

Building Inspections - Change of Use for 1025 Congress St. Portland, ME

From: jduplissie <jduplissie@aol.com>
To: <buildinginspections@portlandmaine.gov>
Date: 10/7/2014 9:54 AM
Subject: Change of Use for 1025 Congress St. Portland, ME
Attachments: ERA listing 1987031.pdf; Change of Use Ptlid030.pdf

To Whom it May Concern
Code Office - Portland, Maine
Marge, Lanny, Brad,

I'm the listing agent for a 2 unit Apt bldg in Portland.
I've attached the forms necessary for a **CHANGE of USE** for a 2 unit property located at 1025 Congress St.
The building was conveyed as a 2 unit to Mark Woodhead in 1987 and he has never lived in it. Both units have been rented since 1987.
The Attached listing from ERA in 1987 lists it as a 2 unit and the letter from the Assessor's office from 2002 lists it as such for tax purposes.

I sent this work to Tom Jewell initially and based upon his response:
"It appears that the property is in the R6 zone where 2 units would be an allowed use for a lot of this size. The property appears to be a conforming use. And it appears to provide adequate parking required under the ordinance, which is one space per unit".
Therefore I spoke with Marge and she said the **Change of Use** request was what was needed for this property. There are 2 CMP accounts for this bldg (1 enclosed) and 2 Unitil accounts - (both enclosed).

Please reply to me when this has been loaded into your system and the owner on record - **Mark Woodhead** - will physically deliver a check to your office.

Thank you for your time and consideration.

Best.... Jim Duplissie - Realtor

Vitalius Real Estate Group

306 Congress St. Suite 3
Portland, ME 04101
Cell 207-939-1252
Ofc 207-541-3755
Fax 207-631-2054
Web www.vitalius.com

CENTRAL MAINE POWER
 Your CAR account number is 441-038-4837-012
 To report a power outage, call 1-800-750-4000
 To report a power outage, call 1-800-750-4000



ROGER S. MOWNEY
 1425 FOREST ST. 2ND
 PORTLAND, ME
 Service location

Billing date: 07/28/14 Read meter: 19 Phase: 001 of 003

Meter Number	Read Date	Price	Meter Reading	Total kWh
112812222	07/28/14	0.0750	15653	261

Customer Meter Summary

Account Summary

Prior balance: \$46.99
 Payments received through 07/28/14: -46.99
 Balance forward: \$0.00
 New charges:
 Electricity Delivery: Central Maine Power (see detail below) \$27.35
 Electricity Supply: Standard Offer Service \$27.35
 Total new charges: \$54.64
Current Account Balance: \$54.64 Please pay before 08/28/14

Central Maine Power Delivery Service Account Detail

Prior balance for Central Maine Power delivery	\$27.35
Payments received - thank you	\$0.00
Balance forward	\$0.00
Current delivery charges	\$27.35
Delivery Charges: Residential	544 (52)
Up to	100 kWh @ 0.0735
Over	100 kWh @ 0.0020
Total current delivery charges	\$27.35
Central Maine Power account balance	\$27.35

Messages about your Central Maine Power delivery account
 We're excited to provide electricity and by installing a meter to enhance your service reliability. That means fewer than outages and faster restoration time. Count on us to deliver the power you need every day.

View our full price for residential information

Day	11	11	11	12	14	14	15	11	11	11	10	10	10	10	10	10	10	10
July	07/14	08/14	09/14	10/14	11/14	12/14	01/14	02/14	03/14	04/14	05/14	06/14	07/14	08/14	09/14	10/14	11/14	12/14
Monthly	301	309	305	385	246	401	442	280	333	307	270	606	468					

*Jim D
 John Flannigan did not
 have a copy of a light
 bill. He must pay
 electronically Mark.*

Unilink MultiStream

Dividing Pricing & User Display



energy for

AMOUNT DUE \$91.21

BILL DATE: 08/27/14
 PLEASE PAY BY: NEXT METER READING DATE: 10/10/14
 ACCOUNT NUMBER: 000714
 METER: 00714

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PLAN

APPLIANCE

ALICOUNT DE LAST BILL	331.21	TOTAL CURRENT CHARGES	\$126.00
PAYMENT THROUGH	08/27/14	PRELIMINARY AMOUNT	\$87.21
YOUR CURRENT AMOUNT	\$126.00	YOUR ACTUAL AMOUNT	\$23.00

METER NUMBER	00714	METER READING PREVIOUS PERIOD	703	METER CONSTANT	100	PERIOD	08/11/14 - 08/17/14	USAGE	14.424	NUMBER OF DAYS	7	METERED DEMAND	100	RATE CODE	100	AMOUNT	\$23.00
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BALANCE FORWARD

