

# City of Portland, Maine - Building or Use Permit Application

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

**PERMIT ISSUED**

Permit No:

02-0550

Issue Date:

JUN 27 2002

CBL:

062 C018001

Location of Construction:

49 Thomas St

Owner Name:

Lindsey Scott A

Owner Address:

497 Range Rd

Phone:

773-8422

Business Name:

Contractor Name:

Applicant

Contractor Address:

Portland

Phone:

Lessee/Buyer's Name

Phone:

Permit Type:

Change of Use - Condo Conversion

Zone:

R-6

Past Use:

Multi Family/6 Units

Proposed Use:

Condominiums/6 Units

Permit Fee:

\$180.00

Cost of Work:

\$75,000.00

CEO District:

3

FIRE DEPT:

☒ Approved

☐ Denied

INSPECTION:

Use Group: R-2 Type: SB

BOCA 1995

Signature:

Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature:

Date:

Permit Taken By:

gad

Date Applied For:

05/20/2002

## Zoning Approval

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

### Special Zone or Reviews

☐ Shoreland

☐ Wetland

☐ Flood Zone

☐ Subdivision

☐ Site Plan

Maj ☐ Minor ☐ MM ☐

Date:

OK with conditions  
Date: 6/7/02

### Zoning Appeal

☐ Variance

☐ Miscellaneous

☐ Conditional Use

☐ Interpretation

☐ Approved

☐ Denied

Date:

### Historic Preservation

☐ Not in District or Landmark

☐ Does Not Require Review

☐ Requires Review

☐ Approved

☐ Approved w/Conditions

☐ Denied

Date:

Any exterior work requires  
A separate review

## 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

Application ID Number:

2-0550

Department:

Zoning

Status:

Approved with Conditions

Reviewer:

Marge Schmuckal

Comments:

49 - 53 Thomas St.

Approval Date:

06/07/2002

Given On Date:

05/28/2002



OK to Issue Permit

Name:

Marge Schmuckal

Date:

06/07/2002

By:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a six (6) family dwelling. Any change of use shall require a separate permit application for review and approval.

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.

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.

ANY exterior work requires a separate review and approval thru Historic Preservation

Create Date:

05/23/2002

By:

gad

Update Date:

06/07/2002

By:

mes

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING & INSPECTION**  
**PERMIT**

Permit Number: 020550

This is to certify that Lindsey Scott A/Applicant  
has permission to Change of Use/Condo Conversion  
AT 49 Thomas St 062 C018001

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.  
**HEAVY 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. UHM  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature]  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Application ID Number:

2-0550

Department:

Building

Status:

Approved

Reviewer

Tammy Munson

Comments:

Received floor plans on 06/21/2002. Spoke w/ Scott Lindsey regarding this - He stated this was a use change only.

Approval Date

06/26/2002

Given On Date

06/07/2002

☒ OK to Issue Permit

Name

Tammy Munson

Date

06/26/2002

Date 2

Conditions Section:

This permit is to "Change the use" of the building only. Any work being done to the property requires separate building permits.

Create Date:

05/23/2002

by

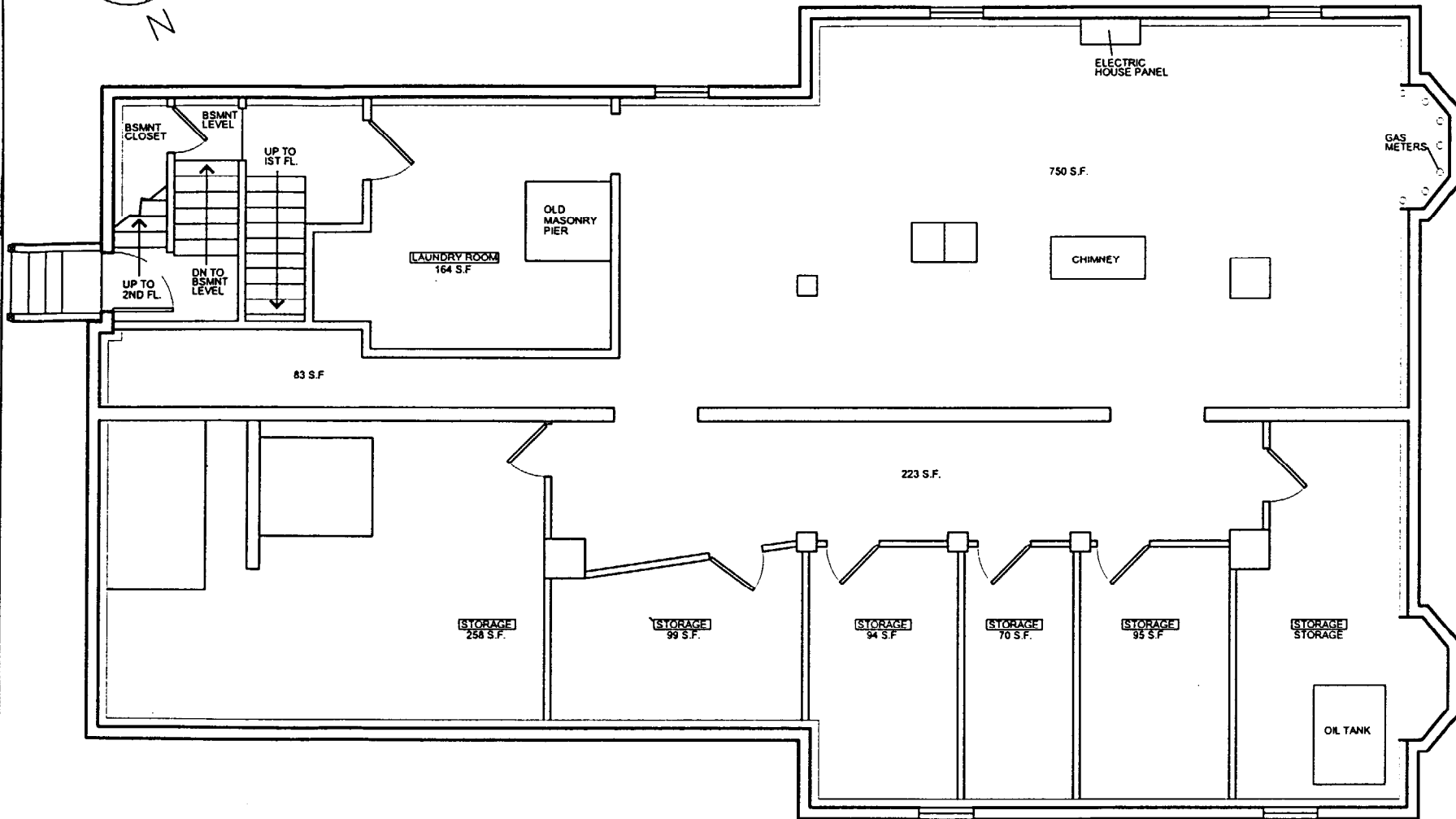
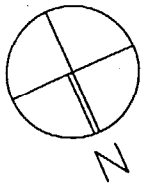
god

