

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 050743

JUL - 5 2005

CITY OF PORTLAND

This is to certify that Dye Jason /Owner
 has permission to Condo Conversion/ 4 unit co
 AT 270 Brackett St

063 D002001

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 when permission procured before this building or part thereof is laid or occupied. **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. Jay Kelley 6-28-05 P.F.D.
 Health Dept. _____
 Appeal Board _____
 Other _____
Department Name

[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: 05-0743	Issue Date: PERMIT ISSUED JUL - 5 2005	CDL: 063 D001001
Owner Address: 270 Brackett St # 1	Phone	
Contractor Address:	Phone	
OF PORTLAND		Zone: R6

Location of Construction: 270 Brackett St	Owner Name: Dye Jason
Business Name:	Contractor Name: Owner
Lessee/Buyer's Name	Phone:

Past Use: 4 unit apartment	Proposed Use: 4 unit condo
<i>leg. Al use: four (4) residential dwelling units</i> Proposed Project Description: Condo Conversion/ 4 unit condo	

Permit Fee: \$900.00	Cost of Work: \$900.00	CEO District: 2
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 22 Type: B	
Signature: <i>JLK 6-28-05</i>	Signature: <i>[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: 06/09/2005
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Zoning Approval		
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>[Signature]</i> Date: 6/23/05	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</i> Date: requires separate review and approval

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

Permit No: 05-0743	Date Applied For: 06/09/2005	CBL: 063 D002001
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Location of Construction: 270 Brackett St	Owner Name: Dye Jason	Owner Address: 270 Brackett St # 1	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

4 unit condo	Condo Conversion/ 4 unit condo
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/23/2005

Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a four (4) residential family condominium dwelling with the issuance of this permit and subsequent certificates of occupancy. Any change of use shall require a separate permit application for review and approval.
- 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:** Mike Nugent **Approval Date:** 06/29/2005

Note: **Ok to Issue:**

- 1) Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 06/28/2005

Note: **Ok to Issue:**

- 1) Boiler protection required
- 2) maintain 2 means of egress from 2nd and third floor
- 3) interconnected hard wired smoke detectors
- 4) Maintain fire alarm system


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>270 Brackett St. Portland, ME</u>		
Total Square Footage of Proposed Structure <u>3168</u>	Square Footage of Lot <u>122 acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>63</u> Block# <u>D</u> Lot# <u>2</u>	Owner: <u>Jason Dye</u>	Telephone: <u>232-5417</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Jason Dye 270 Brackett St Portland, ME 04102</u>	Cost Of Work: \$ 2500 Fee: \$
Current use: <u>Apartments Units</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: <u>2,4, + 6 months</u>		
Proposed use: <u>Condominiums</u>		
Project description:		
Contractor's name, address & telephone: <u>Jason Dye</u>		
Who should we contact when the permit is ready: <u>Jason Dye 232-5417</u>		
Mailing address:		
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>232-5417</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>6/2/02</u>
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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: 270 Brackett St Portland ME 04102

C-B-L: 63-D-2

Number of Units in Building: 4

Unit 1	owner occupied	232-5411	7 months	n/a	n/a
Unit 2	vacant				
Unit 3	vacant				
Unit 4	vacant				
Unit 5	(see attached list of owner names)				
Unit 6					
Unit 7					
Unit 8					

If more units, submit same information on all units

Length of time building owned by applicant Since 12/04

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)

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

\$ 500 Exterior walls, windows, doors, roof

\$ — — Insulation

\$ 2500 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ Other (specify)

270 Brackett St

Former tenants

Michael Bosmer	939-9465	New address unknown	Moved 1/7/05
Justin Maxwell	653-1075	Moved to Tennessee	Moved 2/28/05
Heather Girard	229-8874	Bought House	Moved 4/17/05