

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

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

<b>PERMIT ISSUED</b>		CBL:
Permit No. 02-0774	Issue Date AUG 20 2002	063 C009001

Location of Construction: 203 Vaughan St	Owner Name: Brown J B & Sons	Owner Address: Po Box 207 Portland	Phone: 207-774-5908
Business Name: n/a	Contractor Name: n/a	Contractor Address: Portland	Phone
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Condo Conversion	Zone: R-6

Past Use: Multi Family / 12 Units	Proposed Use: Change of Use / 12 Condominiums.	Permit Fee: \$1,307.00	Cost of Work: \$12,000.00	CEO District: 3
<p><i>legal 12 Dwelling units</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: <del>3</del> <b>3</b>	
		<p><i>BOCA 99</i></p>		

Proposed Project Description:  
Change of Use; Change from 12 units to 12 Condominiums.

Signature: *[Handwritten Signature]*      Signature: *[Handwritten Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved     Approved w/Conditions     Denied

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

Permit Taken By: gg	Date Applied For: 07/12/2002	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied</p> <p><i>to remain 12 Dwelling units</i></p> <p><i>ok with conditions</i></p> <p>Date: <i>8/13/02</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>Any exterior work requires a separate review</i></p> <p>Date: _____</p>
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**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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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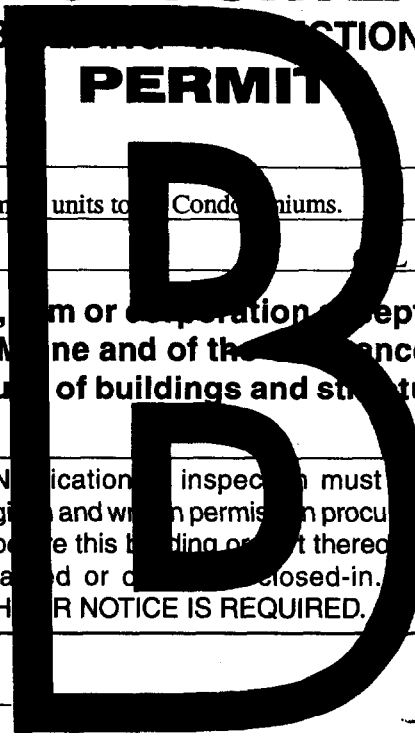
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

**PERMIT**

Permit Number: 020774



This is to certify that Brown J B & Sons/n/a  
has permission to Change of Use; Change from units to Condominiums.  
AT 203 Vaughan St 063 C009001

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 laid 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. *[Signature]*  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

2-0774

Building

Approved

Tammy Munson



08/20/2002

08/20/2002



Tammy Munson

08/20/2002



07/15/2002

gg

08/20/2002

tmm

Application ID Number: 2-0774

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 203 Vaughan St

Approval Date: 08/13/2002

Given On Date: 07/15/2002

OK to Issue Permit Name: Marge Schmuckal Date: 08/13/2002

Conditions Section:

This property shall remain a twelve (12) 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.

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

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.

Created Date: 07/15/2002 By: gg Update Date: 08/13/2002 By: mes



203 Vaughan St

12 D.U. (leg#L)  
Condo Conversion

NOT

- ① John Shibley - 761-0322 / 761-7291 120 DAY 1 yr tenant
- ② Matthew Gendron 329-1152 120 DAY notice 1 yr tenant
- ③ Valtiman & Sally Mollineaux 773-3444 360 DAY notice 15 yr tenant
- ④ Eleanor Merrill 761-1592 240 DAY notice 7 yr.
- ⑤ Sherry Allan/Eleanor SAPKO 761-6936 120 DAY notice 2 yr
- ⑥ Janet Brochu 650-7240 120 DAY notice 1 yr.
- ⑦ Andrew Wilcox 318-1877 120 DAY notice < 1 yr
- ⑧ Charles Borges/Colin O'Hara 837-2001/837-2014 120 DAY notice < 1 yr.
- ⑨ IZIK Youker/Matthew Webb 842-2901/228-3594 120 DAY notice < 1 yr.
- ⑩ Tom Clifford/Charlotte Winslow 874-7555 150 DAY notice 5 yrs
- ⑪ William & Peggy Cope - 772-9686 360 DAY notice 16 yrs
- ⑫ VACANT unit - <sup>previous</sup> Douglas & <sup>934-2350</sup> Alexandra ASANO - <sup>moved</sup> 4/15/02

interior paint?  
or exterior

for husband  
job relocation

- cosmetic only - Paint & Carpet

Notices DATED 7/12/02

Willow Williams 774-5908 - left voice message to give me info on the vacant unit 7/29/02  
 received fax 7/30/02

Code		DASANO	
Name		DOUGLAS & ALEXANDRA ASANO	
First/Last		MR & MRS ASANO	
Address		205 VAUGHAN STREET, 12	
City/State/Zip		PORTLAND ME 04102	
Office Phone		(207) 874-6498 Ext( )	
Home Phone		( ) - Ext( )	
Fax		( ) - Ext( )	
Rent	512.50	Due Day	1
Move In	06/15/2000	Lease From	06/15/2000
Move Out	//	Lease To	//
Paid To	//	Notice Date	07/20/2002
Deposit	0.00	Last Month	0.00
Key Fee	0.00	Interest	0.00
Fee	0.00		

Applicant	
Property	42
Unit	12
Status	Current
Late Fee	
Grace period	6 days
Baselics	% Owed-tot Y
	0.0000
\$/day	0.00

Save	Cancel
New	Delete

Ledger
Unpaid Chg
2nd Page
Date
Move In
Move Out
Roommates
Lease
Lease Chg
Worksheet

7/29/02

Marge,

Your best bet for phone contact is Alexis cell 207-939-0350

Relocated for husband's job moved out 4/15/02

Monthly rent \$1025.00  
proctor for agent 512.50

**J.B. BROWN & SONS**

482 Congress Street

P.O. Box 207

Portland, Maine 04112

Phone 207-774-5908

Fax 207-774-0898

TELECOPIER TRANSMITTAL

Date: 7/29/02

PLEASE DELIVER THE FOLLOWING PAGES TO:

Name: Mary Smechel

From: Willie Hillier

Number of Pages 2 (includes cover page)

Operator: \_\_\_\_\_

Comments: *Let me know if you need anything else.*

\*\*\*\*\*  
If this transmission is not received in full, please call the number listed above.