0 GAS SERVICE
 0 ELECTRIC SERVICE
 0 CUSTOMER CHARGE
 0 DISTRIBUTION CHARGE (FACT)
 0 FEE
 0 TAX
 Total Current Gas Charge

0 GAS SUPPLIER SERVICE
 GAS SUPPLIER SERVICE
 COST OF GAS

0 GAS SUPPLIER SERVICE
 GAS SUPPLIER SERVICE
 COST OF GAS
 Total Current Gas Charge

0 GAS SUPPLIER SERVICE
 GAS SUPPLIER SERVICE
 COST OF GAS
 Total Current Gas Charge

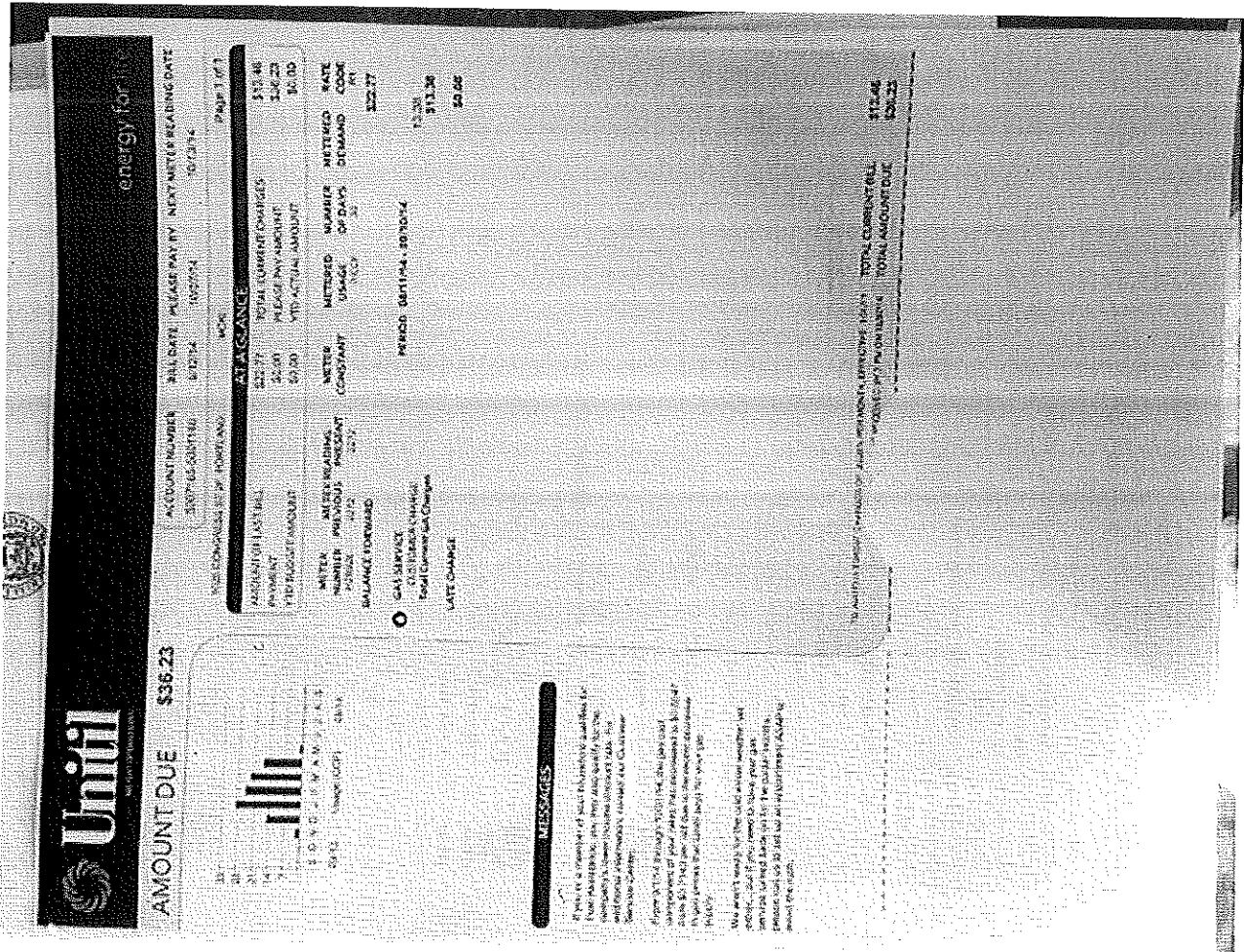
*RI #135-00
 #7512
 2 Oct 14*



MESSAGES

If you are a member of our Premier Club that is...
 Payment of your bills has been moved to the...
 We are sorry that we cannot provide you with...
 This is not a penalty for the bill, which will be...
 We will help you to help you pay your bill...
 Please call us at 800-448-8888 for assistance...

TOTAL CURRENT BILL: \$126.00
 TOTAL AMOUNT DUE: \$91.21



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