

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 041472

ISSUED

OCT 22 2004

Please Read Application And Notes, If Any, Attached

This is to certify that McDougal Robert A Trustee/Owner
has permission to convert 3 apt building to 3 co building
AT 7 Walker St 055 C019001 CITY OF PORTLAND

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 written permission procured before this building or part thereof is altered or closed-in. 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 _____
Department Name

[Signature] 10/21/04
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: 04-1472	Issue Date: 9/29/04	CBL: 055 C019001
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Location of Construction: 7 Walker St	Owner Name: Mcdougal Robert A Trustee	Owner Address: 14533 Majestic Eagle Ct - PORTLAND	Phone: 773-0636
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone: 0000000000
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R26
Past Use: 3 unit apt building	Proposed Use: 3 unit condo building	Permit Fee: \$705.00	Cost of Work: \$0.00
convert 3 apt building to 3 condo building		CEO District: 2	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B 10/21/04 All Kumpf
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature:		Date:	

Permit Taken By: dmm	Date Applied For: 09/29/2004	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj. <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 9/15/04</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmar</p> <p><input type="checkbox"/> Docs Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: Requested.</p>
	<p>Any exterior work SEPARATE REVIEW AND APPROVAL</p>		

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: 04-1472	Date Applied For: 0912912004	CBL: 055 C019001
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Location of Construction: 7 Walker St	Owner Name: Mcdougal Robert A Trustee	Owner Address: 14533 Majestic Eagle Ct	Phone: () 773-0636
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone (000) 000-0000
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: 3 unit condo building	Proposed Project Description: convert 3 apt building to 3 condo building
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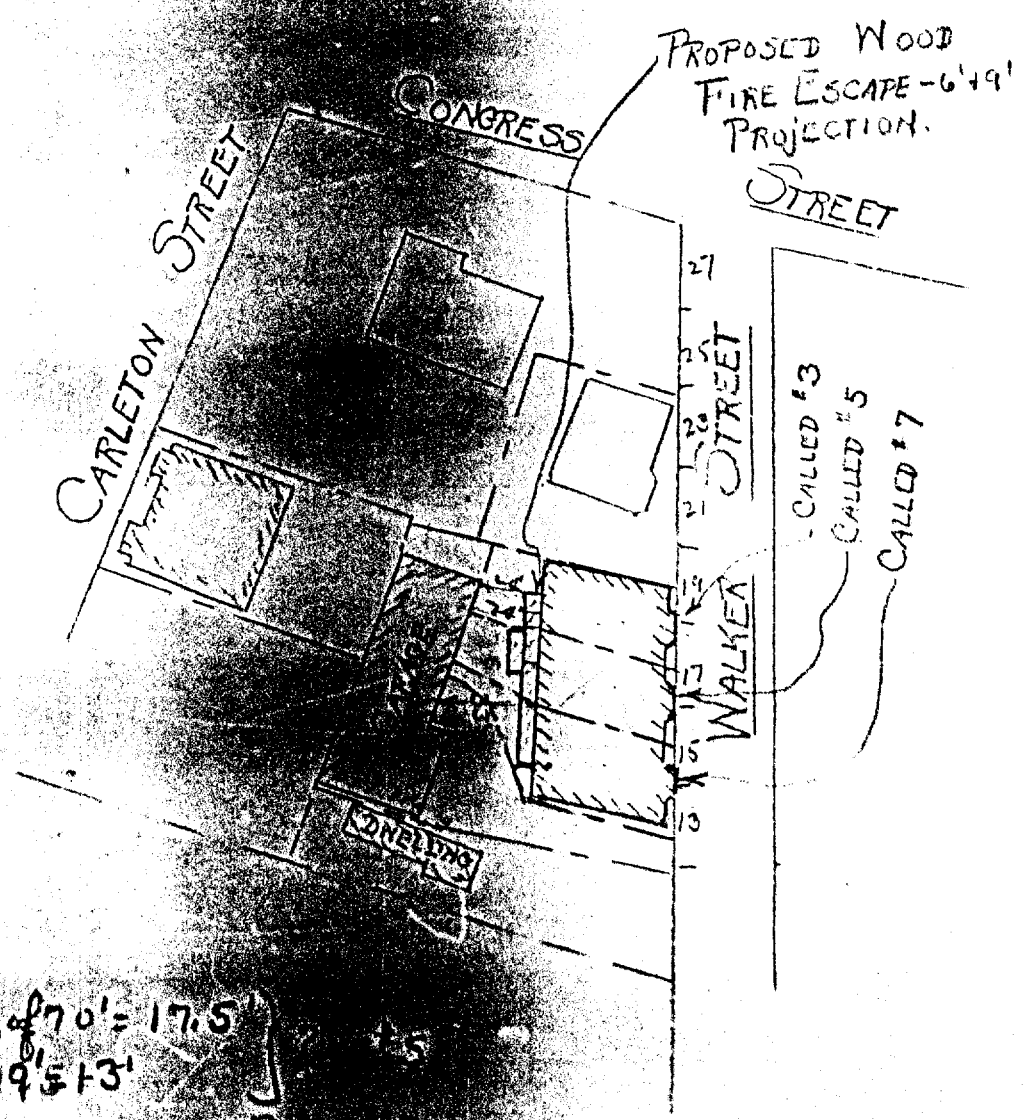
Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/15/2004
Note: **Ok to Issue:**