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

**Card Number** 1 of 1  
**Parcel ID** 063 C009001  
**Location** 203 VAUGHAN ST  
**Land Use** ELEVEN TO TWENTY FAMILY

**Owner Address** BROWN J B & SONS  
 PO BOX 207  
 PORTLAND ME 04112

**Book/Page**  
**Legal** 63-C-9  
 VAUGHAN ST 203-215  
 MARSHALL ST 10-12  
 21038 SF

### Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$58,070	\$704,340	\$762,410

### Building Information

<b>Bldg #</b>	<b>Year Built</b>	<b># Units</b>	<b>Bldg Sq. Ft.</b>	<b>Identical Units</b>
1	1910	12	23904	1
<b>Total Acres</b>		<b>Total Buildings Sq. Ft.</b>		<b>Structure Type</b>
0.483		23904		APARTMENT - GARDEN
<b>Building Name</b>				

### Exterior/Interior Information

<b>Section</b>	<b>Levels</b>	<b>Size</b>	<b>Use</b>
1	B1/B1	3432	SUPPORT AREA
1	B1/B1	4368	PARKING GARAGE
1	01/01	8052	APARTMENT
1	02/02	8052	APARTMENT

<b>Height</b>	<b>Walls</b>	<b>Heating</b>	<b>A/C</b>
9			
9	CONC LD BEAR	HOT AIR	
9	BRICK/STONE	HOT AIR	
9	BRICK/STONE	HOT AIR	

### Building Other Features

<b>Line</b>	<b>Structure Type</b>	<b>Identical Units</b>
2	PORCH - COVERED	6
3	PORCH - COVERED UPPER	6

02 0774

# 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: 205-215 VAUGHAN STREET		
Total Square Footage of Proposed Structure 23,904	Square Footage of Lot 21,038	
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#      Block#      Lot# 63            C            9	Owner: J B BROWN & SONS	Telephone: 207-774-5908
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: J B BROWN & SONS 482 CONGRESS STREET PO BOX 207 PORTLAND, ME 04112-0207 207-774-5908	Cost Of Work: \$12,000 +/-  Fee: \$ 107.00 12 units @ \$25.00 per unit \$ 300.00
Current use: <u>apartments</u> number of units: <u>12</u>		
Proposed use <u>condominium</u> number of units: <u>12</u>		
Project description: CONDOMINIUM CONVERSIONS OF EXISTING 12 UNIT APARTMENT BUILDING. <u>tenant fit up - cosmetic</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>WILLOW WILLIAMS</u>		
Mailing address: PO BOX 207, PORTLAND, ME 04112-0207		
		Phone: 4151746 7745908

*Cost due at pickup!*

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>Willow Williams</u>	Date: <u>7/12/02</u>
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This is not a permit, you may not commence ANY work until the permit is issued.





