

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED AUG - 1 2005 CITY OF PORTLAND Permit Number: 050913

This is to certify that TAYLOR TERRY N & MARYLYN M TAYLOR JTS

has permission to Condo Conversion

AT 253 SPRING ST

056 G035001

provided that the person or persons, firm or corporation 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.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 24 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. Capt. Greg Cass 7-18-05

Health Dept.

Appeal Board

Other Department Name

Handwritten signature and date 7/29/05

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: 05-0913	Issue Date: PERMIT ISSUED AUG 1 2005	CBL: 056 G035001
-----------------------	---	---------------------

Location of Construction: 253 SPRING ST	Owner Name: TAYLOR TERRY N & MARILYN	Owner Address: 26651 DOROTHEA	Phone:
Business Name:	Contractor Name:	Contractor Address: CITY OF PORTLAND	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R6

Past Use: 3 unit Residential	Proposed Use: 3 unit residential condo conversion	Permit Fee: \$675.00	Cost of Work: \$675.00	CEO District: 2
Proposed Project Description: Condo Conversion		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R Type: SB IBC 2003	
<i>legal use: Three (3) residential dwelling units with conditions</i>		Signature: <i>Capt. Cass</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: dmartin	Date Applied For: 07/08/2005	Zoning Approval		
------------------------------------	--	------------------------	--	--

<ol style="list-style-type: none"> 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"/> <i>OK 7/10/05 [Signature]</i> Date:	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 <i>any exterior work requires A</i> Date:
	<i>separate review and approval</i>		

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

Terry Taylor

From: "jim" <jfnsc@maine.rr.com>
 To: <grandparents@cox.net>
 Sent: Tuesday, July 05, 2005 7:24 AM
 Subject: Condo Conversion Measurements, Portland, ME

Hello Marilyn:

Pursuant to your phone message on the 2nd regarding square footage, the elevation plan (showing the perimeter of each of the basement and three floors) has each floor's square footage in the middle of each of the four floors as shown individually on the plan. The basement footprint (the largest of all the floors) is 2923 square feet (not including the area of the bulkhead, which adds 35 s.f. to the total). Floors (units) one and three are 1239 s.f. each; floor (unit) two is 1102 s.f. The total lot area is 2923 s.f., or .07 acres. Please feel free to contact us if you have further questions or if we can be of further service to you.

Jim Fisher, President
 Northeast Civil Solutions, Inc.
 Telephone: 207-883-1000
 Fax: 207-883-1001
 E-Mail: jfnsc@maine.rr.com

floor 1	1239	
2	1102	
3	1239	
	<hr/>	
	3580 #	structure

2923 # lot

Submit with Condominium Conversion Permit **Application**

Project Data:

Address: 251-253 SPRING STREET

C-B-L: CHART 56, BLOCK # G, LOT #35

Number of Units in Building: 3

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

If more units, submit same information on all units

Length of time building owned by applicant 7 1/2 MONTHS

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) FRONT PORCH & REAR DECK

Type and cost of building improvements associated with this conversion that do not require permits:

\$ 50,000 Exterior walls, windows, ~~doors~~, roof, LANDSCAPING.

\$ _____ Insulation

\$ 150,000 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)

WHEN PROPERTY WAS PURCHASED IN OCT 04 - ONE UNIT WAS VACANT
 UPON CLOSE OF ESCROW ALL UNITS WERE ALREADY VACANT
 CLOSE OF ESCROW WAS NOVEMBER 04

(I HAVE NEVER RECEIVED ANY RENT MONIES AS THERE ARE NO TENANTS)

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0913	Date Applied For: 07/08/2005	CBL: 056 G035001
------------------------------	--	----------------------------

Location of Construction: 253 SPRING ST	Owner Name: TAYLOR TERRY N & MARILYN	Owner Address: 26651 DOROTHEA	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	
		Condo Conversion	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/18/2005**Note:** **Ok to Issue:**

- 1) This property shall remain a three (3) family condominium dwelling with the issuance of this permit and subsequent issuance of certificates of occupancy. **Any** change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) 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.
- 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) ANY exterior work requires a separate review and approval thru Historic Preservation

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 07/29/2005**Note:** **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 07/18/2005**Note:** **Ok to Issue:**

- 1) Building to be in compliance with NFPA 101 prior to occupancy

