

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

## BUILDING DEPARTMENT

### PERMIT

Permit Number: 100821

Please Read Application And Notes, If Any, Attached

This is to certify that KAMP DEAN A

has permission to Change of use from 2 single Family Dwelling on single parcel to 1 unit Condo on single parcel

AT 42 EPPS ST PEAKS ISLAND CE 084 1003001

**PERMIT ISSUED**

AUG - 5 2010

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.

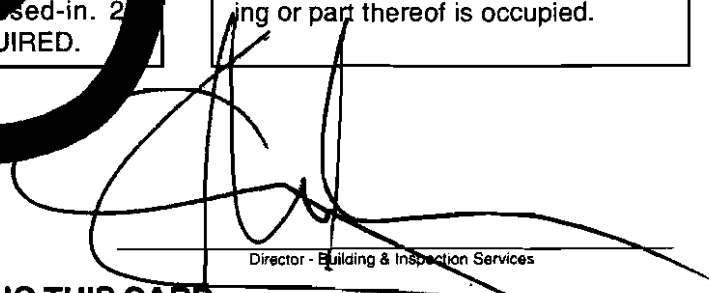
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 2 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 \_\_\_\_\_  
Department Name \_\_\_\_\_



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: 10-0821	Issue Date:	CBL: 084 1003001
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Location of Construction: 42 EPPS ST PEAKS ISLAND	Owner Name: KAMP DEAN A	Owner Address: 71 CENTRAL AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: R-2

Past Use: 2 Single Family Dwellings	Proposed Use: 2 unit Condo Change of use from 2 single Family Dwellings on single parcel to 2 unit Condo on single parcel	Permit Fee: \$450.00	Cost of Work: \$450.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>	

**Proposed Project Description:**  
Change of use from 2 single Family Dwellings on single parcel to 2 unit Condo on single parcel

Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_  
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 07/12/2010	<b>Zoning Approval</b>	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i>	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<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 type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>7/13/10</i> <i>APM</i>	Date: _____	Date: <i>Jan</i>

**PERMIT ISSUED**

AUG - 5 2010

City of Portland

**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

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

  X   Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.

NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

PERMIT ISSUED  
AUG - 5 2010  
City of Portland

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-0821	Date Applied For: 07/12/2010	CBL: 084 1003001
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Location of Construction: 42 EPPS ST PEAKS ISLAND	Owner Name: KAMP DEAN A	Owner Address: 71 CENTRAL AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	

Proposed Use: 2 unit Condo Change ownership from 2 single Family Dwellings on single parcel to 2 unit Condo on single parcel	Proposed Project Description: Change ownership from 2 single Family Dwellings on single parcel to 2 unit Condo on single parcel
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/13/2010

**Note:** **Ok to Issue:** ✓

- 1) 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.
- 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) With the issuance of this permit and the certificate of occupancies the use of this property will be two residential condominiums - each condominium being a separate single family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 08/05/2010

**Note:** **Ok to Issue:** ✓

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

**PERMIT ISSUED**

AUG - 5 2010

City of Portland

# WARREN & CURRIER & BUCHANAN

Limited Liability Company, P.A.

Carol Godfrey Warren  
David E. Currier  
Brenda M. Buchanan

July 12, 2010

Marge Schmuckal  
Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, Maine 04101

BY HAND DELIVERY

RE: Condominium Conversion -- 42 Epps Street, Peaks Island

Dear Marge:

Please find enclosed a condominium conversion application regarding the property of my client, Dean Kamp, located at 42 Epps Street. The tax map designation is 84-I-3,4,9 &10. There are two single-family dwellings on this single parcel: Dean's primary residence (which will be designated as Unit #1) and a rental cottage (Unit #2).

The cottage has been vacant since September, 2009 when Dean's son and his family moved to a larger house on the island. Dean decided not to look for a new tenant and began offering the cottage for sale this spring. Because the cottage has been vacant for some time, it is my understanding from our discussion that Section 14-568 does not apply, and there is no requirement of tenant notification in regard to this matter.

The cottage is now under contract to be sold. That contract, which was signed just this week, calls for a closing on July 21.

I have enclosed a check in the amount of \$450.00 in payment of the filing fee for the conversion permit and two Certificates of Occupancy. Dean is available at 653-7042 to schedule an inspection of the property.

If you have any questions, please do not hesitate to call.

Sincerely,



Brenda M. Buchanan

cc: Dean A. Kamp

57 Exchange Street, Portland, Maine 04101-5020

Telephone (207) 772-1262 Telecopier (207) 772-1279 E-mail: counsel@wacubu.com



# General 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: 42 Epps Street, Peaks Island		
Total Square Footage of Proposed Structure/Area Unit #1 - 1757 SF; Unit #2 - 949 SF		Square Footage of Lot 8,822.8 SF (.20 acres)
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 84            I            3,4, 9, 10	Applicant <del>must be owner, Lessee or Buyer*</del> Name    Dean A. Kamp Address 42 Epps Street City, State & Zip Peaks Island ME 04108	Telephone: 207-653-7042
Lessee/DBA (If Applicable)  N/A	Owner (if different from Applicant) Name            N/A Address City, State & Zip	Cost Of Work: \$ 0 C of O Fee: \$ 150.00 Conversion Permit \$300.00 Total Fee: \$ 450.00
Current legal use (i.e. single family) <del>Two single family dwellings on a single parcel</del> If vacant, what was the previous use? <del>Unit #2 was a rental unit until September, 2009</del> Proposed Specific use: <u>Two-unit condominium</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>This is a conversion to condominium ownership of existing dwellings that share a single parcel. No renovations/construction will occur.</u>		
Contractor's name: _____ Address: _____ N/A _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Brenda M. Buchanan      Date: 7/12/10

This is not a permit; you may not commence ANY work until the permit is issued

BRENDA M. BUCHANAN  
ATTORNEY FOR APPLICANT

## Submit with Condominium Conversion Permit Application

**Project Data:**

**Address:** 42 Epps Street, Peaks Island

**C-B-L:** 84-I-3,4,9,10

**Number of Units in Building:** Two units on parcel

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 Dean A. Kamp (Applicant)				
Unit 2 Vacant (sept. 01)				
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 since 3/29/99

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:

\$ 0 Exterior walls, windows, doors, roof

\$ 0 Insulation

\$ 0 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ 0 Other (specify)