**CITY OF PORTLAND**

**Condominium Conversion Tenant Forms**

**BUILDING ADDRESS:** 205 - 215 VAUGHAN STREET

**NUMBER OF UNITS:** 12

**TENANT NAME:** JOHN SHIBLEY

**TENANT'S UNIT #:** 1

**TENANT'S TEL. #:** 207-761-0322/207-761-7291

**TENANT'S PRESENT ANNUAL INCOME:** DO NOT HAVE THIS INFORMATION

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

**ATTACH COPY OF TENANT NOTICE**

**OWNER'S NAME/ADDRESS/TEL. #:** J B BROWN & SONS, 482 CONGRESS STREET, P O BOX 207  
PORTLAND, MAINE 04112-0207

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

**TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL**  
COSMETIC ONLY. PAINT. CARPET



**CITY OF PORTLAND**

**Condominium Conversion Tenant Forms**

**BUILDING ADDRESS:** 205 - 215 VAUGHAN STREET

**NUMBER OF UNITS:** 12

**TENANT NAME:** MATTHEW GENDRON

**TENANT'S UNIT #:** 2

**TENANT'S TEL. #:** 207-329-1152

**TENANT'S PRESENT ANNUAL INCOME:** DO NOT HAVE THIS INFORMATION

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

**ATTACH COPY OF TENANT NOTICE**

**OWNER'S NAME/ADDRESS/TEL. #:** J B BROWN & SONS, 482 CONGRESS STREET, P O BOX 207  
PORTLAND, MAINE 04112-0207

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

**TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL**  
COSMETIC ONLY. PAINT. CARPET



**CITY OF PORTLAND**

**Condominium Conversion Tenant Forms**

**BUILDING ADDRESS:** 205 - 215 VAUGHAN STREET

**NUMBER OF UNITS:** 12

**TENANT NAME:** VALTIMAR & SALLY MOLLINEAUX

**TENANT'S UNIT #:** 3

**TENANT'S TEL. #:** 207-773-3444

**TENANT'S PRESENT ANNUAL INCOME:** DO NOT HAVE THIS INFORMATION

**NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG:** 15

**ATTACH COPY OF TENANT NOTICE**

**OWNER'S NAME/ADDRESS/TEL. #:** J B BROWN & SONS, 482 CONGRESS STREET, P O BOX 207  
PORTLAND, MAINE 04112-0207

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

**TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL**  
COSMETIC ONLY. PAINT. CARPET



**CITY OF PORTLAND**

**Condominium Conversion Tenant Forms**

**BUILDING ADDRESS:** 205 - 215 VAUGHAN STREET

**NUMBER OF UNITS:** 12

**TENANT NAME:** ELEANOR MERRILL

**TENANT'S UNIT #:** 4

**TENANT'S TEL. #:** 207-761-1592

**TENANT'S PRESENT ANNUAL INCOME:** DO NOT HAVE THIS INFORMATION

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

**ATTACH COPY OF TENANT NOTICE**

**OWNER'S NAME/ADDRESS/TEL. #:** J B BROWN & SONS, 482 CONGRESS STREET, P O BOX 207  
PORTLAND, MAINE 04112-0207

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

**TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL**  
COSMETIC ONLY. PAINT. CARPET



**CITY OF PORTLAND**

**Condominium Conversion Tenant Forms**

**BUILDING ADDRESS:** 205 - 215 VAUGHAN STREET

**NUMBER OF UNITS:** 12

**TENANT NAME:** SHERRY ALLEN/ELEANOR SAPKO

**TENANT'S UNIT #:** 5

**TENANT'S TEL. #:** 207-761-6936

**TENANT'S PRESENT ANNUAL INCOME:** DO NOT HAVE THIS INFORMATION

**NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG:** 2

**ATTACH COPY OF TENANT NOTICE**

**OWNER'S NAME/ADDRESS/TEL. #:** J B BROWN & SONS, 482 CONGRESS STREET, P O BOX 207  
PORTLAND, MAINE 04112-0207

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

**TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL  
COSMETIC ONLY. PAINT. CARPET**



**CITY OF PORTLAND**

**Condominium Conversion Tenant Forms**

**BUILDING ADDRESS:** 205 - 215 VAUGHAN STREET

**NUMBER OF UNITS:** 12

**TENANT NAME:** JANET BROCHU

**TENANT'S UNIT #:** 6

**TENANT'S TEL. #:** 207-650-7240

**TENANT'S PRESENT ANNUAL INCOME:** DO NOT HAVE THIS INFORMATION

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

**ATTACH COPY OF TENANT NOTICE**

**OWNER'S NAME/ADDRESS/TEL. #:** J B BROWN & SONS, 482 CONGRESS STREET, P O BOX 207  
PORTLAND, MAINE 04112-0207

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

**TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL**  
COSMETIC ONLY, PAINT, CARPET





**CITY OF PORTLAND**

**Condominium Conversion Tenant Forms**

**BUILDING ADDRESS:** 205 - 215 VAUGHAN STREET

**NUMBER OF UNITS:** 12

**TENANT NAME:** ANDREW WILCOX

**TENANT'S UNIT #:** 7

**TENANT'S TEL. #:** 207-318-1877

**TENANT'S PRESENT ANNUAL INCOME:** DO NOT HAVE THIS INFORMATION

**NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG:** less than 1

**ATTACH COPY OF TENANT NOTICE**

**OWNER'S NAME/ADDRESS/TEL. #:** J B BROWN & SONS, 482 CONGRESS STREET, P O BOX 207  
PORTLAND, MAINE 04112-0207

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

**TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL**  
COSMETIC ONLY, PAINT, CARPET



**CITY OF PORTLAND**

**Condominium Conversion Tenant Forms**

**BUILDING ADDRESS:** 205 - 215 VAUGHAN STREET

**NUMBER OF UNITS:** 12

**TENANT NAME:** CHARLES BORGES/COLIN O'HARA

**TENANT'S UNIT #:** 8

**TENANT'S TEL. #:** 207-837-2001/207-837-2014

**TENANT'S PRESENT ANNUAL INCOME:** DO NOT HAVE THIS INFORMATION

**NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG:** less than 1

**ATTACH COPY OF TENANT NOTICE**

**OWNER'S NAME/ADDRESS/TEL. #:** J B BROWN & SONS, 482 CONGRESS STREET, P O BOX 207  
PORTLAND, MAINE 04112-0207

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

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CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 205 - 215 VAUGHAN STREET

NUMBER OF UNITS: 12

TENANT NAME: IZIK YOUKER/MATTHEW WEBB

TENANT'S UNIT #: 9

TENANT'S TEL. #: 207-842-2901/207-228-3594

TENANT'S PRESENT ANNUAL INCOME: DO NOT HAVE THIS INFORMATION

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: less than 1

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: J B BROWN & SONS, 482 CONGRESS STREET, P O BOX 207  
PORTLAND, MAINE 04112-0207

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: SAME

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

**Condominium Conversion Tenant Forms**

**BUILDING ADDRESS:** 205 - 215 VAUGHAN STREET

**NUMBER OF UNITS:** 12

**TENANT NAME:** TOM CLIFFORD/CHARLOTTE WINSLOW

**TENANT'S UNIT #:** 10

**TENANT'S TEL. #:** 207-874-7555

**TENANT'S PRESENT ANNUAL INCOME:** DO NOT HAVE THIS INFORMATION

**NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG:** 5

**ATTACH COPY OF TENANT NOTICE**

**OWNER'S NAME/ADDRESS/TEL. #:** J B BROWN & SONS, 482 CONGRESS STREET, P O BOX 207  
PORTLAND, MAINE 04112-0207

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

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**CITY OF PORTLAND**

**Condominium Conversion Tenant Forms**

**BUILDING ADDRESS:** 205 - 215 VAUGHAN STREET

**NUMBER OF UNITS:** 12

**TENANT NAME:** WILLIAM & PEGGY COPE

**TENANT'S UNIT #:** 11

**TENANT'S TEL. #:** 2-07-772-9686

**TENANT'S PRESENT ANNUAL INCOME:** DO NOT HAVE THIS INFORMATION

**NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG:** 16

**ATTACH COPY OF TENANT NOTICE**

**OWNER'S NAME/ADDRESS/TEL. #:** J B BROWN & SONS, 482 CONGRESS STREET, P O BOX 207  
PORTLAND, MAINE 04112-0207

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

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

**Condominium Conversion Tenant Forms**

**BUILDING ADDRESS:** 205 - 215 VAUGHAN STREET

**NUMBER OF UNITS:** 12

**TENANT NAME:** UNIT VACANT

**TENANT'S UNIT #:** 12

**TENANT'S TEL. #:** \_\_\_\_\_

**TENANT'S PRESENT ANNUAL INCOME:** DO NOT HAVE THIS INFORMATION

**NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG:** \_\_\_\_\_

**ATTACH COPY OF TENANT NOTICE**

**OWNER'S NAME/ADDRESS/TEL. #:** J B BROWN & SONS, 482 CONGRESS STREET, P O BOX 207  
PORTLAND, MAINE 04112-0207

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

**TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL**  
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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: 205-215 VAUGHAN STREET  
Assessor's chart: 63  
Block: 6  
Lot: 9

Name of Owner: J B BROWN & SONS

Address: 482 CONGRESS STREET, P O BOX 207, PORTLAND, ME 04112-0207

Telephone No.: 207-774-5908

Name of Project: SECOND VAUGHAN CONDOMINIUM

No of Units to be Converted: 12

No. of Units applying for: 12

No. of Units in structure 12

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

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

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

No. of units approved (circle)

Fire Dept:	1	3	3	4	5	6	7	8	9	10	Date: _____
others											Date: _____
Plumbing:	1	2	3	4	5	6	7	8	9	10	Date: _____
others											Date: _____
Elec:	1	2	3	4	5	6	7	8	9	10	Date: _____
others											Date: _____
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                      N/A (A)
6. Have relocation referrals and assistance been provided to tenants on demand?  
yes                      no                      N/A (B)

A+B - No requests have been made at this time.



