

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED	
Permit No: 02-0976	Issue Date: C
CBL: 055 B016001	
Location of Construction: 15 Blythe Ct	Owner Name: Keefe Jill
Business Name: n/a	Contractor Name: Freudenberger, Dale
Lessee/Buyer's Name: n/a	Phone: 207-773-0499
Permit Type: Change of Use - Condo Conversion	Zone: R ₂

Past Use: Residential / 2 Units	Proposed Use: Residential / Change of Use; two units to two condominiums.	Permit Fee: \$230.00	Cost of Work: \$30.00	CEO District: 3
Proposed Project Description: Change of use from two units to two condominiums.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 2-3 Type: 5B Signature: [Signature] Date: 9/5/02	
		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: 08/30/2002	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 <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: 9/4/02	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:	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: 9/4/02
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT

Permit Number: 020976

This is to certify that Keefe Jill /Freudenberger, D
has permission to Change of use from two units to two condominium
AT 15 Blythe Ct 055 B016001

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 when permission is procured before this building or part thereof is occupied or closed-in. **HEAR 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 _____
Department Name

9/15/92
[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Application ID Number: 2-0976

Delete

Save

Close

Department: Building

Status: Approved with Conditions

Reviewer

Mike Nugent

Comments:

Approval Date

09/05/2002

Given On Date

09/04/2002

☒ OK to Issue Permit

Name

Mike Nugent

Date

09/05/2002

Date 2

Conditions Section:

Add New
Condition From

Add New Condition

Delete Condition

No construction is authorized by this permit.

Create Date: 08/30/2002

By

gg

Update Date:

09/05/2002

By

mjn

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.

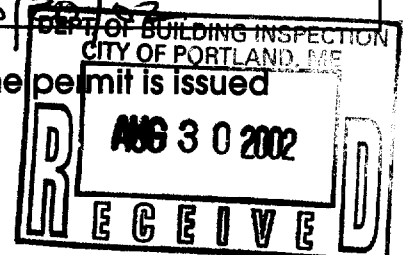
Location/Address of Construction: <u>15-17 Blythe Court, Portland, ME 04102</u>		
Total Square Footage of Proposed Structure <u>3386 +/-</u>	Square Footage of Lot <u>3324 +/-</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>55</u> Block# <u>B</u> Lot# <u>16</u>	Owner: <u>Jill Keefe</u>	Telephone: <u>207-773-0499</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Jill Keefe</u> <u>17 Blythe Court</u> <u>Portland, ME 04102</u>	Cost Of Work: XXXXXX <u>50</u> Fee: \$ <u>30</u> <u>2</u> units @ \$25.00 per unit \$ <u>50.00</u>
Current use: <u>residential - 2 units</u> number of units: <u>2</u>		<u>3000</u> <u>50.00</u> <u>26000</u> <u>150.00</u> <u>Total \$230.00</u>
Purposed use <u>2 Condominium units</u> number of units: <u>2</u>		
Project description: <u>To convert a 2-unit building into a 2-unit condominium. Renovation permits (elec., plumbing & building) already received for #15 - #17 only required cosmetic work.</u>		
Contractor's name, address & telephone: <u>Dale Freudenberger</u> <u>10 Allen Ave. Exl.</u> <u>878-3696</u> <u>Scotdale Construction</u> <u>Falmouth, ME</u> <u>04105</u>		
Who should we contact when the permit is ready: <u>Jill Keefe</u> <u>xx</u>		
Mailing address: <u>17 Blythe Court</u> <u>Portland, ME 04102</u>		
		Phone: <u>773-0499</u> <u>xx Call</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>Jill Keefe</u>	Date: <u>8/30/02</u>
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This is not a permit, you may not commence ANY work until the permit is issued



Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: _____

NUMBER OF UNITS: _____

TENANT NAME: _____

TENANT'S UNIT #: _____

TENANT'S TEL. #: _____

TENANT'S PRESENT ANNUAL INCOME: _____

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: _____

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: _____

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION – PLEASE DETAIL

CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Building and Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: _____ Assessor's chart: SS