Update Date:

06/26/2002

by

tm



1  
A-1

## FBASEMENT PLAN VIEW

SCALED TO FIT

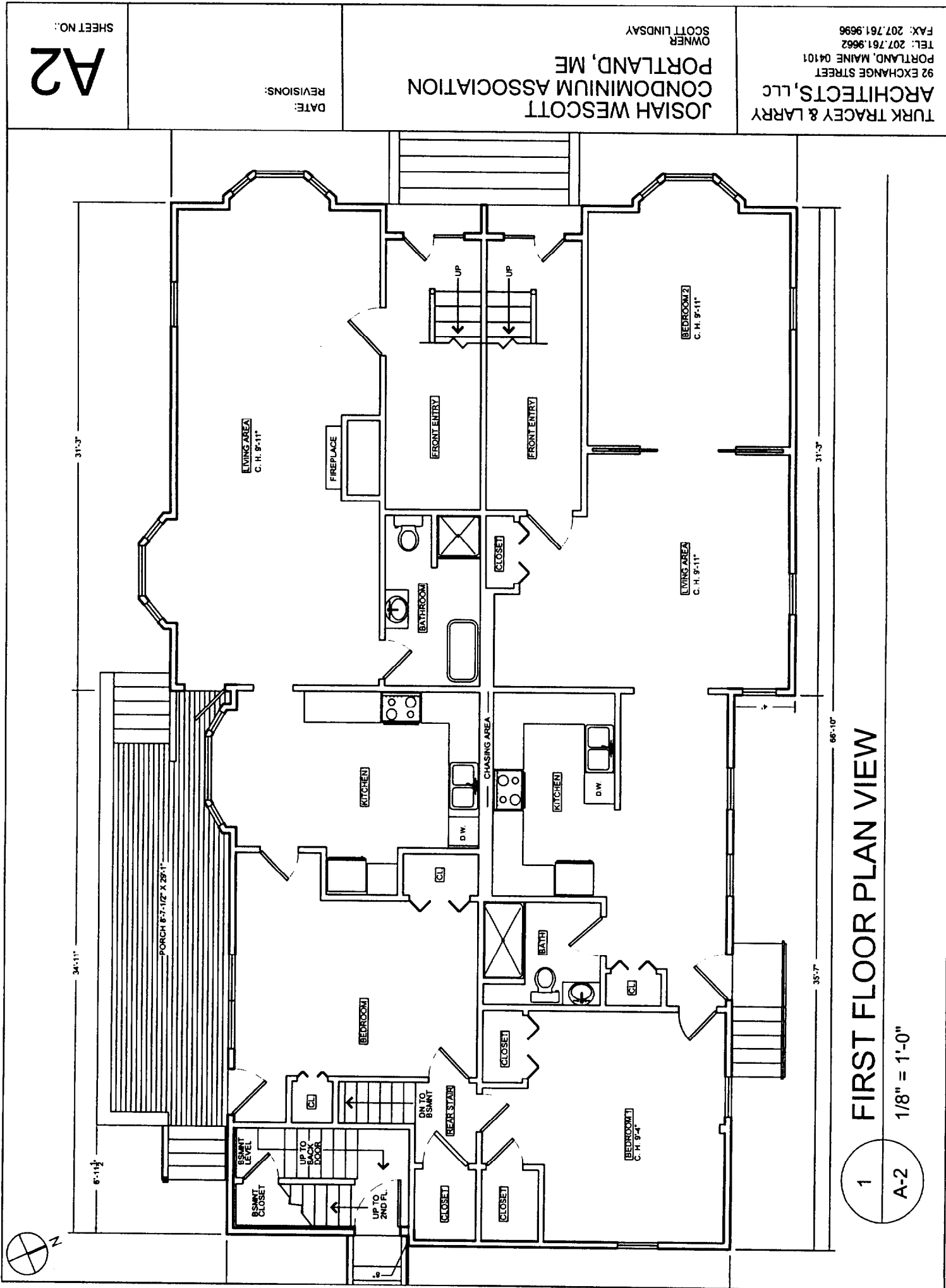
# A1

SHEET NO.:

DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

JOSIAH WESCOTT  
CONDOMINIUM ASSOCIATION  
PORTLAND, ME  
OWNER:  
SCOTT LINDSEY

TURK TRACEY & LARRY  
ARCHITECTS, LLC  
92 EXCHANGE STREET  
PORTLAND, MAINE 04101  
TEL: 207.761.9662  
FAX: 207.761.9696



1  
A-2

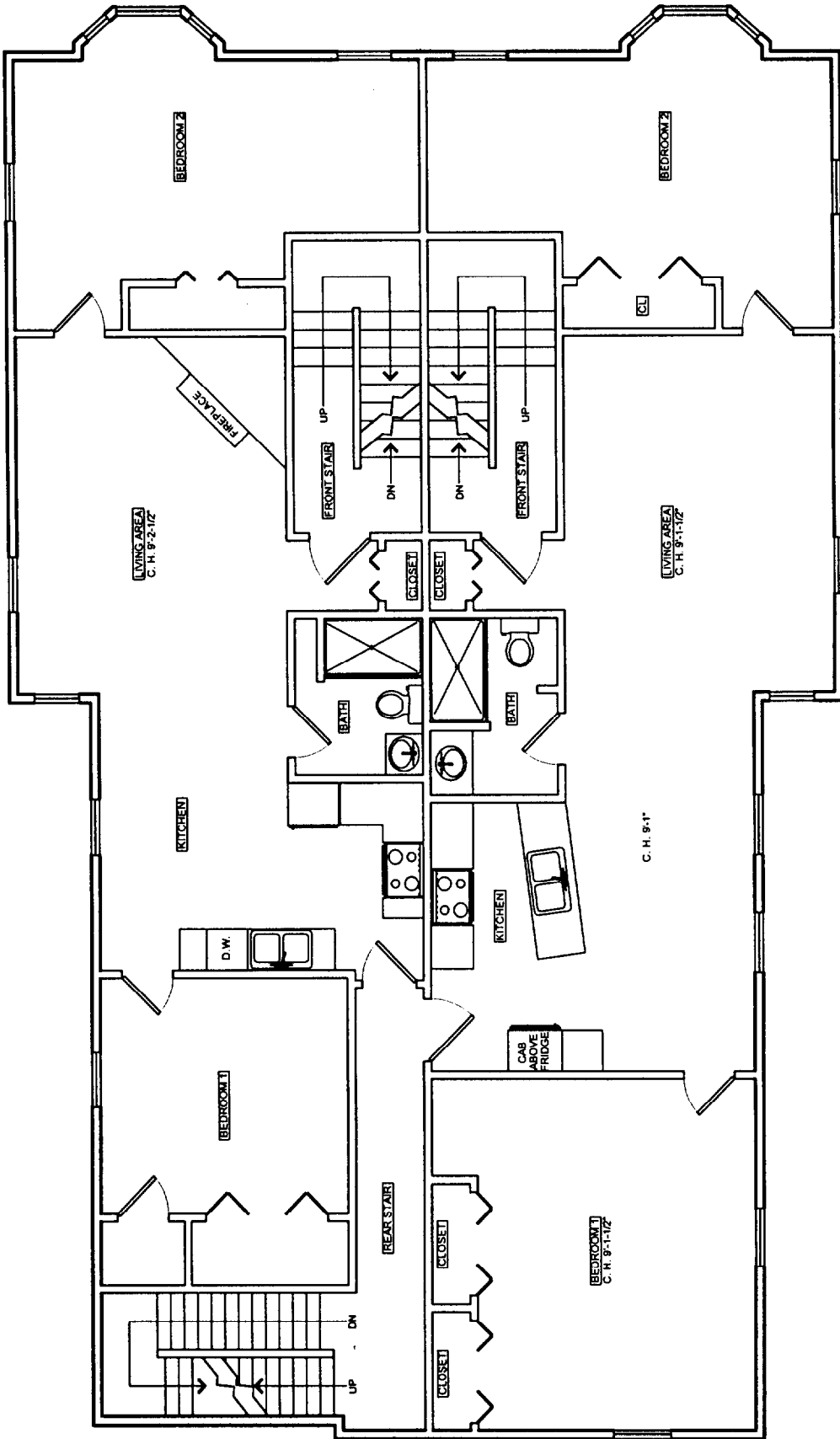
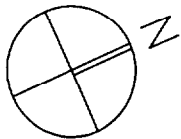
**FIRST FLOOR PLAN VIEW**

1/8" = 1'-0"

TURK TRACEY & LARRY  
ARCHITECTS, LLC  
92 EXCHANGE STREET  
PORTLAND, MAINE 04101  
TEL: 207.761.9662  
FAX: 207.761.9696