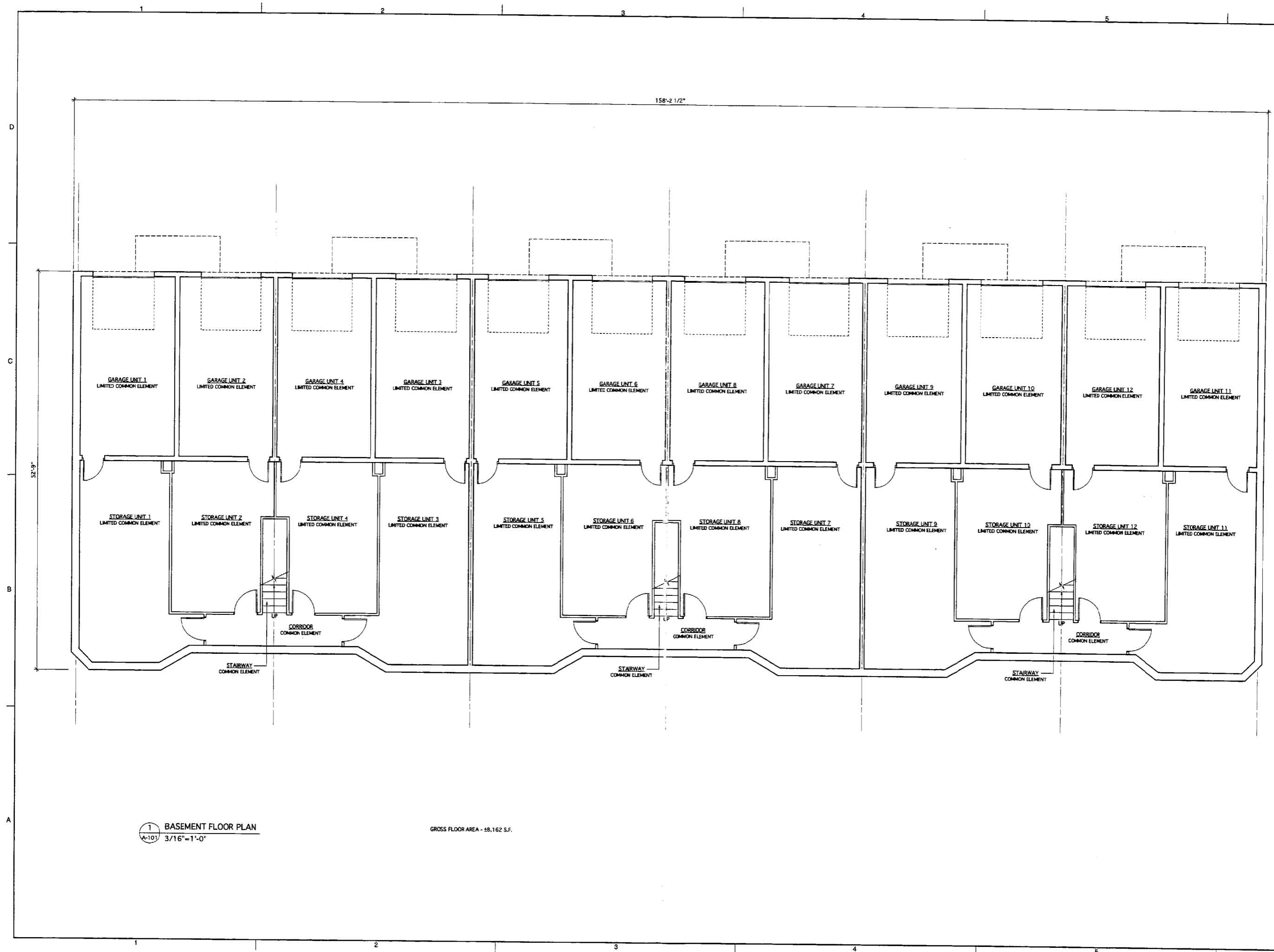


9. For each converted rental unit supply the following information on last tenants prior to conversion:

	Unit Number:	1	2	3	4	5	6	7	8	9	10	11	12
a) Length of occupancy-	since	9/01	3/01	4/87	1/95	9/99	3/01	2/02	3/02	3/02	6/97	7/86	V
b) Age of head of household-		30	20	60	70	40	30	20	20	20h	30	70	V
c) Number of children-		2										2	
d) Number of persons ages 60 or over-				1	1								2
e) Will tenant purchase unit?		no information yet											
f) If not, was (or will) relocation payment (be) made?		?											
g) If moving, check destination below:		?											
i) Same Neighborhood-													
ii) Elsewhere in Portland-													
iii) Out of Portland-													
iv) Unknown-		<input checked="" type="checkbox"/>											

**TENANT LISTING FOR 205-215 VAUGHAN  
STREET, PORTLAND MAINE**

<b>TENANT</b>	<b>ADDRESS</b>	<b>DATE OF NOTICE</b>
JOHN SHIBLEY	215 VAUGHAN STREET, #1	7/12/02
MATTHEW GENDRON	215 VAUGHAN STREET, #2	7/12/02
VALTIMAR & SALLY MOLLINEAUX	213 VAUGHAN STREET, #3 PO BOX 8046 PORTLAND, ME 04104	7/12/02
ELEANOR MERRILL	213 VAUGHAN STREET, #4	7/12/02
SHERRY ALLEN ELEANOR SAPKO	211 VAUGHAN STREET, #5	7/12/02
JANET BROCHU	211 VAUGHAN STREET, #6	7/12/02
ANDREW WILCOX	209 VAUGHAN STREET, #7	7/12/02
CHARLES BORGES COLIN O'HARA	209 VAUGHAN STREET, #8	7/12/02
IZIK YOUKER MATTHEW WEBB	207 VAUGHAN STREET, #9	7/12/02
TOM CLIFFORD CHARLOTTE WINSLOW	207 VAUGHAN STREET, #10	7/12/02
WILLIAM & PEGGY COPE	205 VAUGHAN STREET, #11	7/12/02
VACANT	205 VAUGHAN STREET, #12	N/A

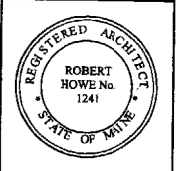


1 BASEMENT FLOOR PLAN  
A-101 3/16"=1'-0"

GROSS FLOOR AREA - ±8,162 S.F.

Design Firm  
 HETA Architects, Inc.  
 41405 State Street  
 Portland, Maine 04103  
 phone: 207.774.8016  
 fax: 207.774.9128  
 email: heta@heta.com  
**HETA Architects**

Consultant

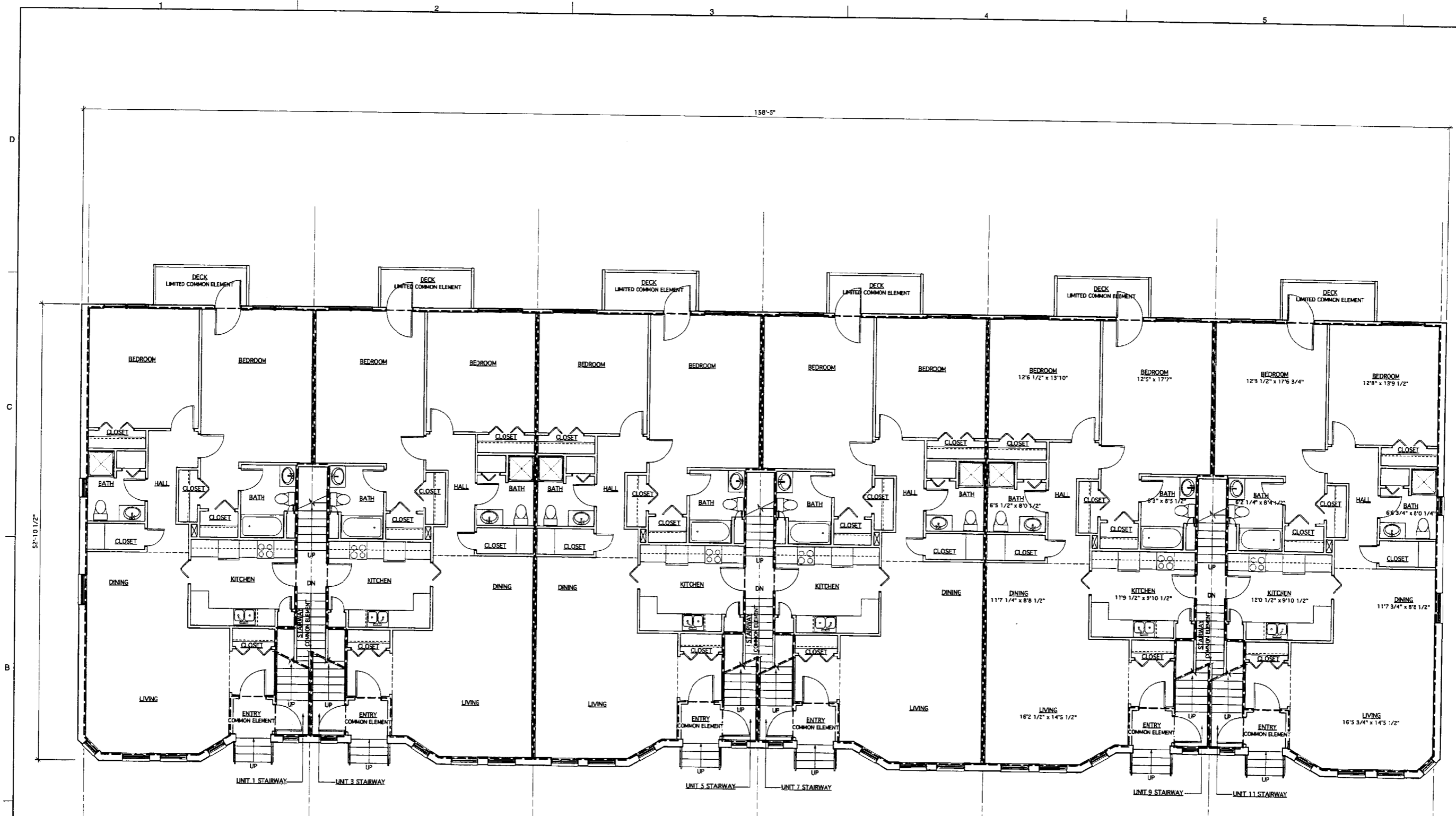


Project Title

205-215 VAUGHAN STREET  
 SECOND VAUGHAN CONDOMINIUM  
 PORTLAND, MAINE

Issue/Revisor	Date	Description
Project ID	2002008	
CAD File Name	205-215 Vaughn	
Drawn By	wjc	
Checked By		
Issue Date	5/24/02	
Plot Date	7/1/2002	
Reviewed by		
Submitted By	wjc	
Drawing Code	Floor Plan-1	
Sheet Title	Floor Plan-1 Basement	

Drawing No.  
**A-101**  
 of 6



1 FIRST FLOOR PLAN  
 3/16" = 1'-0"

DASHED LINE DENOTES CONDOMINIUM UNIT LIMITS.  
 INDIVIDUAL ROOM DIMENSIONS SHOWN ARE TO FACE OF FINISH, TOLERANCE TO ±1/2".  
 ROOM SIZES ARE SHOWN FOR TWO REPRESENTATIVE UNITS, END WALL UNIT & INTERIOR UNIT.  
 ALL ATTIC SPACES ABOVE TOP FLOOR UNITS ARE COMMON SPACE.

AREA UNIT 2 - ±1,192 S.F.  
 AREA UNIT 4 - ±1,174 S.F.  
 AREA UNIT 6 - ±1,178 S.F.  
 AREA UNIT 8 - ±1,178 S.F.  
 AREA UNIT 10 - ±1,175 S.F.  
 AREA UNIT 12 - ±1,192 S.F.  
 GROSS FLOOR AREA - ±8,062 S.F.

D  
C  
B  
A



205-215 VAUGHAN STREET  
 SECOND VAUGHAN CONDOMINIUM  
 PORTLAND, MAINE

Description

Date

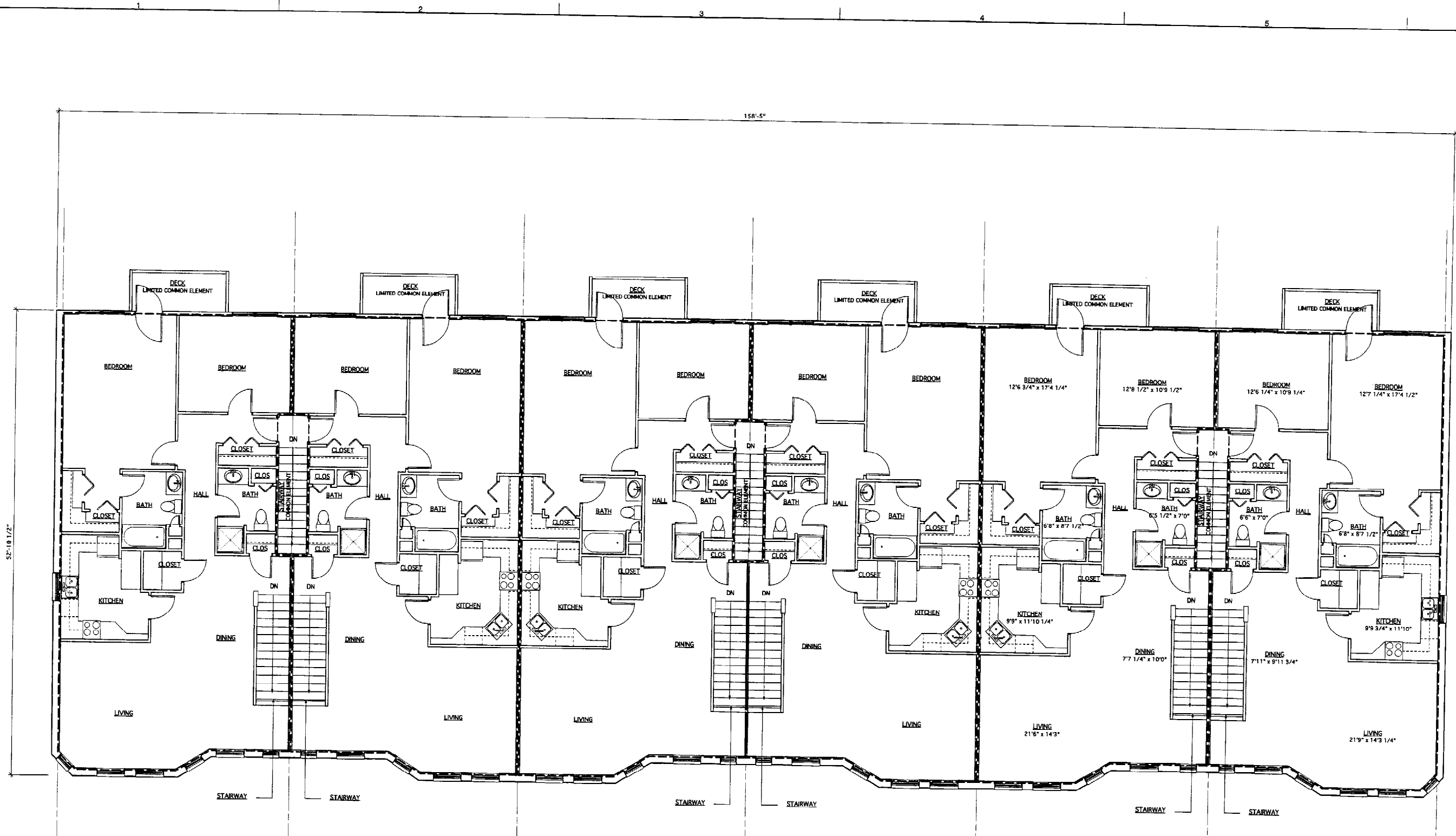
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Issue/Revision	
Project ID	2002008
CAD File Name	BB 205-215 Vaughan
Drawn By	wgc
Checked By	
Issue Date	5/24/02
Plot Date	7/1/2002
Reviewed by	
Designed by	wgc
Submitted by	
Drawing Code	Floor Plan-3
Sheet Title	