15-17 Blythe Court Block: B

Portland, ME 04102 Lot: 16

Name of Owner: Jim Keefe

Address: 17 Blythe Court, Portland, ME 04102

Telephone No.: 207-773-0499

Name of Project: Blythe Court Condominium

No of Units to be Converted: 2

No. of Units applying for: 2

No. of Units in structure 2

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds _____

Approved by: _____

ZONING: _____ Date: _____

No. of units approved (circle)

Fire Dept: 1 3 3 4 5 6 7 8 9 10 Date: _____

Plumbing: others 1 2 3 4 5 6 7 8 9 10 Date: _____

Elec: others 1 2 3 4 5 6 7 8 9 10 Date: _____

Bldg. & Housing: 1 2 3 4 5 6 7 8 9 10 Date: _____

Comments: _____

CONDOMINIUM CONVERSION APPLICATION
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach also a list of names of tenants or occupants to whom letters were sent.
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible)
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?
yes no
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? yes no
6. Have relocation referrals and assistance been provided to tenants on demand?
yes no

PART III

1. Assessor's reference, Chart, Block; Lot: 55/B/16

- over

9. For each converted rental unit supply the following information on last tenants prior to conversion:

Unit Number: 1 2 3 4 5 6 7 8 9 10

- a) Length of occupancy- _____
- b) Age of head of household- _____
- c) Number of children- _____
- d) Number of persons ages 60 or over- _____
- e) Will tenant purchase unit? _____
- f) If not, was (or will) relocation payment (be) made? _____
- g) If moving, check destination below:
 - i) Same Neighborhood- _____
 - ii) Elsewhere in Portland- _____
 - iii) Out of Portland- _____
 - iv) Unknown- _____

Sec. 14-562. Reserved.
Sec. 14-563. Reserved.
Sec. 14-564. Reserved.

ARTICLE VII. CONDOMINIUM CONVERSION

Sec. 14-565. Purpose.

The purpose of this article is to regulate the conversion of rental housing to condominiums; to minimize the potential adverse impacts of such conversion on tenants; to ensure that converted such housing is safe and decent; and to maintain a reasonable balance of housing alternatives within the city for persons of all incomes. To these ends, this article shall be liberally construed. (Ord. No. 213-81, § 608.1, 11-16-81)

Sec. 14-566. Applicability.

This article shall apply to the conversion of any rental unit to a condominium unit. (Ord. No. 213-81, § 608.2, 11-16-81)

Sec. 14-567. Definitions.

For the purpose of this article, the following terms shall be defined as follows, unless otherwise clearly implied:

Condominium means any interest in real estate created pursuant to the Unit Ownership Act, 33 M.R.S.A. § 560 et seq., or its equivalent, as it may from time to time be amended.

Developer means and includes any person or other legal entity, but not including an established lending institution unless it is an active participant in a common promotional scheme, who, whether acting as principal or agent, records a declaration of condominium that includes real estate, any portion of which was previously a rental unit.

Tenant means and includes any occupant in lawful possession of a rental unit, whether by lease, sublease, or otherwise.

Unit means any building, or portion thereof, used or intended

to be used primarily as a separate dwelling.

(Ord. No. 213-81, § 608.3, 11-16-81)

Cross reference(s)--Definitions and rules of construction generally, § 1-2.

Sec. 14-568. Protection of tenants.

(a) *Notice of intent to convert.* A developer shall give to each tenant written notice of intent to convert at least one hundred twenty (120) days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days. The notice shall set forth specifically the rights of tenants under subsections (a) and (b) of this section and section 14-569, and shall contain the following statement:

If you do not buy your apartment, the developer of this project is required by law to assist you in finding 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, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 775-5451).