JOSIAH WESCOTT  
CONDOMINIUM ASSOCIATION  
PORTLAND, ME  
OWNER  
SCOTT LINDSAY

DATE:  
REVISIONS:



1 SECOND FLOOR PLAN VIEW

1/8" = 1'-0"

TURK TRACEY & LARRY  
 ARCHITECTS, LLC  
 92 EXCHANGE STREET  
 PORTLAND, MAINE 04101  
 TEL: 207.761.9662  
 FAX: 207.761.9696

JOSIAH WESCOTT  
 CONDOMINIUM ASSOCIATION  
 PORTLAND, ME  
 OWNER  
 SCOTT LINDSAY

DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

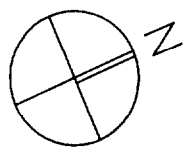
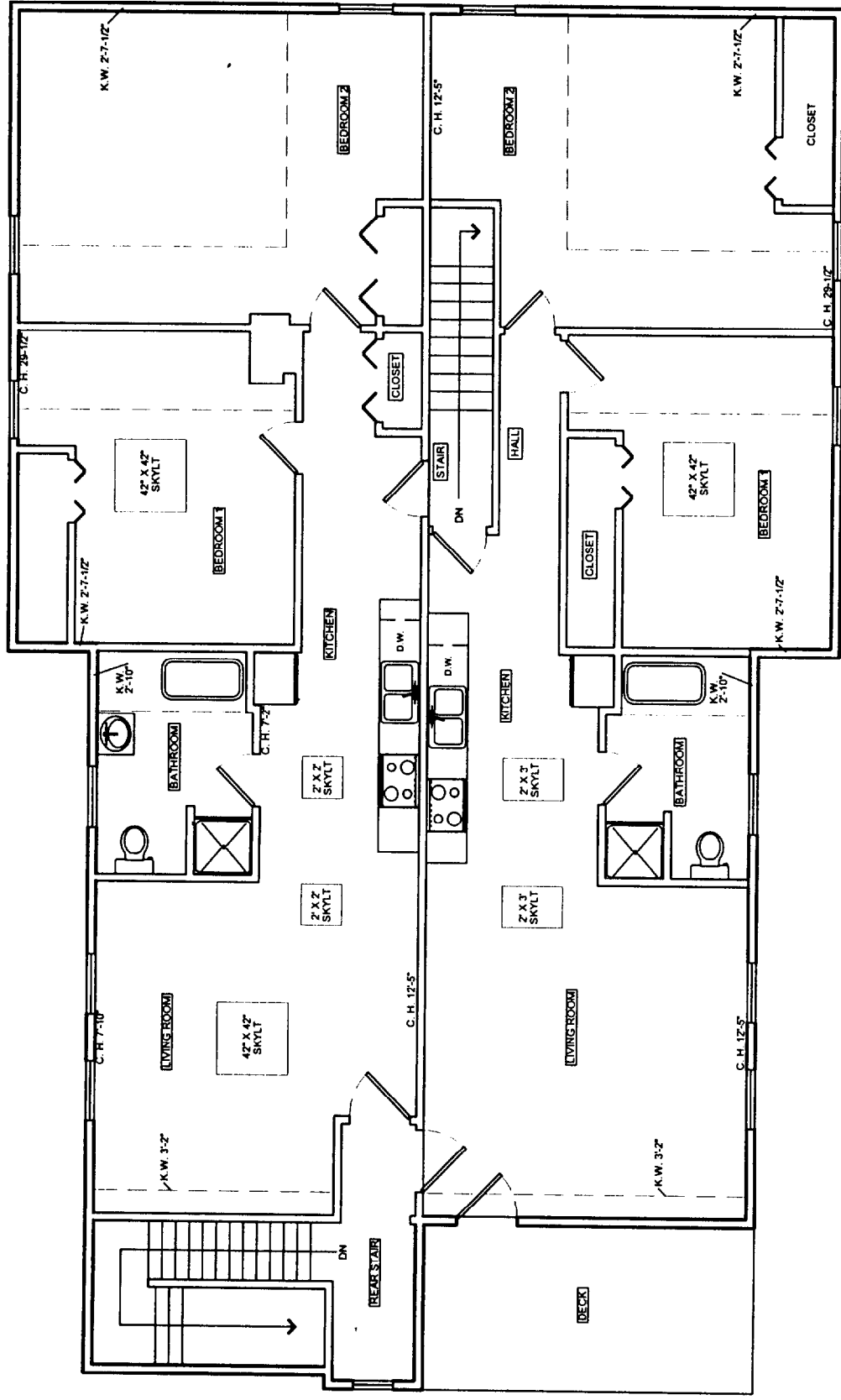
SHEET NO.:

A4

# THIRD FLOOR PLAN VIEW

1/8" = 1'-0"

