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85 EXCHANGE STREET, 4th FLOOR
PORTLAND, MAINE 04101

PHONE 207 775-3101
FAX 207 871-0683

January 20, 2009

Attn: Lisa
Building Inspection Department
389 Congress Street
Portland, Me 04101

Re: Condo Conversion Permit Check
85 Prince Ave., Peaks Island

Dear Lisa:

Per our conversation please see attached copies of the two (2) receipts for \$450.00 for payment of the Condo Conversion Permit dated February 24, 2006 and December 15, 2008, in connection with the above-referenced matter. We inadvertently paid twice for this Permit. You had stated once we had given you copies of the receipts showing these payment you would be able to refund us our \$450.00. Please except this letter as our request for this refund.

Should you have any questions regarding this request, please contact our office at any time..

Thank you for your help and assistance in this matter.

Sincerely yours,



Elaine Orser

Enclosures



CITY OF PORTLAND, MAINE
Department of Building Inspections

Feb 24 2006

Received from Bryne Smith Tuttle LLC

Location of Work 85 Prince St.

Cost of Construction \$ Ø

Permit Fee \$ 450.00

12/21/05 2009

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other Condo Conversion

CBL: 91 R 008

Check #: 503

Total Collected \$ 450

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

Donna
WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

BYRNE SMITH TUTTLE



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

December 15 2008

Received from Mittelaser, LLC

Location of Work 85 Prince Ave. P.I.

Cost of Construction _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other 2 Condo Conversions

CBL: 091-R-008

Check #: 6227 Total Collected \$ 450⁰⁰

No work is to be started until permit issued.
If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)
In order to receive a refund, you MUST present the Original Receipt.

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

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: 85 Prince Ave., Peaks Island, Maine		
Total Square Footage of Proposed Structure 2475	Square Footage of Lot 0.243	
Parcel ID # 091 R008001 Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 91 - R - 8 - 9	Owner: Byrne Smith Tuttle LLC	Telephone: 207-755-3101
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: 207-775-3101 Jonathan L. Goldberg 85 Exchange St. Portland, ME 04101	Cost Of Work: \$ <u>N/A</u> Fee: \$ _____ C of O Fee \$ _____ Total Fees: \$ _____
<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">PERMIT ISSUED</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">DEC 15 2008</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">CITY OF PORTLAND</p> </div>		
Current use: <u>Owner Use Only</u>		
If the location is currently vacant, what was prior use: <u>Owner Occupied Residence</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>Owners to Occupy</u>		
Project description: <u>To convert into 2 unit condominium</u>		
Contractor's name, address & telephone: <u>N/A</u>		
Who should we contact when the permit is ready: <u>Jonathan L. Goldberg</u>		
Mailing address: _____		
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: 207-775-3101		

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:	Date: <u>12/15/08</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

Submit with Condominium Conversion Permit Application

Project Data:

Address: 85 Prince Ave., Peaks Island, Maine

C-B-L: 91-R-8-9

Number of Units in Building: 2

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1	0	0	0	0
Unit 2	0	0	0	0
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 3yrs, 3 mnths

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

YES _____ NO (check one)

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

\$ _____ Exterior walls, windows, doors, roof

\$ _____ Insulation

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

\$ _____ Other (specify)

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0248	Issue Date: 04/20/2006	CBL: 091 R008001
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Location of Construction: 85 PRINCE AVE - PI	Owner Name: BYRNE SMITH TUTTLE LLC	Owner Address: 114 FEDERAL ST	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone:

Past Use: Residential 2 unit	Proposed Use: Residential 2 unit Condo Conversion	Permit Fee: \$450.00	Cost of Work: \$450.00	CEO District: 2
Proposed Project Description: 2 unit Condo Conversion		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
		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: dmartin	Date Applied For: 02/16/2006	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"/> Date:	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 Date:	Historic Preservation <input 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 Date:
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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

Permit No: 06-0248	Date Applied For: 02/16/2006	CBL: 091 R008001
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Location of Construction: 85 PRINCE AVE - PI	Owner Name: BYRNE SMITH TUTTLE LLC	Owner Address: 114 FEDERAL ST	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	

Proposed Use: Residential 2 unit Condo Conversion	Proposed Project Description: 2 unit Condo Conversion
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/14/2006

Note: 2/28/06 researching the use in assessors (our records are not complete) it shows 2 family prior to 1957 - there **Ok to Issue:**
 is a question concerning the abandonment of the legal nonconforming use of 2 families
 4/14/06 the lawyer has submitted an affidavit showing that both units were used by the past owner until he
 died. The legal nonconforming use was not abandoned.

- 1) 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.
- 2) The use of this property shall remain two dwellings. Any change of use shall require a separate permit application for review and approval. This use is considered legally nonconforming. Any abandonment of that use as outlined in the Land Use Zoning Ordinance shall extinguish the legal nonconforming use.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 04/20/2006

Note: **Ok to Issue:**

- 1) Contruction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.