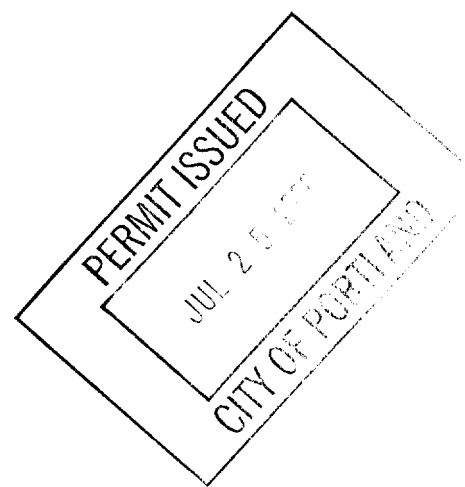
City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0805	Date Applied For: 05/30/2006	CBL: 053 B031001
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Location of Construction: 165 GRANT ST	Owner Name: BACK BAY PROPERTIES LLC	Owner Address: 878 NORTH RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: 2 unit condominium/ Change of use from 2 unit residential to 2 unit Condominium	Proposed Project Description: Change of use from 2 unit residential to 2 unit Condominium
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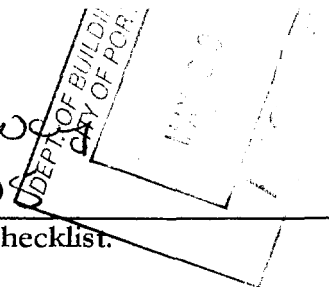
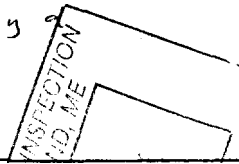




General Building Permit Application

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>165 Grant Street</u>		
Total Square Footage of Proposed Structure <u>1648</u>		Square Footage of Lot
<input checked="" type="checkbox"/> Assessor's Chart, Block & Lot Chart# <u>53</u> Block# <u>B</u> Lot# <u>31</u>	Owner: <u>Stephen Sanderson</u>	Telephone: <u>749-3998</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Same</u>	cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ _____
<u>Two - family</u> <u>as two by</u>		
Who should we contact when the permit is ready:	<u>Stephen Sanderson</u> Mailing address: _____ Phone: <u>749-3998</u> <u>1000's Farm way</u> <u>Town 04108</u>	



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 representatives 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>[Signature]</u>	Date: <u>5/30/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

May 30,2006

Marge Schmukal
Zoning Division
Portland, ME

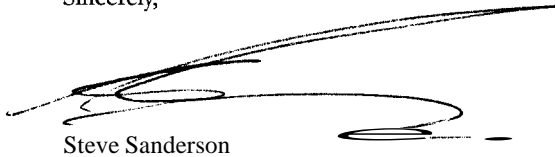
Dear Marge Schmukal,

We purchased 165 Grant St Portland in the spring of 2004. Shortly after that period, we rented the building to John King. John and his partner were our one and only tenant for that building. In the spring of 2005, John sent us word that they had bought a new house and would be moving. At that time we decided to keep the building vacant while we went through the permitting process to due a complete rehab of the property. We received that approval in November 2005.

I do not know John's new home address. But he works for Atlantic Title in South Portland Maine. My wife did leave word with him that we would have to notify the city that he was the last tenant and asked for permission to have you call him at work. His work number is 774-4400.

If you have any questions, please feel free to call me at 749-3998 or my wife Mindy at 329-9554

Sincerely,



Steve Sanderson

Submit with Condominium Conversion Permit Application

Project Data:

Address: 1165 Grand St Portland

C-B-L: 52-B-31

Number of Units in Building: 5 2

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 <u>Vacant</u>	<u>See Attached letter</u>	<u>- tenant vacated</u>	<u>spring 2005</u>	
Unit 2 <u>Vacant</u>	<u>- just created w/ change of use permit #05-</u>			<u>0846 - New</u>
Unit 3 <u>occupied</u>				
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 2 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 (check one) permits on file

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

- \$ _____ Exterior walls, windows, doors, roof
- \$ _____ Insulation
- \$ _____ Interior cosmetics (walls/floors/hallways/refinishing, etc.)
- \$ _____ Other (specify)