

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1758	Issue Date:	CBL: 056 B011001
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Location of Construction: 9 LEWIS ST	Owner Name: REDFERN PROPERTIES LLC	Owner Address: PO BOX 8816	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R6

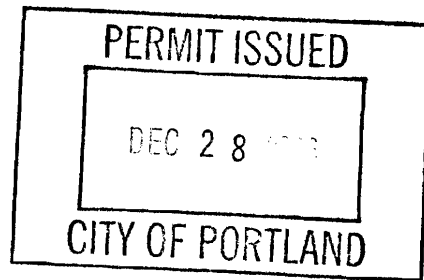
Past Use: Residential 7 unit	Proposed Use: Residential 7 unit convert 7 unit apartment bldg to 7 condominium units <i>legal use for 7-9 Lewis St - 7 dwelling units</i>	Permit Fee: \$40.00	Cost of Work: \$1,575.00	CEO District: 2
Proposed Project Description: convert 7 unit apartment bldg to 7 condominium units		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i>	
		Signature: _____		Signature: <i>Jan 12/19/06</i>

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: dmartin	Date Applied For: 12/06/2006	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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> ^{yes} Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>12/13/06</i> <i>AM</i>	Date: _____	Date: _____



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

Jonathan Culley
Redfern Properties LLC
Box 8816
Portland, ME 04104-8816
(207) 221-5746
redfernproperties@gmail.com

December 5, 2006

Portland Planning and Development Department
Inspections Division
Room 315
389 Congress Street
Portland, ME 04101

Re: Application for Condominium Conversion Permit for 9 Lewis Street

Dear Sir or Madam:

Please find attached an application for a condominium conversion permit for the 7-unit building at 9 Lewis Street, Portland, Maine. Also attached is a check for \$1,575 or \$150 per unit for the conversion permit plus \$75 per unit for Certificate of Occupancies.

There are currently no tenants in the building. Redfern Properties LLC purchased the building on October 25, 2006 from Lewis Apartments LLC. The building was vacant at the time of purchase. The previous owners let the building become vacant, choosing not to re-lease as tenants departed, in anticipation of major renovations. The sellers then decided not to pursue the renovations and sold the building.

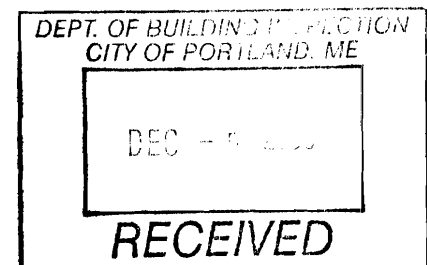
A building permit for certain modifications to the building will also be submitted and applied for today, under separate cover.

Please advise me if there is any additional information you require for the condominium conversion permit. Thank you very much for your consideration of this application.

Sincerely,


Jonathan Culley
Redfern Properties LLC

Enclosures



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 061758
DEC 28 2006

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
AttachedThis is to certify that REDFERN PROPERTIES INC /n/ahas permission to convert 7 unit apartment bldg to 7 cond. unitsAT 9 LEWIS ST

E 056 B011001

provided that the person or persons who accept 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.

Notification of inspection must be given and when permission is procured before this building or part thereof is used or service is closed-in. 4 HOUR NOTICE 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

Jamie Louke 12/19/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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Permit No: 06-1758	Date Applied For: 12/06/2006	CBL: 056 B011001
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Location of Construction: 9 LEWIS ST	Owner Name: REDFERN PROPERTIES LLC	Owner Address: PO BOX 8816	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: Residential 7 unit convert 7 unit apartment bldg to 7 condominium units	Proposed Project Description: convert 7 unit apartment bldg to 7 condominium units
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/13/2006

Note: **Ok to Issue:**

- 1) This property shall remain a seven family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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.
- 3) 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.
- 4) 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/19/2006

Note: **Ok to Issue:**

- 1) All interior construction work under permit # 06-1755
- 2) Contruction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.

Dept: Fire **Status:** Pending **Reviewer:** Cptn Greg Cass **Approval Date:**

Note: **Ok to Issue:**

Comments:

12/7/2006-amachado: Spoke to Jonathan Culley. We need a list of the last tenants and when they vacated the units. He said that he would get it to me ASAP.

12/12/2006-amachado: Received a list of the last tenants. Still need to know dates that they left.

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: 9 Lewis Street, Portland, Maine			
Total Square Footage of Proposed structure (Existing) 8,036sf		Total Square Footage of Lot: 6,957sf	
Tax Assessor's Chart, Block & Lot		Owner:	Telephone:
Chart# 56	Block# B	Lot# 11,13	Redfern Properties LLC Jonathan Culley, Member 207-221-5746
Lessee/Buyer's Name Of Applicable)	Applicant name, address & telephone:		Cost Of
	Jonathan Culley Box 8816 Portland, ME 04104		Work: \$ \$225 per unit x 7
			Fee: \$ \$1,575
Current use: 7-unit apartment (vacant)			
If the location is vacant, what was prior use: Apartment			
Approximately how long has it been vacant:: 6 months+			
Proposed use:		Condominium Conversion – 7 unit condominium	
Project description:		Conversion of 7-unit apartment building to 7 condominium units	
Contractor's name, address & telephone: N/A			
Who should we contact when the permit is ready:		Jonathan Culley	
Mailing address:		Box 8816, Portland, ME 04104-8816	
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: 207-221-5746			

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: **December 5, 2006**

**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 4th floor of City Hall**

Submit with Condominium Conversion Permit Application

Project Data:

Address: 9 Lewis Street, Portland, Maine

C-B-L: 56-B-11-13

Number of Units in Building: 7 units

<u>Unit #</u>	<u>Tenant Name(s)</u>	<u>Tenant Tel#(s)</u>	<u>Occup. Length</u>	<u>Date of Notice</u>	<u>Eligible for \$</u>
1	VACANT	N/A	N/A	N/A	N/A
2	VACANT	N/A	N/A	N/A	N/A
3	VACANT	N/A	N/A	N/A	N/A
4	VACANT	N/A	N/A	N/A	N/A
5	VACANT	N/A	N/A	N/A	N/A
6	VACANT	N/A	N/A	N/A	N/A
7	VACANT	N/A	N/A	N/A	N/A

Note: The building was sold Vacant. The previous owners had let the building go empty as tenants left, choosing not to re-rent in anticipation of renovations.

