

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0996	Issue Date: 07/16/2004	CBL: 056 A018001
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Location of Construction: 25 Cushman St		Owner Name: Owens Lawrence M &		Owner Address: 25 Cushman St		Phone: 207-828-0405	
Business Name: n/a		Contractor Name: self		Contractor Address: Portland		Phone:	
Lessee/Buyer's Name n/a		Phone: n/a		Permit Type: Change of Use - Condo Conversion			Zone: R-4
Past Use: 5 Multi Family // Apartments		Proposed Use: Change of Use / Condominium Conversion; 4 apartments to 4 condominiums		Permit Fee: \$900.00	Cost of Work: \$0.00	CEO District: 2	
Proposed Project Description: Change of Use / Condominium Conversion: 4 apartments to 4 condominiums.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R2 Type: 5B 2/26/04 Signature: [Signature]			
		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: 07/16/2004		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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 7/23/04	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:	Historic Preservation <input type="checkbox"/> Not in District or Landmar <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 SA
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*Any exterior work
Requires SA
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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040996

Please Read Application And Notes, If Any, Attached

This is to certify that Owens Lawrence M & /self
 has permission to Change of Use / Condominium Conversion permits to 4 condominiums.
 AT 25 Cushman St 056 A018001

JUL 2 2004
 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 inspection must given and work in progress before this building or part thereof is occupied or services used-in. 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. 1844ms
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name

[Signature]
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD/

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.

Total Square Footage of Proposed Structure 4100 (existing)		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 56 A 18	Owner: Lawrence M + Claire M. Owens	Telephone: 828-0405
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Lawrence M. Owens 25 Cushman St Portland 04102 (207) 871-7431	Cost Of Work: \$ _____ Fee: \$ _____ _____ units @ \$150.00 per unit \$ _____ + \$75.00 per unit CofO \$ _____ Total Fee: _____
Current use: <u>Apartment</u> number of units: <u>4</u>		
Proposed use: <u>Condominiums</u> number of units: <u>4</u>		
Project description: <u>Converting four units in a row house to condominiums. The row house (9 units) is already condominiums.</u>		
Contractor's name, address & telephone: Lawrence M. Owens 207 828-0405 (h)		
Whom should we contact when the permit is ready: 25 Cushman St. Portland 04102		
Mailing address: 207 871-7431 (w) & (r)		
Phone: _____		

Condo Conversion
 600.00
 Cost of work 300.00
 The rest of 900.

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>7/12/04</u>
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This is not a Permit, you may not commence ANY work until the Permit is issued.

**CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I**

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

Location of Project: 25 Cushman St. Assessor's Chart # 56
Portland ME Block # A
 Lot # 18

Name of Owner: Lawrence M. & Claire M. Owens

Address: 25 Cushman St. Portland

Telephone No.: 828-0405

Name of Project: 25 Cushman St. Condo Conversion

Number of Units to be Converted: 4

Number of Units Applying For: 4

Number of Units in Structure: 4

Date on which Declaration of Condominiums was filed in CCRD: to be determined

Approved by: _____

ZONING: _____ DATE: _____

Number of Units Approved (Circle)

Fire Dept. 1 2 3 4 5 6 7 8 9 10 Other _____

DATE: _____

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

DATE: _____

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

DATE: _____

Bldg./Hsg. 1 2 3 4 5 6 7 8 9 10 Other _____

DATE: _____

Comments:

**CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART II**

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach list of names of tenants or occupants to whom a Notice of Intent was sent.
3. Please include addresses of those receiving Notice of Intent and dates such Notice was received.
4. Has Notice 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?
6. Have relocation referrals and assistance been provided to tenants on demand?
YES NO

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

1. Assessors reference, Chart, Block, Lot: 56 A 18
2. Number of Units before conversion: 4
- 2 Units with 1 bedroom 1 Units with 2 bedrooms
- 1 Units with 3 or more bedrooms
3. Monthly rent range (specify with or without utilities, being specific about the utilities)
700-750 ± heat & hot water included for three units
-
- 4th unit owner occupied
4. Number of Units after conversion: same as above
- 2 Units with 1 bedroom 1 Units with 2 bedrooms
- 1 Units with 3 or more bedrooms
5. Purchase Price range: 140-300
6. Length of time building owned by applicant: 6 years
7. Improvements, renovations or modifications being made in association with this conversion will require the following permits (please circle all that apply): NONE
- 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 - 2,000 interior cosmetic (wall/floor refinishing, etc.)
- \$ 1,000 - 2,000 other (please specify) Paint / paper
-
- \$ 0.00 no improvements being made