- 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.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) 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.
- 5) This property shall remain a three (3) family dwelling condominiums with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 1012112004
Note: **Ok to Issue:**

- 2) No building construction was applied for as part of this permit. No construction is authorized without additional permitting. This permit recognizes a change in ownership of the units ONLY.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 1011912004
Note: **Ok to Issue:**



Req. 25% of 70' = 17.5' } 7.9
 24'-19" ± 13' }
 Req. 25% of 65' = 16.25' }
 20'-6" = 13' }

About 2' from rear line at the nearest point.

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>3-8-7 Walker St.</u>		
Total Square Footage of Proposed Structure <u>55019</u>	Square Footage of Lot <u>10,415.63</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>055-C</u> Block# <u>021</u> Lot# <u>001</u> <u>055-C-028-001</u>	Owner: <u>Robert A McDougal</u> <u>Trustee</u>	Telephone: <u>773-0636</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Robert A McDougal</u> <u>14533 majestic Eagle Ct</u> <u>H. Myers, #1 33912</u> <u>207-773-0636</u> <u>239-561-0995</u>	Cost Of Work: \$ _____ Fee: \$ <u>3 units</u> <u>H</u> units @ \$150.00 per unit \$ _____ + \$75.00 per unit Cofo \$ _____ Total Fee: <u>705</u>
Current use: <u>apartments</u> number of units: <u>H 3 units</u>		
Proposed use: <u>condo's</u> number of units: <u>H 3 units</u>		
Project description: <u>4</u> <u>H</u> unit brick row house, called <u>corner Stone house condominiums</u>		
Contractor's name, address & telephone: <u>S.A.A.</u>		
Whom should we contact when the permit is ready: <u>Robert A McDougal</u>		
Mailing address: <u>14533 majestic Eagle Ct</u> <u>H. Myers #1 33912</u>		Phone: <u>773-0636</u> <u>239-561-0995</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>[Signature]</u>	Date: <u>9-7-04</u>
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This is not a Permit, you may not commence ANY work until the Permit is issued.

Submit with Condominium Conversion Permit Application

Project Data:

Address: 7 Walker St

C-B-L: 055-C-019-001

Number of units in building: 3

*per owner 10/15/04
VACANT since
July 1, 2004*

Tenant name	Tenant tel. #	occup. length	Date of notice	eligible for \$
Unit 1 <i>vacant</i> <i>Anestes Fotiadou</i>	<i>828-7976</i>	<i>7 years</i>	<i>→ bought a higher</i>	
Unit 2 <i>vacant</i> <i>Ashley Stewart</i>	<i>450-4622</i>	<i>10 months</i>	<i>→ bought a</i>	
Unit 3 <i>vacant</i> <i>Rocio Saldana Reyes</i>	<i>?</i>	<i>12 months</i>	<i>→ moved out in</i>	
Unit 4	<i>bought a town house</i>		<i>December</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 28 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)

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)