Length of time building owned by applicant: From 10/25/2006

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) – UNDER SEPARATE COVER

Type and Cost of building improvements associated with this conversion that do not require permits (costs are estimates and are subject to change):

\$ 10,000 Exterior walls, windows, doors, roof

\$ 6,000 Insulation

\$ 35,000 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ 95,000 Other (specify) – Kitchen and bath cosmetic improvements, new cabinets, countertops, appliances, and fixtures

From: "Jonathan Culley" <jculley@gmail.com>
To: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: 12/13/2006 3:49:07 PM
Subject: 9 Lewis Street Condominium Permit

Ann,

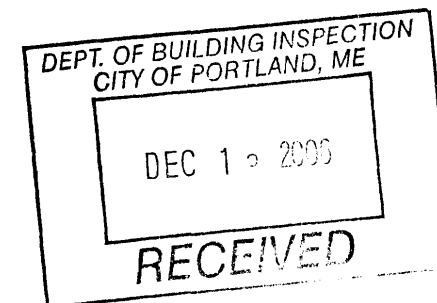
I have finally gained some additional information. I apologize for the delay. Attached is an updated tenant roster with information on departure dates. Also attached is an eviction notice sent to a tenant in November 2005 for failure to pay rent. Please let me know what additional information I can provide. Thanks!

Jonathan Culley

jculley@gmail.com

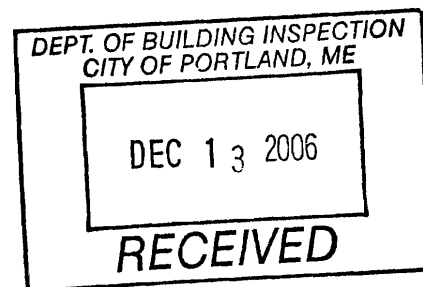
o: 207-221-5746

c: 207-776-9715



7 – 11 Lewis Street, Roster of Former Tenants

Apt	Name(s)	Departure Month	Departure Reason (Voluntary, Eviction)	Phone #s
7 Lewis Apt 2	Jen Ferelli & Eric Gaines	February 2006	Voluntary	879-0742
7 Lewis Apt 3	Rebekka Snell & Adam Cyr	April 2006	Voluntary	653-3159, 227- 4591
7 Lewis Rear	Dennis	September 2006	Voluntary	773-9384
9 Lewis	Lida Reny	February 2006	Voluntary	874-2969, 232- 9532
11 Lewis Apt A	Martha Dziedzic	December 2005	Voluntary	761-4550, 775- 0279
11 Lewis Apt B	Jodi Anson & Andrew Baker	November 2005	Evicted for failure to pay rent	252-5865
11 Lewis Apt C	Kirk Hilton	June 2006	Voluntary	939-6932, 450- 5882, 874-1197



JEWELL & BOUTIN, P. A.
Attorneys at Law
477 Congress Street
Suite 1104
Portland, ME 04101-3427

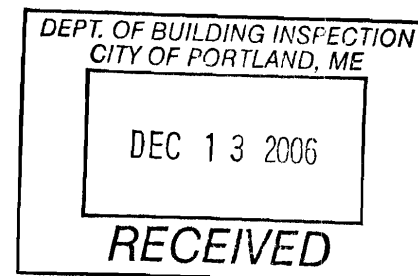
Thomas F. Jewell
Daniel W. Boutin

Email: tjewell@jewellandboutin.com
Email: dboutin@jewellandboutin.com

Telephone: 207-774-6665
Fax: 207-774-1626

November 21, 2005

NOTICE TO QUIT



Jodi Anson
11 Lewis Street
Portland, ME 04102

Dear Ms. Anson:

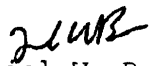
I am sending this notice to you on behalf of your landlord, Lewis Apts, LLC, based upon your failure to pay rent for the months of October and November on the above property.

This notice is delivered to you as a tenant at will, which provides you with seven (7) days' notice to quit the above premises. If you do not pay your rent arrearage due November 1 in the amount of \$1,400.00 within seven (7) days from the date you receive this notice, your landlord will commence an eviction action against you.

If you pay the amount of rent due as of the date of this notice before this notice expires, then this notice, as it applies to rent arrearage is void.

After this notice expires, if you pay all rental arrears, all rent due as of the date of payment and any filing fees and service of process fees actually paid by the Landlord before the writ of possession issues at the completion of the eviction process, then your tenancy will be reinstated.

Yours truly,


Daniel W. Boutin, Esq.

DWB/jag
cc: Mark Poirier

Pursuant to the Federal Fair Debt Collection Practices Act and the Maine Fair Debt Collection Practices Act, it is required we state the following to you: The enclosed documents are an attempt to collect a debt, any information obtained will be used for that purpose. This communication is from a debt collector.

^{23TH} Hand delivered to Jodi Anson % Andrew Baker this _____
day of November, 2005. ~~RECOMMEND~~


Deputy Sheriff

Attempt #1: _____ @ _____
Attempt #2: _____ @ _____
Attempt #3: _____ @ _____

500
1600
21.00