

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

## BUILDING INSPECTION

### PERMIT

Permit Number: 071322

This is to certify that 250-256 DANFORTH STREET LLC

has permission to Change of ownership from 6 unit residence to 6 unit Condo

AT 254 DANFORTH ST

057 G003001

PERMIT ISSUED

NOV - 6

provided that the person or persons who apply for or 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 procured before this building or part thereof is leased or service 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. Craig Chase  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

11/7/07 [Signature]  
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: 07-1322	Issue Date: 11/07/07	CBL: 057 G003001
-----------------------	-------------------------	---------------------

Location of Construction: 254 DANFORTH ST	Owner Name: 250-256 DANFORTH STREET LL	Owner Address: 81 HILLCREST AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: R-6

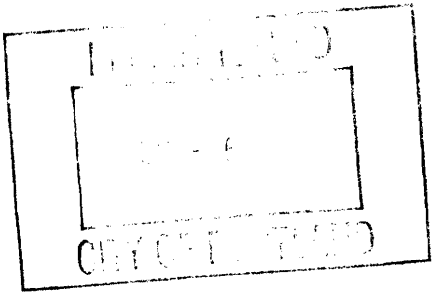
Past Use: 6 unit residential	Proposed Use: 6 unit Condominium - Change of ownership from 6 unit residential to 6 unit Condo <i>resubmit: 6 dw (permit 05-1745)</i>	Permit Fee: \$1,350.00	Cost of Work: \$1,350.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>To Existing Apartments</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>5B</i> <i>IBC-2003</i>	

Proposed Project Description: Change of ownership from 6 unit residential to 6 unit Condo <i>(connected to permit 05-1745)</i>	Signature: <i>[Signature]</i>	Signature: <i>11/7/07 [Signature]</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: Idobson	Date Applied For: 10/22/2007	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

- 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"/> 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>11/16/07 ABM</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 \_\_\_\_\_

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-1322	<b>Date Applied For:</b> 10/22/2007	<b>CBL:</b> 057 G003001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 254 DANFORTH ST	<b>Owner Name:</b> 250-256 DANFORTH STREET LL	<b>Owner Address:</b> 81 HILLCREST AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Ownership - Condo Conversion	

<b>Proposed Use:</b> 6 unit Condominium - Change of ownership from 6 unit residential to 6 unit Condo -(connected to permit #05-1745)	<b>Proposed Project Description:</b> Change of ownership from 6 unit residential to 6 unit Condo
--	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/06/2007**Note:** According to owner, building has been vacant since when purchased in April of 2005.**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) 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) With the issuance of the permit and the certificate of occupancies, this property will be six residential condominiums. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 11/07/2007**Note:****Ok to Issue:** 

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 11/06/2007**Note:****Ok to Issue:** 

- 1) The entire structure shall comply with NFPA 101 "Existing Apartments"

# Condominium Conversion

## 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>254-256 Danforth</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart#                  Block#                  Lot# <u>57                          G                          3</u>	Owner: <u>Louise Murphy</u> <u>250-256 Danforth street LLC</u>	Telephone: <u>653-6672</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Louise Murphy</u> <u>39 Coveseide</u> <u>Yarmouth, ME. 04096</u>	Cost Of Work: \$ _____  Fee: \$ _____
Current use: <u>under construction - Apartments/condos</u> We currently have a building permit.		
If the location is currently vacant, what was prior use: <u>Apartments</u> #05-1745		
Approximately how long has it been vacant: <u>2 1/2 years</u> #06-0412		
Proposed use: <u>Condominiums</u>		
Project description: <u>See building /electrical permits.</u>		
Contractor's name, address & telephone: <u>Jared Hartley</u> <u>653-7098</u> <u>780 Deer Winder Rd.</u> <u>Hollis, ME.</u>		
Who should we contact when the permit is ready: <u>Louise Murphy</u>		
Mailing address: <u>39 Coveseide Lane</u> <u>Yarmouth, ME.</u>		
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: <u>653-6672</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>Louise Murphy</u>	Date: <u>10/15/07</u>
--	-----------------------

**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 4<sup>th</sup> floor of City Hall**

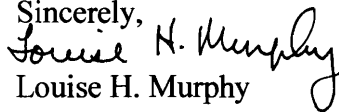
Louise Murphy  
Sea Otter LLC  
39 Coveside Lane  
Yarmouth, Maine 04096  
October 15, 2007

Dear City of Portland,

I am applying for a condominium conversion permit for 254-256 Danforth Street in Portland. No tenants have lived in the building for more than two years. All of the tenants were month to month tenants when I purchased the building in the spring of 2005. Because we planned electrical upgrades which required demolition as soon as I closed on the property, all of the tenants moved shortly before or after the closing in 2005.

I am enclosing \$900 for the 6 units in the building. We have already obtained a building permit for the renovations which began late in 2005. We have made the decision to sell the building as condominiums. If you have any questions, please call me at 653-6672.

Sincerely,

  
Louise H. Murphy

Submit with Condominium Conversion Permit Application

**Project Data:**

Address: 254-256 Danforth

C-B-L: 57 6 3

Number of Units in Building: 6

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 Vacant since 2005				
Unit 2 Vacant since 2005				
Unit 3 Vacant since 2005				
Unit 4 Vacant since 2005				
Unit 5 Vacant since 2005				
Unit 6 Vacant since 2005				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 2 1/2 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) Currently have one #05-1745?  
#06-0412

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

- \$ 10,000 Exterior walls, windows, doors, roof
- \$ 12,000 Insulation
- \$ 20,000 Interior cosmetics (walls/floors/hallways/refinishing, etc.)
- \$ \_\_\_\_\_ Other (specify)