If the notice specifies a date by which the tenant is required to vacate, the notice may also serve as a notice of termination under the applicable law of forcible entry and detainer, if it meets the requirements thereof. The notice shall be hand-delivered to the tenant or mailed, by certified mail, return receipt requested, postage prepaid, to the tenant at the address of the unit or such other address as the tenant may provide. The notice shall be effective when actually received. No tenant may be required by a developer to vacate without having been given notice as required herein, except for the reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of a tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within one hundred twenty (120) days after a tenant is required by a developer to vacate, the developer records a declaration of condominium

without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

(b) *Option to purchase.* For a sixty-day period following the giving of notice as required in subsection (a), the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional sixty-day period. This subsection shall not apply to any rental unit that, when converted, will be restricted exclusively to nonresidential use. If, within two (2) years after a developer records a declaration of condominium, the use of any such unit is changed such that but for the preceding sentence, this subsection would have applied, the developer shall be presumed to have converted in violation of this article.

(Ord. No. 213-81, § 608.4, 11-16-81)

Sec. 14-569. Relocation payments.

If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by the tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80) percent of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development at the time notice is given as required in section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals to other reasonable accommodations and in determining the tenant's eligibility for relocation payments as provided herein.

(Ord. No. 213-81, § 608.5, 11-16-81)

Sec. 14-570. Conversion permit.

Before conveying or offering to convey a converted unit, the

developer shall obtain a conversion permit from the building inspection division of the department of planning and urban development. The permit shall issue only upon receipt of a completed application therefor in a form to be devised for that purpose, payment of a fee of twenty-five dollars (\$25.00) per unit, and a finding, upon inspection, that each unit, together with any common areas and facilities appurtenant thereto, is in full compliance with all applicable provisions of article II of chapter 6 (building code), article III of chapter 6 (electrical installations), article V of chapter 6 (minimum standards for dwellings) and article II of chapter 10 (fire prevention code) of this Code, and the Life Safety Code as adopted by the state. 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.

(Ord. No. 213-81, § 608.6, 11-16-81)

Sec. 14-571. Variation by agreement.

No provision of, or right conferred by, this article may be waived by a tenant, by agreement or otherwise, and any such waiver shall be void. Any attempt to require, encourage, or induce a tenant to waive any provision hereof, or right conferred hereby, shall be a violation of this article. Nothing herein shall be construed to void any term of a lease which offers greater rights than those conferred hereby.

(Ord. No. 213-81, § 608.7, 11-16-81)

Sec. 14-572. Reserved.
Sec. 14-573. Reserved.
Sec. 14-574. Reserved.
Sec. 14-575. Reserved.
Sec. 14-576. Reserved.
Sec. 14-577. Reserved.
Sec. 14-578. Reserved.
Sec. 14-579. Reserved.
Sec. 14-580. Reserved.
Sec. 14-581. Reserved.
Sec. 14-582. Reserved.

ARTICLE VIII. RESERVED*

**JILL KEEFE
17 BLYTHE COURT
PORTLAND, ME 04102
207-773-0499**

August 30, 2002

Building Inspection Office
City Hall
Portland, ME

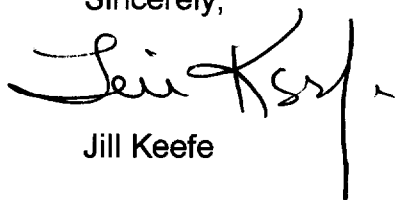
To whom it may concern:

I am applying for a permit to convert the two units that comprise the building at 15-17 Blythe Court, Portland, ME 04102 into two condominium units.

The building was vacant when I bought it on May 15th, 2001. In support of that, I am attaching a letter from the previous owner, Raymond Kirker Goodhue, Jr.

I am also attaching a copy of my deed.

Sincerely,


Jill Keefe

**Raymond Kirker Goodhue, Jr.
45 Thomas Street
Portland, ME 04102**

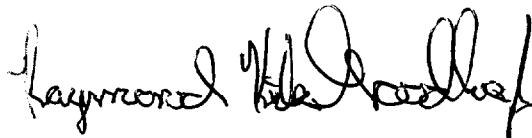
August 30, 2002

To whom it may concern:

I am the previous owner of 15-17 Blythe Court [formerly known as 5 Rear West St.], Portland, ME 04102.

