

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

Permit Number: 060079 2006

RECEIVED

Please Read
Application And
Notes, If Any,
Attached

This is to certify that VAUGHAN STREET PROPERTIES LLC (a/c)

has permission to Condo conversion

AT 187 VAUGHAN ST 063 G007001

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 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. _____

Health Dept. _____

Appeal Board _____

Other _____ DepartmentName

[Signature] 2/2/06
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: 06-0079	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME	063	G007001
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Location of Construction: 187 VAUGHAN ST	Owner Name: VAUGHAN STREET PROPRTIE	Owner Address: 49 DEERING ST	Phone:	FEB - 3 2006
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Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:	RECEIVED
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Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R-6
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Past Use: Residential 2 unit	Proposed Use: Residential 2 unit Condo conversion	Permit Fee: \$450.00	Cost of Work: \$450.00	CEO District: 2	IP
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Proposed Project Description: <i>Legal Use: 2 Res. D.U</i>	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SE <i>IRC 2003</i>
	Signature:	Signature:

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: dmartin	Date Applied For: 01/18/2006	Zoning Approval		
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<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>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>ok</i> Date: <i>1/26/06</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <input type="checkbox"/> Not in District or Landmar <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 Any exterior work Date: <i>Requires A</i>
	<i>Separate review in 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0079	Date Applied For: 01/18/2006	CBL: 063 G007001
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Location of Construction: 187 VAUGHAN ST	Owner Name: VAUGHAN STREET PROPRTIE	Owner Address: 49 DEERING ST	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Change of Use - Condo Conversion	
		Proposed Project Description: Condo conversion	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/24/2006**Note:** converted from 1 to 2 d.u. in 4/2005**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 two (2) family dwelling. 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.

Dept: Building **Status:** Approved**Reviewer:** Tammy Munson**Approval Date:** 02/02/2006**Note:** building done under other permits**Ok to Issue:**

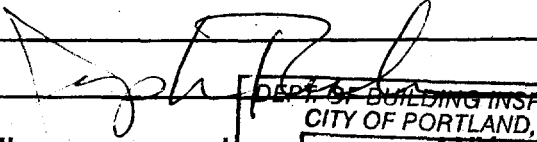
All Purpose Building Permit Application

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.

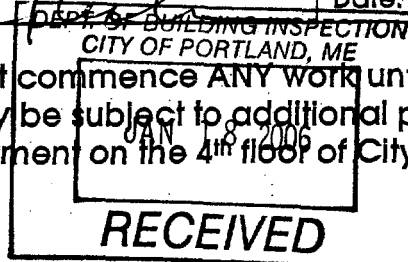
Location/Address of Construction: 187 VAUGHAN ST.		
Total Square Footage of Proposed Structure 4500 +/-	Square Footage of Lot 6000	
Tax Assessor's Chart, Block & Lot Chart# 63 Block# 6 Lot# 7	Owner: VAUGHAN STREET PROPERTIES, LLC	Telephone: 332-3613
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: JOE TACKA 49 DEERING ST. (PHONE) PORTLAND, ME 04101 332-3613	Cost Of NO work on Work: \$ THIS Fee: \$ PERMIT 450.00
Current use: VACANT 2 FAMILY RESIDENCE		
If the location is currently vacant, what was prior use:		
Approximately how long has it been vacant: 1 YEAR +/-		
Proposed use: 2 CONDOMINIUM UNITS		
Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: JOE TACKA		
Mailing address: 49 DEERING ST. PORTLAND, ME 04101		
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:		

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: 1-9-06
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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: 187 VAUGHAN ST.

C-B-L: 63-G-7

Number of Units in Building: 2

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1				
Unit 2				
Unit 3	NONE			
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

PROPERTY WAS PURCHASED FROM AN ESTATE - PRIOR OWNER/OCCUPANTS HAD DIED AND PROPERTY WAS VACANT AT PURCHASE
 If more units, submit same information on all units

Length of time building owned by applicant SINCE 10-28-05

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) IMPROVEMENTS ARE BEING DONE WITH PREVIOUSLY ISSUED BUILDING PERMIT

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

- \$ _____ Exterior walls, windows, doors, roof
- \$ _____ Insulation
- \$ _____ Interior cosmetics (walls/floors/hallways/refinishing, etc.)
- \$ _____ Other (specify)

Addendum to Condominium Conversion Permit – **187** Vaughan Street

This property was purchased from the Estate of Thomas Murphy and both apartments were vacant at time of purchase. The last occupants were Mr. Murphy **and** his wife, both of whom were recently deceased..

Joseph Tacka

Manager
Vaughan Street Properties, LLC

Location of Construction: 187 Vaughan St		Owner Name: Murphy Thomas J WWII Vet Trustee	Owner Address: 187 Vaughan St	Phone: 52005
Business Name:		Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name		Phone:	Permit Type: Change of Use - Dwellings	Zone: Rt/R4 Prime zone
Past USE: Single Family Home	Proposed Use: Residential 2 unit	Permit Fee: \$105.00	Cost of Work: \$1,000.00	CEO District: 2
Proposed Project Description:		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION Use Group: R2 Type 5 TRC 2003	
		Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Permit Taken By: Idobson		Date Applied For: 04/22/2005	Zoning Approval	

Special Zone or Reviews

- 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..