LAWRENCE & CLAIRE M. OWENS
25 CUSHMAN STREET
PORTLAND, ME 04102

July 15, 2004

Jamie Healy
Unit #1
25 Cushman Street
Portland, ME 04102

Re: Notice of intent to convert 25 Cushman Street, Portland to condominiums

Dear Jamie,

We are sending this letter to you to inform you that we intend to convert the building at 25 Cushman Street, Portland, Maine into four condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is **not** a notice to quit the unit. If it comes to that, a separate notice to quit will be provided to you.

One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We intend to sell this unit for \$190,000. Please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.

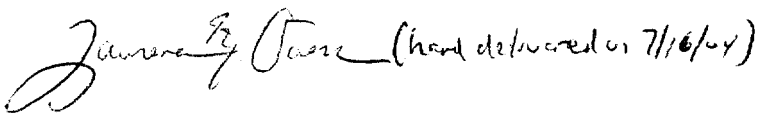
As the Developer of this project, we are required by City of Portland ordinance to give you the following notice:

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, 289 Congress Street, Portland, ME 04101 (telephone: 874-8703).

We are required to assist you with relocation payments unless your gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the US Department of Housing and Urban Development. If you would like us to investigate whether you qualify for this assistance, or if you would like us to provide assistance to you in the form of referrals to other reasonable accommodations, please let us know.

This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.

Sincerely,

 (hand delivered on 7/16/04)

Lawrence M. Owens

**LAWRENCE & CLAIRE M. OWENS
25 CUSHMAN STREET
PORTLAND, ME 04102**

July 15, 2004

Laura Oliveira
Unit #4a
25 Cushman Street
Portland, ME 04102

Re: Notice of intent to convert 25 Cushman Street, Portland to condominiums

Dear Laura,

We are sending this letter to you to inform you that we intend to convert the building at 25 Cushman Street, Portland, Maine into four condominium units. We are required to honor existing leases and to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be required to leave the premises before the end of your current lease. This notice is **not** a notice to quit the unit.

One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We intend to sell this unit for \$145,000. Please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.

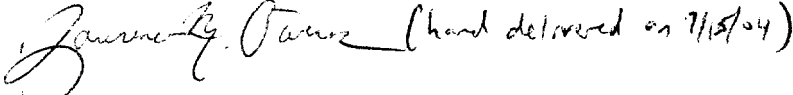
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Sincerely,

 (hand delivered on 7/15/04)

Lawrence M. Owens

**LAWRENCE & CLAIRE M. OWENS
25 CUSHMAN STREET
PORTLAND, ME 04102**

July 15, 2004

Maria Fatima Duarte
Unit #4b
25 Cushman Street
Portland, ME 04102

Re: Notice of intent to convert 25 Cushman Street, Portland to condominiums

Dear Maria,

We are sending this letter to you to inform you that we intend to convert the building at 25 Cushman Street, Portland, Maine into four condominium units. We are required to honor existing leases **and** to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be required to leave the premises before the end of your current lease. This notice is **not** a notice to quit the unit.

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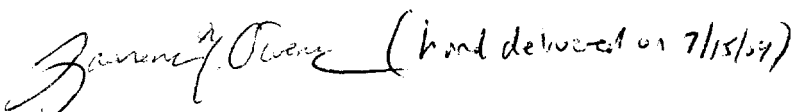
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Lawrence M. Owens

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0996	Date Applied For: 07/16/2004	CBL 056 A018001
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Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Condo Conversion	
Proposed Use: Change of Use / Condominium Conversion; 4 apartments to 4 condominiums		Proposed Project Description: Change of Use / Condominium Conversion: 4 apartments to 4 condominiums.	

Comments:
7/21/04-mjn: need stair/guard detail