1  
 A-4





# 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.

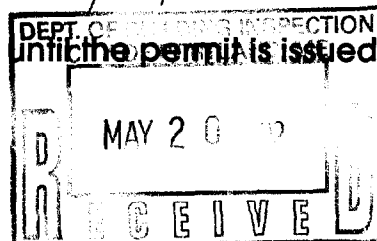
Location/Address of Construction: <u>279 Ste 33 Thomas street</u>		
Total Square Footage of Proposed Structure <u>Already existing</u>	Square Footage of Lot <u>7550 sq.ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>62</u> Block# <u>C</u> Lot# <u>18-20</u>	Owner: <u>Scott A. Lindsay</u>	Telephone: <u>773-8422</u>
Lessee/Buyer's Name (If Applicable)  <u>N/A.</u>	Applicant name, address & telephone: <u>773-8422</u> <u>Scott A. Lindsay</u> <u>92 Exchange street</u> <u>P.O. Box 7626</u> <u>Portland, ME 04112</u>	Cost Of Work: \$ <u>75,000</u>  Fee: \$ <u>6</u> units @ \$25.00 per unit \$ <u>150.00</u>
Current use: <u>residential Apts.</u> number of units: <u>6</u>		
Purposed use <u>residential condos.</u> number of units: <u>6</u>		
Project description: <u>Building was completely rebuilt in 1993 after fire project entails painting, landscaping, flooring/appliances/ etc..</u>		
Contractor's name, address & telephone: <u>Scott A. Lindsay &amp; Assoc. Inc.</u> <u>same as above.</u>		
Who should we contact when the permit is ready: <u>Scott A. Lindsay</u>		
Mailing address: <u>P.O. Box 7626</u> <u>Portland, ME 04112</u>		
		Phone: <u>773-8422</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: 	Date: <u>5/20/02</u>
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This is not a permit, you may not commence ANY work



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

November 20, 1992

RE: 49-53 Thomas Street

Scott A. Lindsay  
56 Mellen Street  
Portland, ME 04101

Dear Mr. Lindsay,

This letter is to certify that I have reviewed the documents submitted and am certifying the legal use of the two buildings at 49-53 Thomas Street are each legal 3 family dwellings. The total number of units in the two buildings being 6 apartments.

Sincerely,

  
William D. Giroux  
Zoning Administrator

/el

cc: P. Samuel Hoffses, Chief of Inspection Services

**Scott A. Lindsay Rental**

92 Exchange Street  
P. O. Box 7626  
Portland, Maine 04112-7626

---

Phone 207-773-8422

Fax 207-773-8427

TO: City of Portland

FROM: Scott A. Lindsay

DATE: May 16, 2002

RE: Condominium Conversion

The Josiah Wescott Condominium, 51-53 Thomas Street, Portland

51 Thomas Street, Portland

Notices Received

Apt. #1 George J. Markiewicz, 51 Thomas St., Portland, ME 04102 3/14/02

Apt. #2 Elizabeth Jane Gates, 51 Thomas St., Portland, ME 04102 3/14/02

Apt., #3 Elisabeth Rasor, 51 Thomas St., Portland, ME 04102 3/14/02

53 Thomas Street, Portland

Apt. #1 Christopher Kast, 53 Thomas St., Portland, ME 04102 3/14/02

Apt. #2 Vacant

Apt. #3 Boylston Hutchins, 53 Thomas St., Portland, ME 04102 3/14/02

CONDOMINIUM CONVERSION PERMIT  
CITY OF PORTLAND, MAINE  
PART I

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

Location of Project:

Assessor's chart: 62

Block: C

Lot: 18-20

Name of Owner: Scott A. Lindsay

Address: 92 Exchange St., P.O. Box 7626, Portland, ME 04112

Telephone No.: 207-773-8422

Name of Project: The Josiah Wescott Condominium

No of Units to be Converted: 6

No. of Units applying for: 6

No. of Units in structure 6

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds TBD

Approved by: \_\_\_\_\_

ZONING: \_\_\_\_\_

Date: \_\_\_\_\_

No. of units approved (circle)

Fire Dept: 1 3 3 4 5 6 7 8 9 10

Date: \_\_\_\_\_

others

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

Date: \_\_\_\_\_

others

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

Date: \_\_\_\_\_

others

Bldg. & Housing: 1 2 3 4 5 6 7 8 9 10

Date: \_\_\_\_\_

Comments: \_\_\_\_\_

CONDOMINIUM CONVERSION APPLICATION  
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach also a list of names of tenants or occupants to whom letters were sent.
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible)
4. Have notices 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?    yes      ☒ no
6. Have relocation referrals and assistance been provided to tenants on demand?  
yes      ☒ no

Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block, Lot: \_\_\_\_\_
2. Number of units before conversion:  
1 units with 1 bedroom;  
5 units with 2 bedrooms;  
0 units with 3 or more bedrooms;
3. Monthly rent (range)  
(specify with or without util.)  
\$ 1100 w/Heat & HW  
\$ 1100-1400 w/Heat & HW  
\_\_\_\_\_
4. Number of units after conversion:  
1 units with 1 bedroom;  
5 units with 2 bedrooms;  
0 units with 3 or more bedrooms;
5. Purchase Price (range)  
260-300 K  
260-300 K  
\_\_\_\_\_
6. Length of time building owned by applicant? 13 + years
7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit  
Yes \_\_\_\_\_ No ☒ (Please circle applicable permit type.)
8. Type and cost of building improvements associated with this conversion that do not require permits:  
\$ 5K exterior walls, windows, doors, roof  
\$ \_\_\_\_\_ insulation  
\$ 70K interior cosmetic (wall/floor/refinishing, etc.)  
\$ \_\_\_\_\_ other (specify) \_\_\_\_\_  
\_\_\_\_\_ none

9. For each converted rental unit supply the following information on last tenants prior to conversion:

	51 Thomas			53 Thomas						
Unit Number:	1	2	3	1	2	3	7	8	9	10
a) Length of occupancy-	6 mo	1 yr 5 mo	7 mo	1 yr 4 mo	-	1 yr 10 mo				
b) Age of head of household-	55	64	30	40	-	55				
c) Number of children-	0	0	0	0	0	0				
d) Number of persons ages 60 or over-	0	1	0	0	-	0				
e) Will tenant purchase unit?	No	No	No	No	-	No				
f) If not, was (or will) relocation payment (be) made?	No	No	No	No	-	No				
g) If moving, check destination below:										
i) Same Neighborhood-										
ii) Elsewhere in Portland-	✓			✓	-	✓				
iii) Out of Portland-										
iv) Unknown-		✓	✓							

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

**Condominium Conversion Tenant Forms**

**BUILDING ADDRESS:** 51-53 Thomas St., Portland, ME

**NUMBER OF UNITS:** 6

**TENANT NAME:** Elisabeth Rasor

**TENANT'S UNIT #:** 51 Thomas Apt #3

**TENANT'S TEL. #:** 207-775-3997

**TENANT'S PRESENT ANNUAL INCOME:** \$48,000<sup>00</sup>

**NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG:** 7 mos

**ATTACH COPY OF TENANT NOTICE**

**OWNER'S NAME/ADDRESS/TEL. #:** Scott A. Lindsay 207-773-8422  
P.O. Box 7626, Portland, ME 04112-7626

**DEVELOPER'S INFO IF DIFFERENT THAN OWNER:** \_\_\_\_\_

**TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Scott A. Lindsay**

92 Exchange Street  
P. O. Box 7626  
Portland, Maine 04112-7626

---

Phone 207-773-8422  
Fax 207-773-8427

March 13, 2002

Elisabeth Rasor  
51 Thomas Street, Apt. #3  
Portland, Maine 04102

**Re: 51 Thomas Street, Apt. #3, Portland, Maine**

Dear Elisabeth:

I have decided to convert the Thomas Street property into condominiums. Please find the enclosed documents for your review. I would appreciate your returning a signed acknowledgment of receipt of these documents to me in the next few days.

Please do not hesitate to contact me at the office if you have any questions or concerns.

Very truly,

Scott A. Lindsay

**Scott A. Lindsay**

92 Exchange Street  
P. O. Box 7626  
Portland, Maine 04112-7626

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Phone 207-773-8422

Fax 207-773-8427

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**NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A  
CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. 1604-111  
(Portland Code Article VII)**

March 13, 2002

Elisabeth Rasor  
51 Thomas Street, Apt. #3  
Portland, Maine 04102

**Re: 51 Thomas Street, Apt. #3, Portland, Maine**

Dear Elisabeth:

Pursuant to 33 M.R.S.A. 1604-111, this letter is given to notify you that our building at 49-53 Thomas Street, Portland, Maine is being converted into condominiums. Pursuant to 1604-111 and Article VII of the Land Use Ordinance for the City of Portland, you, as the tenant, have the right for 60 days after delivery or mailing of this notice to you to purchase the condominium unit that is being created that will include your apartment, as is, for a purchase price of \$260,000.00. During the following 180 days, I cannot offer to dispose my interest in the unit at a price or terms more favorable than the price or terms offered to you.

If you do not buy the unit being created to include 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, 389 Congress Street, Portland, Maine 04101 (telephone: 775-5451).

As required by law, I have enclosed for your review the Declaration of Condominium and the Bylaws of the Condominium Association.

If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

Scott A. Lindsay

**NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE**

I/we hereby give Scott A. Lindsay notice that we received this Notice of Conversion on \_\_\_\_\_, 2002.

\_\_\_\_\_  
\_\_\_\_\_

I/we hereby state that we:

\_\_\_\_\_ accept

\_\_\_\_\_ decline

the offer to purchase the unit as contained in the above Notice.

Dated: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

**Condominium Conversion Tenant Forms**

**BUILDING ADDRESS:** 51-53 Thomas St., Portland, ME

**NUMBER OF UNITS:** 6

**TENANT NAME:** Christopher Kast

**TENANT'S UNIT #:** 53 Thomas Apt. #1

**TENANT'S TEL. #:** 207-761-1975

**TENANT'S PRESENT ANNUAL INCOME:** \$144,000<sup>00</sup>

**NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG:** 1yr 4 mos

**ATTACH COPY OF TENANT NOTICE**

**OWNER'S NAME/ADDRESS/TEL. #:** Scott A. Lindsay 207-773-8422  
P.O. Box 7626, Portland, ME 04112-7626

**DEVELOPER'S INFO IF DIFFERENT THAN OWNER:** —

**TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION – PLEASE DETAIL**

**Scott A. Lindsay**

92 Exchange Street  
P. O. Box 7626  
Portland, Maine 04112-7626

---

Phone 207-773-8422

Fax 207-773-8427

March 13, 2002

Christopher Kast  
53 Thomas Street, Apt. #1  
Portland, Maine 04102

**Re: 53 Thomas Street, Apt. #1, Portland, Maine**

Dear Chris:

I have decided to convert the Thomas Street property into condominiums. Please find the enclosed documents for your review. I would appreciate your returning a signed acknowledgment of receipt of these documents to me in the next few days.