<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 checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 4/20/05	By: [Signature]	Date: work requires

Any exterior work requires a 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.

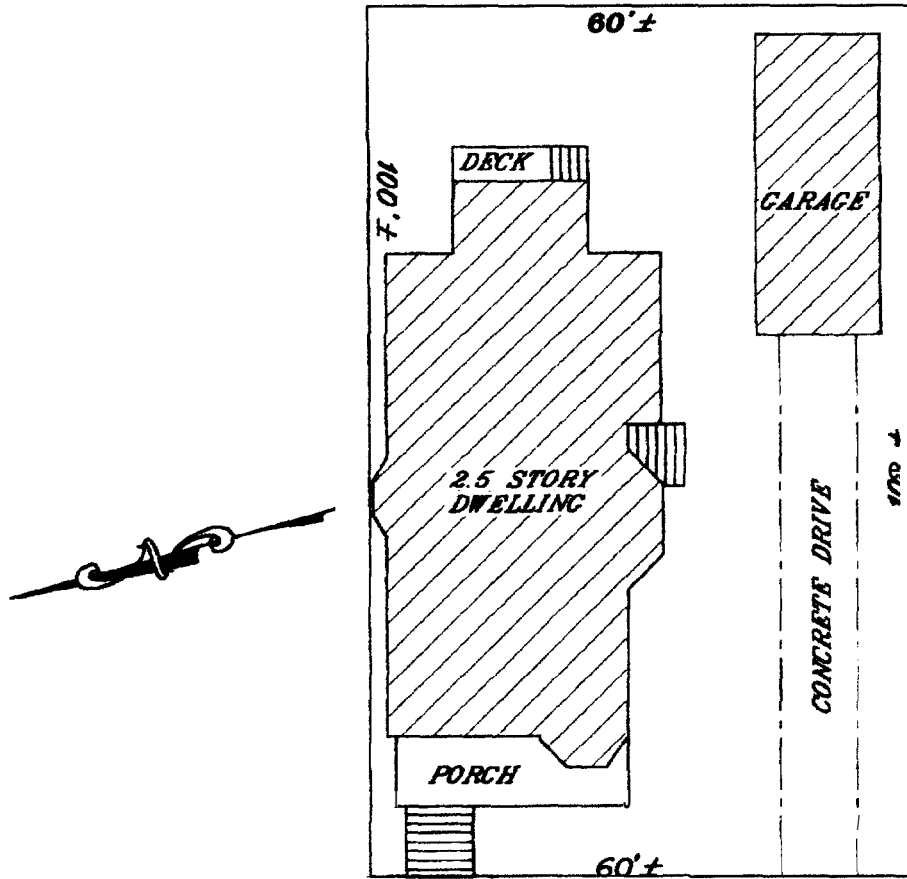
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SUBTRACTS; AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

ADDRESS: 187 VAUGHAN STREET INSPECTION DATE: APRIL 14, 2005
PORTLAND, MAINE SCALE: 1" = 20'



DEPT. OF BUILDING SERVICES
CITY OF PORTLAND, ME

APR 22 2005

RECEIVED

N/F WOODMAN

6000^{sq} lot

APPARENT R/W TO WEST STREET
VAUGHAN STREET

INSP. BY SBH

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: _____ REQ. PARTY: NORMAN HANSON & DETROY
 TRUSTEE OF THE ESTATE OF ELIZABETH G.
 OWNER: MURPHY & ESTATE OF THOMAS J. MURPHY ATTORNEY: _____
 LENDER: _____ FILE No. 20517559 FIELD BOOK: _____

DEED BOOK: 22064 PAGE: 50
 PLAN BOOK _____ PAGE: _____ LOT: _____
 COUNTY: CUMBERLAND

MUNICIPAL REFERENCE: _____

NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS

918 BRIGHTON AVENUE 232 CLARES WOODS ROAD
 PORTLAND, ME 04102 LYMAN, ME 04002
 (207) 878-7870 (207) 499-2368

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-1508	Issue Date:	CBL: 063 G007001
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Location of Construction: 187 VAUGHAN ST	Owner Name: Joe Tacka	Owner Address: 89 Deering Street	Phone:
Business Name:	Contractor Name: Scott Forbes	Contractor Address: 188 Capisic Street Portland	Phone: 2077723380
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone:
Past Use: 2 Unit residential	Proposed Use: 2 unit residential/ interior renovations/ build deck	Permit Fee: \$111.00	Cost of Work: \$10,000.00
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	CEO District: 2
Proposed Project Description: interior renovations/ build deck		INSPECTION: Use Group: Type	
		Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied			
		Signature:	Date:

Permit Taken By : Idobson	Date Applied For: 10/14/2005	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 <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"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied	
	Date:	Date:	Date:	

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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO