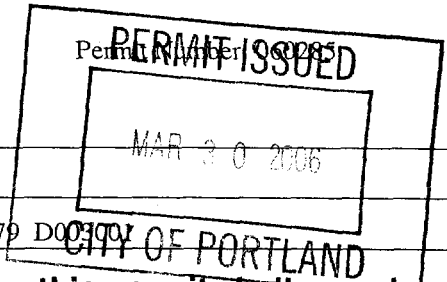


# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION

### PERMIT



This is to certify that GLIDDEN JONATHAN & RENDIA J SIBLEY JTS/n/a

has permission to Change of use 2 unit rental condos

AT 485 ST JOHN ST

provided that the person or persons who 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 altered or service is 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

*Jamie Bourke* 3/30/06  
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: 06-0285	Issue Date: <b>PERMIT ISSUED</b> MAR 30 2006	DBL: 079 DC03001
Owner Name: GLIDDEN JONATHAN D & BRE	Owner Address: 485 ST JOHN ST	Phone:
Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Permit Type: Change of Use - Condo Conversion	Zone: R5	

Location of Construction: 485 ST JOHN ST	Owner Name: GLIDDEN JONATHAN D & BRE	Owner Address: 485 ST JOHN ST
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion

Past Use: Residential 2 unit	Proposed Use: Residential 2 unit Change of use, 2 unit rental to Condos
legature: 2 dwellings w. 1.5	

Permit Fee: \$450.00	Cost of Work: \$450.00	CEO District: 3
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type:	
Signature:	Signature: <i>AMB 3/29/06</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Proposed Project Description:  
Change of use 2 unit rental to Condos

Permit Taken By: dmartin	Date Applied For: 03/02/2006	<b>Zoning Approval</b>		
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<p>1</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><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</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>cc - conditions</i> Date: 3/29/06 <i>AMB</i></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></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>AMB</i> &gt;ate:</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> 06-0285	<b>Date Applied For:</b> 03/02/2006	<b>CBL:</b> 079 D003001
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<b>Location of Construction:</b> 485 ST JOHN ST	<b>Owner Name:</b> GLIDDEN JONATHAN D & BRE	<b>Owner Address:</b> 485 ST JOHN ST	<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> Residential 2 unit Change of use, 2 unit rental to Condos	<b>Proposed Project Description:</b> Change of use 2 unit rental to Condos
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 0312912006**Note:** **Ok to Issue:** 

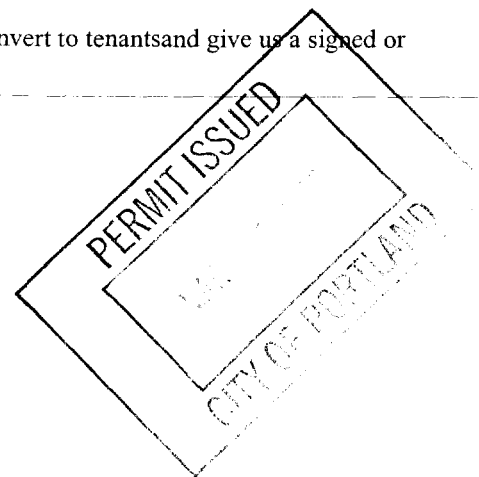
- 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval,
- 2) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. 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.
- 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) You will need to apply for a separate permit if you decide to do any renovations.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 0312912006**Note:** **Ok to Issue:** 

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.

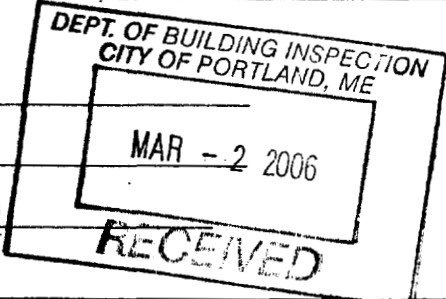
**Comments:**

03/13/2006-amachado: Left message with owner. He needs to deliver letter of notice to convert to tenants and give us a signed or initialed letter to show that the tenants received it.



# 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>485 St. John Street Portland</u>		
Total Square Footage of Proposed Structure <u>3320 (Appx)</u>	Square Footage of Lot <u>5000 (50x100 lot)</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>map 79</u> Block# <u>D</u> Lot# <u>3</u>	Owner: <u>Jonathan Glidden</u>	Telephone: <u>207-838-9483</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Jonathan Glidden</u> <u>485 St. John Street</u> <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>Ø</u> Fee: \$
Current use: <u>2 Family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>2 separate (condo's)</u>		
Project description: _____		
		
Contractor's name, address & telephone: <u>Jonathan Glidden 485 St. John Street</u> <u>Portland, ME 04102</u>		
Who should we contact when the permit is ready: <u>Jonathan Glidden</u>		
Mailing address: <u>St. John Street</u> <u>Portland, Maine 04102</u>		
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. <b>PHONE: 207-838-9483</b>		

**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: [Signature] Date: 2/28/06

**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 4<sup>th</sup> floor of City Hall**

Submit with Condominium Conversion Permit Application

**Project Data:**

Address: 485 St. John Street Portland

C-B-L: Map 79, Lot 3, Block D

Number of Units in Building: 2

unit 1	Scott Archer	899-0831	1.5 years	4/1/06	Ø
unit 2	Jonathan Glidden	838-9483	12 years	SELF	Ø
Unit 3					
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 12 years

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

YES \_\_\_\_\_ NO X (check one)

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)

JDG Associates Inc.  
211 Marginal Way #219  
Portland, Maine 04101

(02/15/06)

Scott Archer and Troy Pinkham  
485 Saint John St. #1  
Portland, Maine 04102

Re: Notice of intent to convert 485 Saint John Street, Portland to condominiums

Dear Scott and Troy

I am sending this letter to you to inform you that I intend to convert the building at 485 Saint John Street, Portland, Maine into 2 condominium units. I **am** required to give you a minimum 120 day notice of my intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is **not** a notice to quit the unit. If it comes to that, a separate 30 day notice to quit will be provided to you.

One of my obligations is to offer you a 60 day option to purchase the unit in which you reside. I intend to sell this unit for \$279,000.00, please let me know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sales agreement. If you decline to purchase the unit and I am unable to sell it in the next 180 days, if I reduce the price, I will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.

**As** the developer of this project, I am required by the City of Portland ordinance to give you the following notice:

If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 289 Congress St., Portland, Maine 04101 (telephone: 871-8703).

I am required to assist you with relocation payments unless your gross income exceeds **80%** of the median income of the Portland SMSA, adjusted for family size, as determined by the US Department of Housing and Urban Development. If you would like me to investigate whether you qualify for assistance, or if you would like me to provide assistance to you in the form of referrals to other reasonable accommodations, Please let me know.

**This notice shall be hand delivered or mailed by certified mail, return receipt requested; postage prepaid and shall be effective upon delivery.**

**Sincerely,**

**JDG Associates Inc.**



APPLICATION FOR PERMIT

NOV 2 1936

Class of Building or Type of Structure. Third Class

Portland, Maine, October 21, 1936

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~also install~~ the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location ... Ward 7 ... Within Fire Limits? no ... Dist. No. ...
Owner's or Lessee's name and address ... Telephone ...
Contractor's name and address ... Telephone ...
Architect's name and address ...
Proposed use of building ... No. families ...
Other buildings on same lot ...
Plans filed as part of this application? yes ... No. of sheets 1 ...
Estimated cost \$ 400 ... Fee \$ .75

Description of Present Building to be Altered

Material ... No. stories ... Heat ... Style of roof ... Roofing ...
Last use ... No. families

General Description of New Work

Structure - car frame 20' x 20'

NOTIFICATION BEFORE LATHE
OR CLOSING IN IS WARR'D
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WARR'D

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Height average grade to top of plate 8' - 4"
Size, front 20' depth 20' No. stories 1 Height average grade to highest point of roof 20' 15" - 2"
To be erected on solid or filled land? solid earth or rock? rth
Material of foundation concrete slab Thickness, top bottom
Material of underpinning Height Thickness
Kind of roof hip Rise per foot 8" Roof covering asphalt shingles Class C 2nd Lot
No. of chimneys no Material of chimneys of lining
Kind of heat no Type of fuel Is gas fitting involved?
Corner posts 4x4 Sills 4x6 Girt or ledger board? Size
Material columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x1-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor concrete, 2nd, 3rd, roof 2x8
On centers: 1st floor, 2nd, 3rd, roof 2"
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot none to be accommodated 1
Total number commercial cars to be accommodated none
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner

Thos Riley



485 Saint John Street Associates Inc.  
211 Marginal Way #219  
Portland, Maine 04101



03/17/06

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485 Saint John St. #1  
Portland, Maine 04102

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**This notice shall be hand delivered or mailed by certified mail, return receipt requested; postage prepaid and shall be effective upon delivery.**

Sincerely,



485 Saint John Street Associates Inc.

*Edward Decker 3/21/06*

*Edward Decker 3/21/06*