Floor Plan-3  
 Second Floor

Drawing No.

A-103  
 of 6



1 SECOND FLOOR PLAN  
 A-103 3/16"=1'-0"  
 DASHED LINE DENOTES CONDOMINIUM UNIT LIMITS.  
 INDIVIDUAL ROOM DIMENSIONS SHOWN ARE TO FACE OF FINISH, TOLERANCE TO ±1/2".  
 ROOM SIZES ARE SHOWN FOR TWO REPRESENTATIVE UNITS, END WALL UNIT & INTERIOR UNIT.  
 ALL ATTIC SPACES ABOVE TOP FLOOR UNITS ARE COMMON SPACE.

AREA UNIT 1 - ±1,287 S.F. (INCL. 20 S.F. AT FIRST FLOOR ENTRY)  
 AREA UNIT 3 - ±1,275 S.F. (INCL. 20 S.F. AT FIRST FLOOR ENTRY)  
 AREA UNIT 5 - ±1,278 S.F. (INCL. 20 S.F. AT FIRST FLOOR ENTRY)  
 AREA UNIT 7 - ±1,278 S.F. (INCL. 20 S.F. AT FIRST FLOOR ENTRY)  
 AREA UNIT 9 - ±1,275 S.F. (INCL. 20 S.F. AT FIRST FLOOR ENTRY)  
 AREA UNIT 11 - ±1,287 S.F. (INCL. 20 S.F. AT FIRST FLOOR ENTRY)  
 GROSS FLOOR AREA - ±8,199 S.F.

Design Firm  
 HKTA / architects  
 4 Mill Street  
 Portland, Maine 04101  
 phone: 207.774.6116  
 fax: 207.774.9128  
 email: hkt@aol.com

