

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

**BUILDING INSPECTION**

**PERMIT**

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
Permit Number: 051464  
NOV 3 2005  
CITY OF PORTLAND

This is to certify that Davis Brett P /n/a

has permission to Convert to condos 3 units

AT 205 St John St

064 F010001

provided that the person or persons who apply for and 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 is procured before this building or part thereof is occupied or services are 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. \_\_\_\_\_  
Health Dept \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]* 11/3/05  
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:	05-1464	F010001
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Location of Construction: 205 St John St	Owner Name: Davis Brett P	Owner Address: 3 Birkdale Rd	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: B2

Past Use: Multi family 3 units  <i>legal use: Three (3) residential Dwelling Units</i>	Proposed Use: Multi family convert to condos 3 unit	Permit Fee: \$675.00	Cost of Work: \$675.00	CEO District: 2
Convert to condos 3 units		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>1/A</i>	INSPECTION: Use Group <i>R 2</i> Type <i>SB</i> <i>IBC 2003</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: dmartin	Date Applied For: 10/11/2005 <i>[Signature]</i>	<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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland <i>N/A</i></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"/></p> <p><i>OK ABM</i></p> <p>Date: <i>10/14/05</i></p>	<p>Zoning Appeal</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>Historic Preservation</p> <p><input checked="" 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>ABM</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
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> 05-1464	<b>Date Applied For:</b> 0913012005	<b>CBL:</b> 064 F010001
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<b>Location of Construction:</b> 205 St John St	<b>Owner Name:</b> Davis Brett P	<b>Owner Address:</b> 3 Birkdale Rd	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Condo Conversion	

<b>Proposed Use:</b> Multi family convert to condos 3 unit	<b>Proposed Project Description:</b> Convert to condos 3 units
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 10/14/2005

**Note:** 10/14/05 Left message with Brett Davis. Permit approval is for condo conversion only. Any work being done on building must have separate building permits etc.      **Ok to Issue:**

- 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is for the conversion of three residential dwelling units to three condominium dwelling units only. Any additional renovations or alterations will require separate permits.
- 3) 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.
- 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.
- 5) 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.
- 6) Separate permits shall be required for future decks, sheds, pools, and/or garages.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 11/03/2005

**Note:**      **Ok to Issue:**

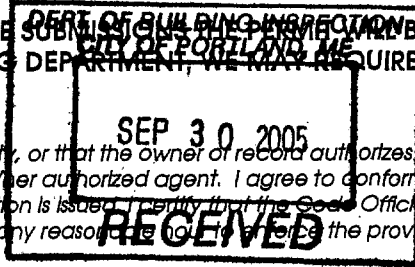
- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 2) Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.

# 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>205 ST JOHN STREET PORTLAND, ME</u>		
Total Square Footage of Proposed Structure <u>3,564 sq'</u>	Square Footage of Lot <u>5,000± sq' [.115 ACRES]</u>	
Chart# <u>64</u> Assessor's Chart, Block & Lot <u>F</u> Lot# <u>10</u>	Owner: <u>BRETT P. DAVIS</u>	Telephone: <u>207-318-5874</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>BRETT P. DAVIS</u> <u>3 BIRKDALE ROAD</u> <u>LUMBERLAND, ME 04021</u> <u>207 829-8055</u>	cost Of Work: \$ <u>100,000</u> Fee: \$ <u>675.00</u>
<p>Approximately how long has it been vacant: <u>1 YEAR 2 MONTHS</u></p> <p>Proposed use: <u>CONVERSION INTO (3) SEPARATE UNITS.</u></p> <p>Project description: <u>100% REHAB TO CONVERT INTO CONDOMINIUMS</u></p> <p>Contractor's name, address &amp; telephone: <u>BRETT P. DAVIS 3 BIRKDALE ROAD CUMB, ME 04021</u> <u>207-318-5874</u></p> <p>Who should we contact when the permit is ready: <u>BRETT P. DAVIS</u></p> <p>Mailing address: <u>3 BIRKDALE ROAD LUMBERLAND, ME 04021</u></p> <p>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>207-318-5874</u></p>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSION, 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 time to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Brett P. Davis</u>	Date: <u>9-26-05</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: 205 ST JOHN STREET PORTLAND, ME 04 02

C-B-L: 64-F-10

Number of Units in Building: 3 UNITS

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 VACANT * [BUILDING WAS PURCHASED VACANT]				
Unit 2 VACANT * [BUILDING WAS PURCHASED VACANT]				
Unit 3 VACANT * [BUILDING WAS PURCHASED VACANT]				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 8 MONTHS

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES  NO one) **[INCLUDED WITH THIS APPLICATION]**

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

- \$ 30,000 Exterior walls, windows, doors, roof
- \$ 4,000 Insulation
- \$ 30,000 Interior cosmetics (walls/floors/hallways/refinishing, etc.)
- \$ N/A Other (specify)

*Previously Permitted*

9/26/2005

Dear Marge,

Included is my application, along with a check for \$675.00 for the conversion of a three family building I own at 205 St John Street in Portland Maine into three separate condominiums.

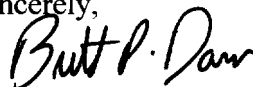
I am writing to explain the History of ownership and the recent transfer(s) of title. The previous owner Ralph M Deluca owned the property for nearly 50 years. He has since passed on a couple of years ago. Under his ownership he never rented or leased out either of the top two units. Mr. Deluca lived in the first floor unit for his entire ownership. My understanding is that Ralph's family members stayed in the top two units only on a brief visit to him sometime in the 1970's.

Mr. Deluca left the building to his neighbors Dan and Mary Sylvester who lived next door at 201 St John Street by way of his will. The Sylvester's never occupied the building nor where any units rented out under their very brief ownership. The Sylvester's immediately transferred ownership to me therefore settling the estate. Quite frankly, the entire building was not fit for inhabitants.

In short, I feel the need to share this information with you to satisfy the tenant status of the building. I bought the property completely vacant and to my knowledge do not believe there have been any tenants occupying the premises for at least twenty years maybe even up to fifty years. Dan and Mary Sylvester can attest to this for they took very good care of Mr. Deluca for many years after the death of his wife. Dan and Mary Sylvester owned and occupied the neighboring property at 201 St John Street for 42 years.

In my opinion I have done a wonderful, complete rehab of the building and it is now ready for new unit owners as condominiums. I would welcome you or someone from your office a full tour of the property, as I am quite proud of it. Please do not hesitate to call me to schedule a visit or should you have any questions. Thank you very much for **your** time and consideration. I hope to hear **from you** soon.

Sincerely,



Brett P Davis

P.S. Enclosed you will find a copies of the building, plumbing, and electrical permits.