

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

CITY OF PORTLAND
Permit Number 066A B007001
NOV 17 2005
PERMIT ISSUED

This is to certify that MOHR STEPHEN B & TRAVANNA SEREDIN JTS

has permission to Change of Use to 2 Unit Co

066A B007001

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 occupied or otherwise used-in. HOME INSPECTION NOT 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: Jamie Bonke 11/16/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1435	Date Applied For: 09/27/2005	CBL: 066A B007001
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Location of Construction: 58 PAYSON ST	Owner Name: MOHR STEPHEN B & TATYANN	Owner Address: 58 PAYSON ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	
Proposed Use: 2 unit Condo/ Change of Ownership to 2 Unit Condo		Proposed Project Description: Change of Ownership to 2 Unit Condo	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/15/2005**Note:** 10/14/05 Left message with Tatyanna. We need a copy of the notice that the tenant gave when they vacated the unit or we need the details in writing including the name and new address of the old tenants. **Ok to Issue:**

11/04/05 Talked w/Stephen. He will fax names & addresses on 2 of 3 tenants that left. 1 tenant still there.

Offered him right to buy condo. Will fax copy of letter of notice to convert.

- 1) This property shall remain as a two family dwelling unit. Any change of use shall require a separate permit application for review and approval.
- 2) 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.
- 3) 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.
- 4) 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 with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/16/2005**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) This is a Change of Ownership ONLY permit. It does NOT authorize any construction activities.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1435	Issue Date: NOV 17 2005	PERMIT ISSUED	Case No: 066A B007001
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Location of Construction: 58 PAYSON ST	Owner Name: MOHR STEPHEN B & TATYANN	Owner Address: 58 PAYSON ST	Phone: 415-2647
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R5

Past Use: 2 unit Residential	Proposed Use: 2 unit Condo/ Change of Use to 2 Unit Condo <i>Ownership</i>	Permit Fee: \$450.00	Cost of Work: \$450.00	CEO District: 3
legal use - Two (2) Residential Dwelling Units.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type:	

Proposed Project Description: Change of Use to 2 Unit Condo <i>Ownership</i>	Signature: <i>ABM 11/15/05</i>	Signature: <i>ABM 11/15/05</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: 09/27/2005	Zoning Approval
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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"/> <i>OK w/conditions ABM</i> Date: 11/15/05	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 late: _____	Historic Preservation <input checked="" 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>ABM</i> late: _____
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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

M O H R & S E R E D I N
Landscape Architects, Inc.

September 2, 2005

Mr. Jordan Williams
58 Payson St.
Portland, ME 04102

Re: Condominium Conversion at 58/60 Payson Street

Dear Jordan;


Thanks for the call, and for your notice that you will not be renewing your lease. I understand the issues about the finances for the rent, which are compounded by the others on the lease leaving you alone at 58 Payson. If need be, you can rent the upstairs on a daily basis if you are not out by October 15.

As we discussed, I am going ahead with the conversion of the building to two condominiums this fall. Because you have rented from me for the past year you have certain rights with the City as we move forward with the condominium conversion. These rights are as follows; you should check the ordinance if you need to see the specific wording.

- 1) We've offered you the upstairs unit at a cost of \$345,000. If we sell it for less than that within 90 days, you have the first right of refusal. I know you do not want it, but I have to make the offer to you in writing.
- 2) You have the ability to secure funds to relocate if you have to do so within the next 90 days. As with the offer above, it may not be relevant given my time frame to put the condo on the market in early November.
- 3) If you have questions or concerns you can/should contact the City Zoning/Codes office (874-8300); talk to Ms. Marge Schmuckal as I think she handles the conversion permits.

Again, thanks for the notice, and for being good tenants. I am sorry to see you go and wish you were staying.

Sincerely,



Stephen B. Mohr

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18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

NOV. 14 '05 (TUE) 13:12

COMMUNICATION No: 6

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