Please do not hesitate to contact me at the office if you have any questions or concerns.

Very truly,

Scott A. Lindsay

**Scott A. Lindsay**

92 Exchange Street  
P. O. Box 7626  
Portland, Maine 04112-7626

---

Phone 207-773-8422

Fax 207-773-8427

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**NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A  
CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. 1604-111  
(Portland Code Article VII)**

March 13, 2002

Christopher Kast  
53 Thomas Street, Apt. #1  
Portland, Maine 04102

**Re: 53 Thomas Street, Apt. #1, Portland, Maine**

Dear Chris:

Pursuant to 33 M.R.S.A. 1604-111, this letter is given to notify you that our building at 49-53 Thomas Street, Portland, Maine is being converted into condominiums. Pursuant to 1604-111 and Article VII of the Land Use Ordinance for the City of Portland, you, as the tenant, have the right for 60 days after delivery or mailing of this notice to you to purchase the condominium unit that is being created that will include your apartment, as is, for a purchase price of \$260,000.00. During the following 180 days, I cannot offer to dispose my interest in the unit at a price or terms more favorable than the price or terms offered to you.

If you do not buy the unit being created to include 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, 389 Congress Street, Portland, Maine 04101 (telephone: 775-5451).

As required by law, I have enclosed for your review the Declaration of Condominium and the Bylaws of the Condominium Association.

If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

Scott A. Lindsay

**NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE**

I/we hereby give Scott A. Lindsay notice that we received this Notice of Conversion on \_\_\_\_\_, 2002.

\_\_\_\_\_  
\_\_\_\_\_

I/we hereby state that we:

\_\_\_\_\_ accept

\_\_\_\_\_ decline

the offer to purchase the unit as contained in the above Notice.

Dated: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

## CITY OF PORTLAND

### Condominium Conversion Tenant Forms

BUILDING ADDRESS: 51-53 Thomas St., Portland, ME  
NUMBER OF UNITS: 6  
TENANT NAME: Boylston Hutchins  
TENANT'S UNIT #: 53 Thomas # 3  
TENANT'S TEL. #: 207-671-0605  
TENANT'S PRESENT ANNUAL INCOME: Unknown  
NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 1yr 10mos.

#### ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Scott A. Lindsay 207-773-8422  
P.O. Box 7626, Portland, ME 04112-7626

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: —

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION – PLEASE DETAIL



**Scott A. Lindsay**

92 Exchange Street  
P. O. Box 7626  
Portland, Maine 04112-7626

---

Phone 207-773-8422

Fax 207-773-8427

March 13, 2002

Boylston Hutchins  
53 Thomas Street, Apt. #2  
Portland, Maine 04102

**Re: 53 Thomas Street, Apt. #3, Portland, Maine**

Dear Hutch:

I have decided to convert the Thomas Street property into condominiums. Please find the enclosed documents for your review. I would appreciate your returning a signed acknowledgment of receipt of these documents to me in the next few days.

Please do not hesitate to contact me at the office if you have any questions or concerns.

Very truly,

Scott A. Lindsay

**Scott A. Lindsay**

92 Exchange Street  
P. O. Box 7626  
Portland, Maine 04112-7626

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Phone 207-773-8422

Fax 207-773-8427

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**NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A  
CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. 1604-111  
(Portland Code Article VII)**

March 13, 2002

Boylston Hutchins  
53 Thomas Street, Apt. #3  
Portland, Maine 04102

**Re: 53 Thomas Street, Apt. #3, Portland, Maine**

Dear Hutch:

Pursuant to 33 M.R.S.A. 1604-111, this letter is given to notify you that our building at 49-53 Thomas Street, Portland, Maine is being converted into condominiums. Pursuant to 1604-111 and Article VII of the Land Use Ordinance for the City of Portland, you, as the tenant, have the right for 60 days after delivery or mailing of this notice to you to purchase the condominium unit that is being created that will include your apartment, as is, for a purchase price of \$260,000.00. During the following 180 days, I cannot offer to dispose my interest in the unit at a price or terms more favorable than the price or terms offered to you.

If you do not buy the unit being created to include 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, 389 Congress Street, Portland, Maine 04101 (telephone: 775-5451).

As required by law, I have enclosed for your review the Declaration of Condominium and the Bylaws of the Condominium Association.

If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

Scott A. Lindsay

**NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE**

I/we hereby give Scott A. Lindsay notice that we received this Notice of Conversion on \_\_\_\_\_, 2002.

\_\_\_\_\_  
\_\_\_\_\_

I/we hereby state that we:

\_\_\_\_\_accept

\_\_\_\_\_decline

the offer to purchase the unit as contained in the above Notice.

Dated: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

## CITY OF PORTLAND

### Condominium Conversion Tenant Forms

BUILDING ADDRESS: 51-53 Thomas St., Portland, ME

NUMBER OF UNITS: 6

TENANT NAME: George J. Markiewicz

TENANT'S UNIT #: 51 Thomas Apt. #1

TENANT'S TEL. #: 207-772-0313

TENANT'S PRESENT ANNUAL INCOME: \$144,000<sup>00</sup>

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 6 mos.

#### ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Scott A. Lindsay 207-773-8422  
P.O. Box 7626, Portland, ME 04112-2626

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: —

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION – PLEASE DETAIL

**Scott A. Lindsay**

92 Exchange Street  
P. O. Box 7626  
Portland, Maine 04112-7626

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Phone 207-773-8422  
Fax 207-773-8427

March 13, 2002

George Markiewicz  
51 Thomas Street, Apt. #1  
Portland, Maine 04102

**Re: 51 Thomas Street, Apt. #1, Portland, Maine**

Dear George:

I have decided to convert the Thomas Street property into condominiums. Please find the enclosed documents for your review. I would appreciate your returning a signed acknowledgment of receipt of these documents to me in the next few days.

Please do not hesitate to contact me at the office if you have any questions or concerns.

Very truly,

Scott A. Lindsay

**Scott A. Lindsay**

92 Exchange Street  
P. O. Box 7626  
Portland, Maine 04112-7626

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Phone 207-773-8422  
Fax 207-773-8427

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**NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A  
CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. 1604-111  
(Portland Code Article VII)**

March 13, 2002

George Markiewicz  
51 Thomas Street, Apt. #1  
Portland, Maine 04102

**Re: 51 Thomas Street, Apt. #1, Portland, Maine**

Dear George:

Pursuant to 33 M.R.S.A. 1604-111, this letter is given to notify you that our building at 49-53 Thomas Street, Portland, Maine is being converted into condominiums. Pursuant to 1604-111 and Article VII of the Land Use Ordinance for the City of Portland, you, as the tenant, have the right for 60 days after delivery or mailing of this notice to you to purchase the condominium unit that is being created that will include your apartment, as is, for a purchase price of \$260,000.00. During the following 180 days, I cannot offer to dispose my interest in the unit at a price or terms more favorable than the price or terms offered to you.

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As required by law, I have enclosed for your review the Declaration of Condominium and the Bylaws of the Condominium Association.

If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

Scott A. Lindsay

**NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE**

I/we hereby give Scott A. Lindsay notice that we received this Notice of Conversion on \_\_\_\_\_, 2002.

\_\_\_\_\_

\_\_\_\_\_

I/we hereby state that we:

\_\_\_\_\_ accept

\_\_\_\_\_ decline

the offer to purchase the unit as contained in the above Notice.

Dated: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

**Condominium Conversion Tenant Forms**

**BUILDING ADDRESS:** 51-53 Thomas St., Portland, ME

**NUMBER OF UNITS:** 6

**TENANT NAME:** Elizabeth Jane Gates

**TENANT'S UNIT #:** 51 Thomas Apt. # 2

**TENANT'S TEL. #:** 207-772-0708

**TENANT'S PRESENT ANNUAL INCOME:** Self-Employed-Unknown

**NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG:** 1yr 5 mos.

**ATTACH COPY OF TENANT NOTICE**

**OWNER'S NAME/ADDRESS/TEL. #:** Scott A. Lindsay 207-773-8422  
P.O. Box 7626, Portland, ME 04112-7626

**DEVELOPER'S INFO IF DIFFERENT THAN OWNER:** —

**TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL**



**Scott A. Lindsay**

92 Exchange Street  
P. O. Box 7626  
Portland, Maine 04112-7626

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Phone 207-773-8422  
Fax 207-773-8427

March 13, 2002

Elizabeth Jane Gates  
51 Thomas Street, Apt. #2  
Portland, Maine 04102

**Re: 51 Thomas Street, Apt. #2, Portland, Maine**

Dear Betty:

I have decided to convert the Thomas Street property into condominiums. Please find the enclosed documents for your review. I would appreciate your returning a signed acknowledgment of receipt of these documents to me in the next few days.

Please do not hesitate to contact me at the office if you have any questions or concerns.

Very truly,

Scott A. Lindsay

**Scott A. Lindsay**

92 Exchange Street  
P. O. Box 7626  
Portland, Maine 04112-7626

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Phone 207-773-8422  
Fax 207-773-8427

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**NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A  
CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. 1604-111  
(Portland Code Article VII)**

March 13, 2002

Elizabeth Jane Gates  
51 Thomas Street, Apt. #2  
Portland, Maine 04102

**Re: 51 Thomas Street, Apt. #2, Portland, Maine**

Dear Betty:

Pursuant to 33 M.R.S.A. 1604-111, this letter is given to notify you that our building at 49-53 Thomas Street, Portland, Maine is being converted into condominiums. Pursuant to 1604-111 and Article VII of the Land Use Ordinance for the City of Portland, you, as the tenant, have the right for 60 days after delivery or mailing of this notice to you to purchase the condominium unit that is being created that will include your apartment, as is, for a purchase price of \$260,000.00. During the following 180 days, I cannot offer to dispose my interest in the unit at a price or terms more favorable than the price or terms offered to you.

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If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

Scott A. Lindsay

**NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE**

I/we hereby give Scott A. Lindsay notice that we received this Notice of Conversion on \_\_\_\_\_, 2002.

\_\_\_\_\_  
\_\_\_\_\_

I/we hereby state that we:

\_\_\_\_\_accept

\_\_\_\_\_decline

the offer to purchase the unit as contained in the above Notice.

Dated: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_