Consultant



Project Title

205-215 VAUGHAN STREET  
 SECOND VAUGHAN CONDOMINIUM  
 PORTLAND, MAINE

Description

Date

Mark

Issue/Revision  
 Project ID: 2002008  
 CAD File Name: 205-215 Vaughan

Drawn By: wgc  
 Checked By: wgc

Issue Date: 5/24/02  
 Plot Date: 7/1/2002

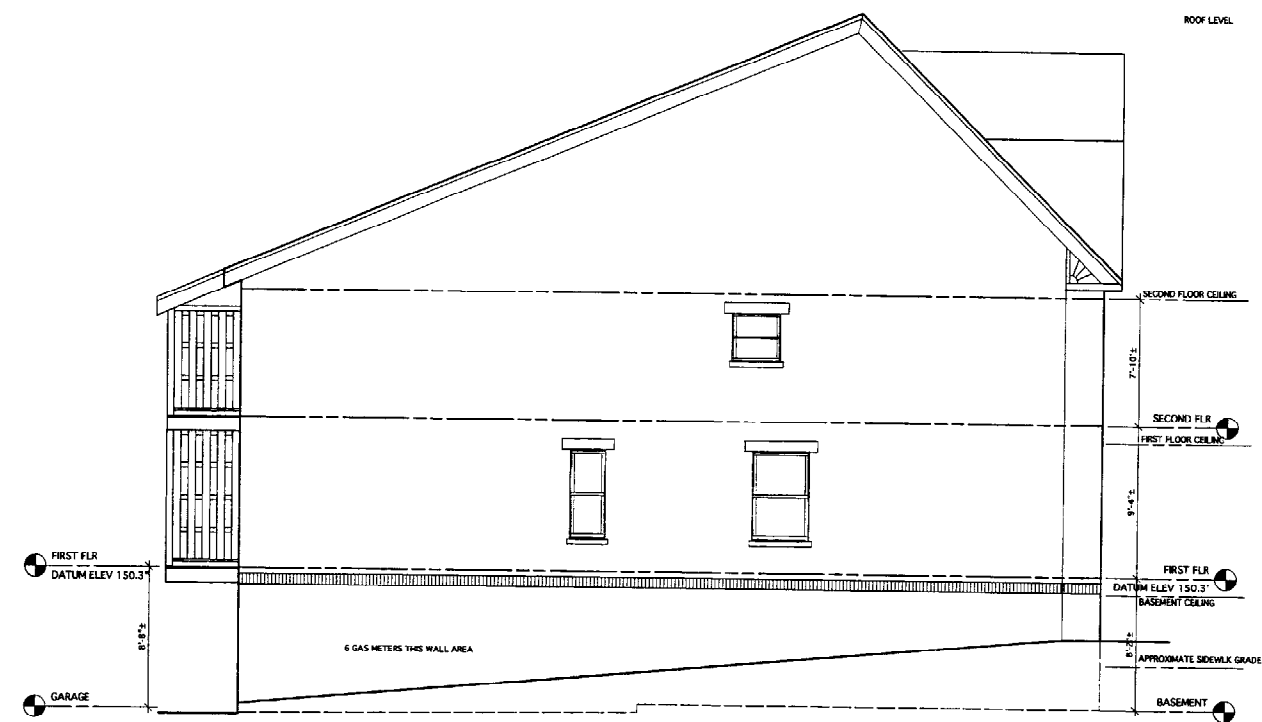
Reviewed by: wgc  
 Designed by: wgc

Submitted By: wgc  
 Drawing Code: Elevations-1

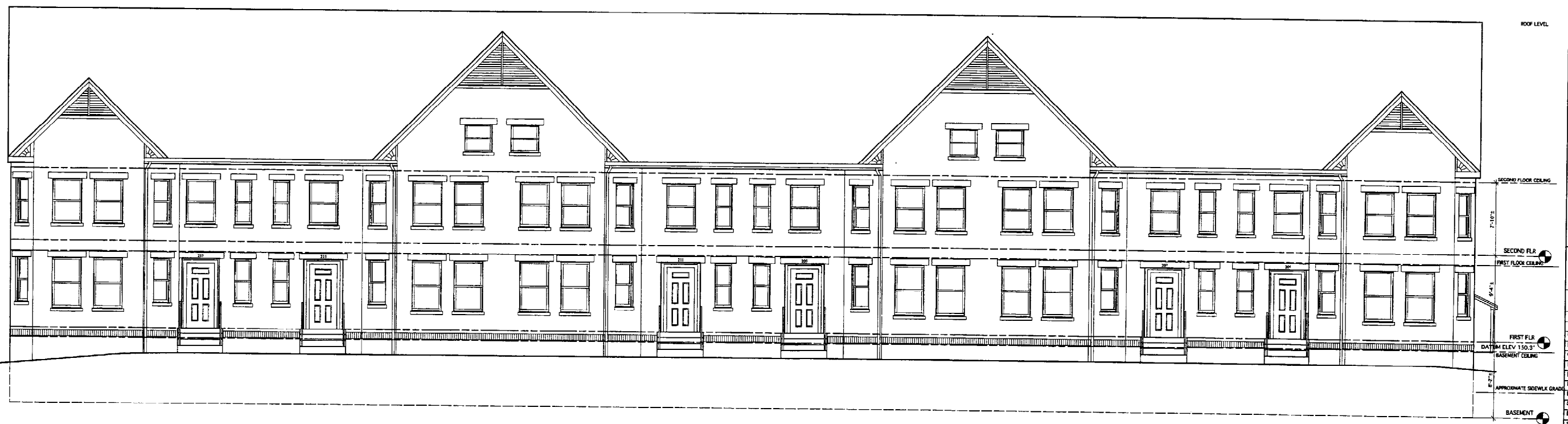
Sheet Title  
 Elevations-1  
 Building Elevations

Drawing No.

A-201  
 of 6



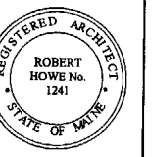
2 NORTH ELEVATION  
 A-201 3/16"=1'-0"



1 WEST ELEVATION  
 A-201 3/16"=1'-0"

Design Firm  
 HKTA / architects  
 4 Mill Street  
 Portland, Maine 04107  
 Phone: 207.774.0616  
 Fax: 207.774.0618  
 www.hkta.com

Consultant



Project Title

205-215 VAUGHAN STREET  
 SECOND VAUGHAN CONDOMINIUM  
 PORTLAND, MAINE

Description

Date

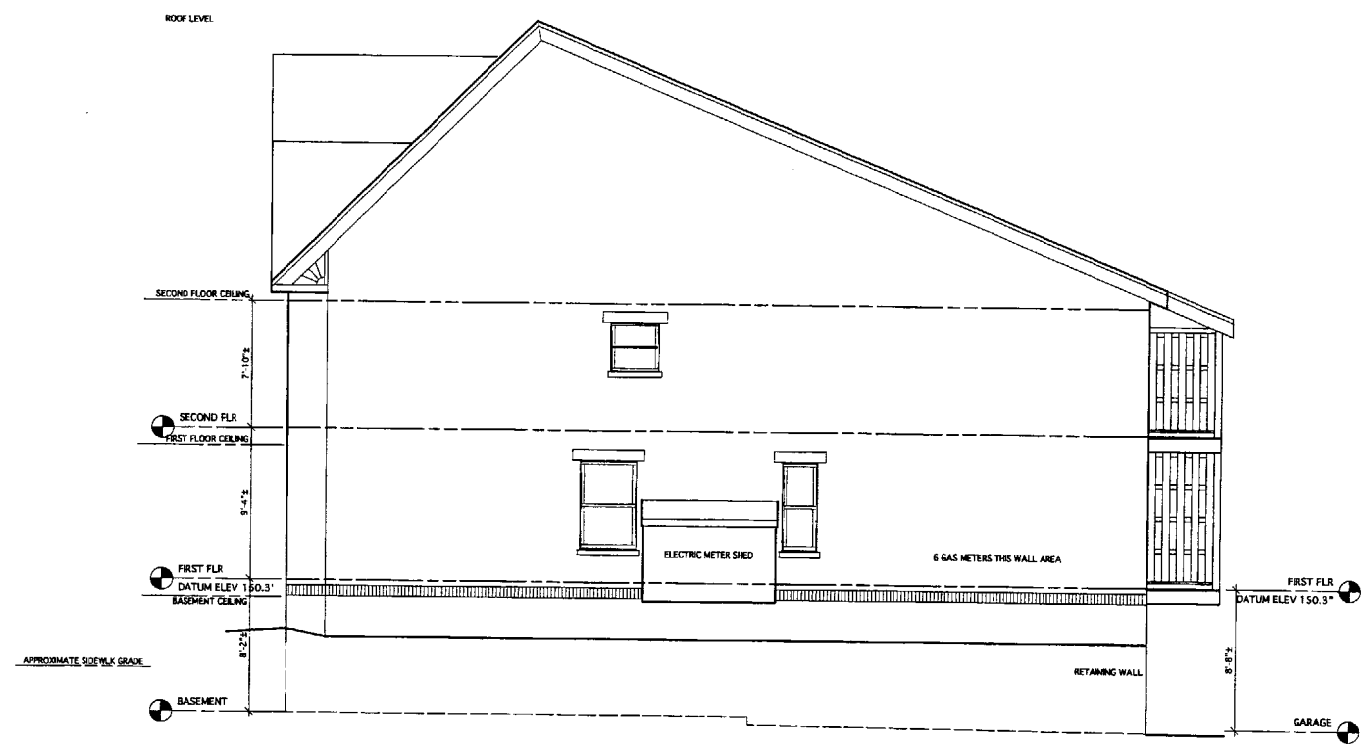
Mark

Issue/Revision	Date	Mark
Project ID: 2002008		
CAD File Name: SB 205-215 Vaughan		
Drawn By: wgc		
Checked By:		
Issue Date: 5/24/02		
Plot Date: 7/1/2002		
Reviewed by:		
Designed by: wgc		
Submitted by:		
Drawing Code: Elevations-2		
Sheet Title		

Elevations-2  
 Building Elevations

Drawing No.

