

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 061102  
AUG 11 2006

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that BACK BAY PROPERTIES LLC /Back Bay Properties/ Stevedore

has permission to Change of Use from 4 unit residential to 4 unit condominium

AT 158 GRANT ST

053 C010001

provided that the person or persons responsible for the construction accepting this permit shall comply with all of the provisions of the Statutes of the 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.

Inspection must be obtained before the building or part thereof is occupied or service provided. 4 HOUR NOTIFICATION 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 \_\_\_\_\_  
Department Name

*[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: 06-1102	Issue Date: <b>PERMIT ISSUED</b> 11-1-2006	CBL: 053 0010001
-----------------------	--	---------------------

<b>Location of Construction:</b> 158 GRANT ST	<b>Owner Name:</b> BACK BAY PROPERTIES LLC	<b>Owner Address:</b> 878 NORTH RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Back Bay Properties/ Steve Sanders	<b>Contractor Address:</b> 202 US Route 1 PMB 221 Falmouth	<b>Phone:</b> 2077493998
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Condo Conversion	<b>Zone:</b> E6

<b>Past Use:</b> 4 unit residential	<b>Proposed Use:</b> 4 unit Condominium- Change of Use from 4 unit residential to 4 unit condominium	<b>Permit Fee:</b> \$900.00	<b>Cost of Work:</b> \$900.00	<b>CEO District:</b> 2
--	---	--------------------------------	----------------------------------	---------------------------

<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 Type: SB 8/3/06
---	--

<b>Proposed Project Description:</b> Change of Use from 4 unit residential to 4 unit condominium	<b>Signature:</b> Greg Cass	<b>Signature:</b> [Handwritten Signature]
---	-----------------------------	---

<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Signature: _____ Date: _____

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 07/25/2006	<b>Zoning Approval</b>
------------------------------------	--	------------------------

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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.</li> </ol>	<b>Special Zone or Reviews</b> <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"/> Date: 7/28/06 [Handwritten Signature]	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input checked="" 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: [Handwritten Signature]
--	---	---	--

**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> 06-1102	<b>Date Applied For:</b> 07/25/2006	<b>CBL:</b> 053 C010001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 158 GRANT ST	<b>Owner Name:</b> BACK BAY PROPERTIES LLC	<b>Owner Address:</b> 878 NORTH RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Back Bay Properties/ Steve Sanders	<b>Contractor Address:</b> 202 US Route 1 PMB 221 Falmouth	<b>Phone</b> (207) 749-3998
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Ownership - Condo Conversion	

<b>Proposed Use:</b> 4 unit Condominium- Change of Use from 4 unit residential to 4 unit condominium	<b>Proposed Project Description:</b> Change of Use from 4 unit residential to 4 unit condominium
---	---

<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 07/28/2006	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
1) PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.				
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 as four dwelling units. Any change of use shall require a separate permit application for review and approval.				
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 08/03/2006	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Cptn Greg Cass	<b>Approval Date:</b> 08/03/2006	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				
1) Entire building shall comply with NFPA 101chapter 31 A copy is available at the Inspection office OR at Central Fire station				

<b>Comments:</b>
12/7/2007-gg: insufficient funds, check #1025 dated 7/25/06 bounced. /gg
10/7/2008-amachado: Permit has expired. Section 105.5 (Expiration) of the 2003 IBC code says that an issued permit "shall become invalid if no action is taken for 180 days after the permit is taken. No inspections were scheduled and no certificates of occupancy were issued.

# 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.

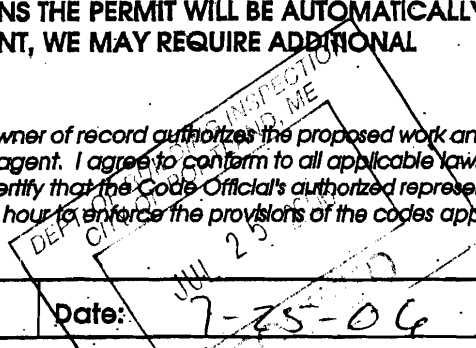
Location/Address of Construction: <u>158 Grant St Portland ME 04101</u>		
Total Square Footage of Proposed Structure <u>4,000</u>	Square Footage of Lot <u>4200 SF - .096 acres</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>53                    C                    10</u>	Owner: <u>Back Bay Properties</u>	Telephone: <u>749-3998</u>
Lessee/Buyer's Name (If Applicable) <u>Back Bay Properties</u>	Applicant name, address & telephone: <u>Steve Sanderson</u> <u>203 US Route 7</u> <u>PMB 221</u> <u>Falmouth ME 04105</u>	Cost Of Work: \$ _____ Fee: \$ _____
Current use: <u>4 units</u>		
If the location is currently vacant, what was prior use: <u>Multi Family</u>		
Approximately how long has it been vacant: <u>2004</u>		
Proposed use: <u>4 Condo Units</u>		
Project description:		
Contractor's name, address & telephone: <u>Stephen Sanderson</u>		
Who should we contact when the permit is ready: <u>Steve Sanderson</u>		
Mailing address: <u>749-3998</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up.      PHONE: <u>749-3998</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:	Date: <u>7-25-06</u>
-------------------------	----------------------

**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**



Submit with Condominium Conversion Permit Application

**Project Data:**

Address: 158 Grant St Portland ME 04101

C-B-L: 53 C 10

Number of Units in Building: 4

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 <i>vacant</i>				
Unit 2 <i>vacant</i>				
Unit 3 <i>vacant</i>				
Unit 4 <i>vacant</i>				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 2004

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: *See building permit*

\$ \_\_\_\_\_ Exterior walls, windows, doors, roof

\$ \_\_\_\_\_ Insulation

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

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

July 25, 2006

Marge Schmuckal  
Zoning Administrator  
389 Congress St  
Portland, ME 04101

Dear Marge,

I am writing to give you some background information on the condo project at 158 Grant St Portland, ME. We purchased the property in August of 2004. The seller was Marilyn Hutchins. There were no other occupants. Marilyn wanted to sell her property so she could purchase a retirement home out of state and also so she could travel. We unfortunately have no contact information for her.

The property has never been occupied under our ownership. We actually have to tear down the whole structure and rebuild from the foundation up. So it has never been habitable under our ownership.

( permit #  
04-1306 )

We have since received approvals for the structure to be a legal 4 unit building.

As always, please feel free to contact me anytime with questions regarding this project. My cell phone number is 749-9554.

Sincerely,



Stephen Sanderson

Back Bay Properties LLC  
202 US Route One, PMB 221  
Falmouth, ME 04105

Gorham Savings Bank  
10 Wentworth Drive  
Gorham, ME 04038

1025

July 25 2006

**NSF**  
**NSF**

PAY TO THE  
ORDER OF

City of Portland

\$ 900.00

nine hundred dollars

00

100

DO NOT REDEPOSIT

MEMO 158 Grant St Portland

AUTHORIZED SIGNATURE

⑆ 1274573⑆ 610 0007290⑆ 1025

⑆0000090000⑆

52101020  
010306524-1E-1029-1B

0225152602

WEBSTER BANK  
TID BARNUMOUTH  
HAWTHILL MA 01885  
6008007275

1.03

2 24 27 06 2 57 03

1760 33959

Pay to the Order of  
City of Portland  
Planning & Urban Development

Security features. Details on back.

UNIVERSAL BANK