The building was vacant when I sold it to Jill Keefe on May 15th, 2001.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond Kirker Goodhue, Jr.", written in a cursive style.

Raymond Kirker Goodhue, Jr.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that I, RAYMOND KIRKER GOODHUE, JR., of Portland, County of Cumberland and State of Maine, whose mailing address in 6 Houlton Street, Portland, Maine 04102, for consideration paid, hereby grant to JILL KEEFE of Portland, County of Cumberland and State of Maine, whose mailing address is 29 Cushman Street, #1, Portland, Maine 04102, with **WARRANTY COVENANTS**, the premises located at 5 Blythe Court in Portland, County of Cumberland and State of Maine, more particularly described as follows, to wit:

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of what is now known as Blythe Court (also referred to in previous deeds as Walker's Court and/or Cushman's Court) in said City of Portland, said premises being now numbered 5 Rear West Street and being described as follows:

Beginning at a point on the westerly side of said Court one hundred and six (106) feet from the northerly side of West Street; thence North 7° 6' West sixty (60) feet, more or less, to land formerly of E.L.O. Adams; thence westerly by said Adam's land forty nine and seven tenths (49.7) feet, more or less, to land heretofore conveyed to Richard Sylvester; thence by said Sylvester land southerly sixty (60) feet, more or less, to land formerly owned by the heirs of Alvan Cushman; thence easterly fifty-one and forty-two hundredths (51.42) feet, more or less, to the point of beginning.

MEANING AND INTENDING to describe and convey and hereby conveying all those same premises described in a Warranty Deed from A. Michelle Benoit to the Grantor herein dated July 25, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4636, Page 330.

IN WITNESS WHEREOF, I, the said RAYMOND KIRKER GOODHUE, JR., have hereunto set my hand and seal this fifteenth day of May, 2001.

SIGNED, SEALED and DELIVERED
in presence of



MAY 15 2001



RAYMOND KIRKER GOODHUE, JR.

MAY 15 2001

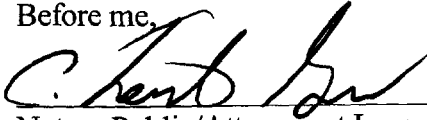
MAINE REAL ESTATE TAX PAID

STATE OF MAINE
CUMBERLAND, ss

Date:

Then personally appeared the above named RAYMOND KIRKER GOODHUE, JR., who
acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law

MAY 15 2001

Printed Name

Commission Expires:

C. TRENT GRACE
Notary Public, Maine
My Commission Expires February 6, 2008

SEAL

RECEIVED
RECORDED REGISTRY OF DEEDS
2001 MAY 16 PM 3:30
CUMBERLAND COUNTY
John R. M.R.

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of what is now known as Blythe Court (also referred to in previous deeds as Walker's Court and/or Cushman's Court) in City of Portland, County of Cumberland and State of Maine, said premises being now numbered 5 Rear West Street and being described as follows:

Beginning at a point on the westerly side of said Court one hundred and six (106) feet from the northerly side of West Street; thence North 7 degrees 6' West sixty (60) feet, more or less to land formerly of E.L.O. Adams; thence westerly by said Adam's land forty nine and seven tenths (49.7) feet, more or less, to land heretofore conveyed to Richard Sylvester; thence by said Sylvester land southerly sixty (60) feet, more or less, to land formerly owned by the heirs of Alvan Cushman; thence easterly fifty-one and forty-two hundredths (51.42) feet, more or less, to the point of beginning.

Being the same premises conveyed to the mortgagors by deed from Raymond Kirker Goodhue Jr. dated May 15, 2001 and recorded in the Cumberland County Registry of Deeds immediately prior hereto.