A-202  
 of 6

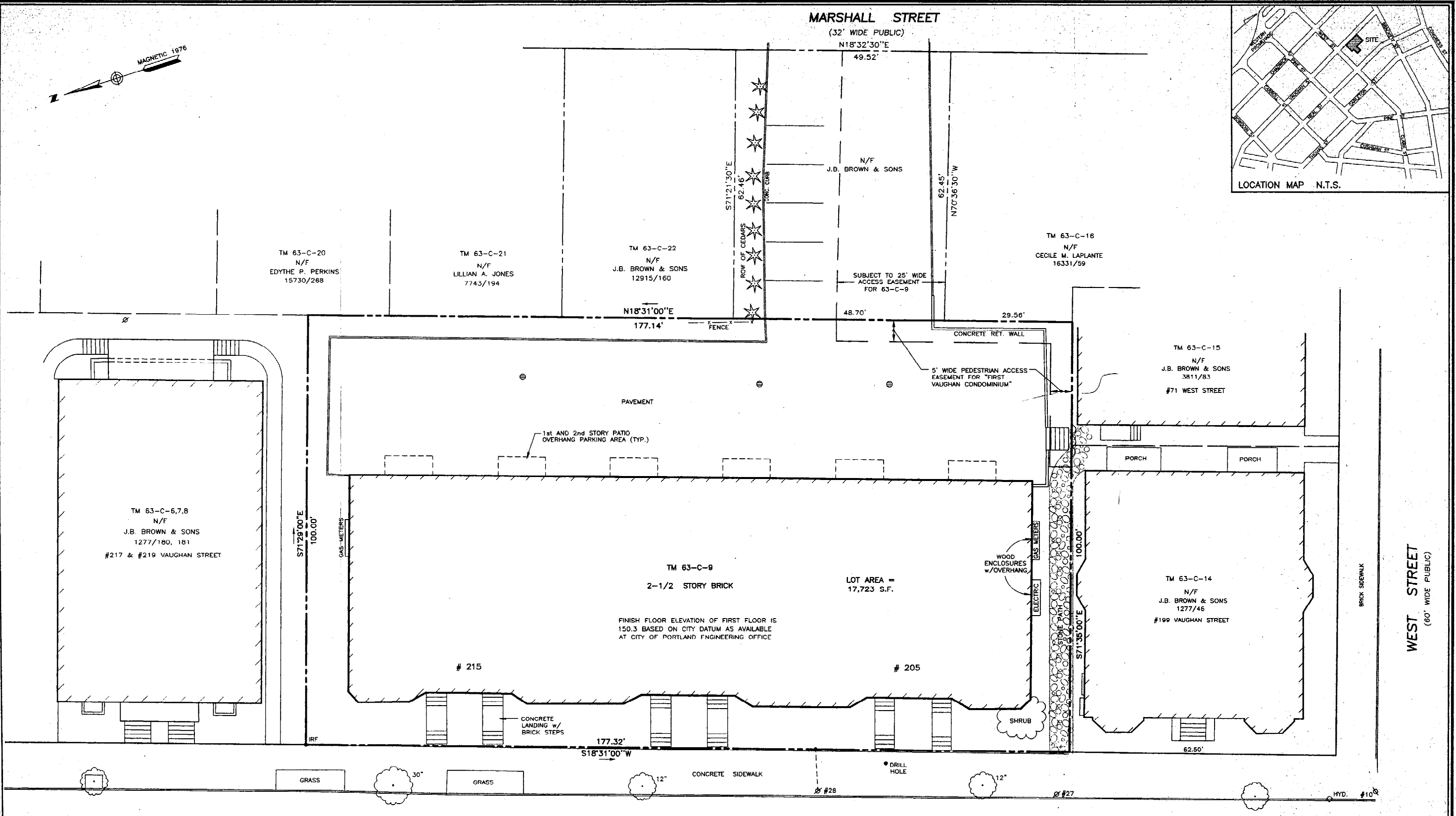
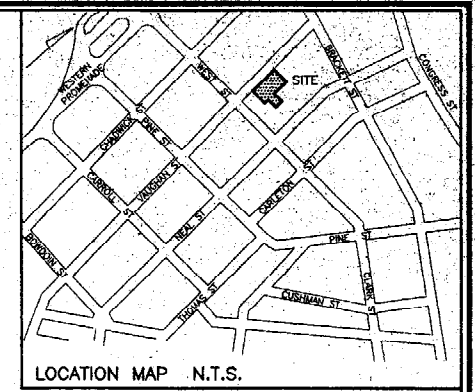
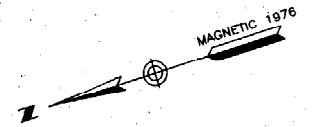


2 SOUTH ELEVATION  
 A-202 3/16"=1'-0"



1 EAST ELEVATION  
 A-202 3/16"=1'-0"

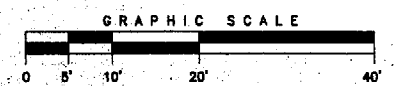




VAUGHAN STREET  
(66' WIDE PUBLIC)

WEST STREET  
(60' WIDE PUBLIC)

LEGEND:  
LCE = LIMITED COMMON ELEMENT  
N/F = NOW OR FORMERLY



NOTES

- OWNER OF RECORD, J.B. BROWN & SONS, P.O. BOX 207, PORTLAND, MAINE BOOK 916 PAGE 372.
- LOCUS IS SHOWN AS LOT 9 ON CITY OF PORTLAND ASSESSORS MAP 63 BLOCK C.

PLAN REFERENCES

- "PLAN OF LAND IN PORTLAND, MAINE FOR J.B. BROWN & SON" BY OWEN HASKELL, INC. DATED JANUARY 11, 1977, REVISED 9-28-79.
- "CONDOMINIUM PLAT - FIRST VAUGHAN CONDOMINIUM ON VAUGHAN AND WEST STREET, PORTLAND, MAINE MADE FOR J.B. BROWN & SONS DATED FEB. 22, 2001, REV. 4-05-01 BY OWEN HASKELL, INC.
- "CONDOMINIUM PLAT - THIRD VAUGHAN CONDOMINIUM, #217-#219 VAUGHAN STREET, PORTLAND, MAINE MADE FOR J.B. BROWN & SONS DATED JAN. 17, 2002 BY OWEN HASKELL, INC.

CERTIFICATION

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON-THE-GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE \_\_\_\_\_ JOHN W. SWAN, PLS NO. 1036

**CONDOMINIUM PLAT**  
**"SECOND VAUGHAN CONDOMINIUM"**  
 #205-#215 VAUGHAN STREET, PORTLAND, MAINE  
 MADE FOR  
**J.B. BROWN & SONS**

**OWEN HASKELL, INC.**  
 18 CAROL ST., PORTLAND, ME 04101 (207) 774-0424  
 PROFESSIONAL LAND SURVEYORS

Drawn By: JLR	Date: JUNE 3, 2002	Job No.: 2001-022P
Trace By: JLR	Scale: 1" = 10'	Draw No.: 1
Check By: JWS		
Book No. 913A944		