


City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1157	Issue Date:	CBL: 343 D016001
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Location of Construction: 12 White Birch Ln	Owner Name: Birchlane, LLC	Owner Address: 198 Saco Avenue	Phone: 437-A-46 207-934-7622
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Condo Conversion	Zone: R3 R5 SH PRU
Past Use: Residential / 27 Units	Proposed Use: Change of Use from 27 Units to 27 Condominiums.	Permit Fee: \$6,105.00	Cost of Work: \$0.00
Change of Use from 27 Units to 27 Condominiums.	legat	CEO District: 2	
		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: gg	Date Applied For: 09/09/2003	Zoning Approval		
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"/> late:	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 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 Date:	
	PERMIT DENIED			

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

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Planning & Development
Lee Urban, Director

CITY OF PORTLAND

October 9, 2003

Birchlane, LLC
C/o King Weinstein
198 Saco Avenue
Old Orchard Beach, ME 04064

RE: 12 White Birch Lane – 343-D-016 – R-5/R-3 PRUD – 27 Dwelling Units – permit application # 03-1157

Dear Mr. Weinstein,

I am in receipt of your permit application to change the twenty-seven (27) residential dwelling units from rental to condominium dwelling units. You have stated within your application that you have not made official written notice to the tenants notifying them of this change in ownership because you are not requiring any tenants to vacate at this time.

The entire purpose of the condominium conversion regulations is to regulate conversion and to minimize the potential adverse impacts of such conversion on tenants. I understand this purpose to mean that tenants must still be notified in writing that a conversion from rental to condominiums is being made. This notice to tenants shall be delivered prior to the issuance of a condominium conversion permit. In that notice to the tenants you shall officially inform them of the conversion. The notice shall also contain the specific wording outlined within the ordinance that notifies the tenants of irrevocable rights and how to contact the City of Portland with any questions. If you are not intending to market or sell these condos at this time and tenants are not required to vacate, it should also be stated as such within the notice that you provide to the tenants. This office shall receive a copy of all the delivered tenant notices.

Please note that you shall be required to provide a SECOND NOTICE to each tenant at the time you require the tenant to vacate. This second notice shall contain a specific offer and terms for the tenant to purchase their unit. The notice shall again contain specific wording outlined within the ordinance that notifies the tenants of irrevocable rights and how to contact the City of Portland with any questions. The tenant also shall be given a specific time for notice to vacate based upon the number of years that they have occupied their unit. Because you have chosen to delay the selling of the proposed condominiums, you will be required this two-tier notification.

All other requirements within the condominium conversion ordinance shall be in force at all times. If there are any vacancies, during either notification, this office shall be given the name and telephone number of the previous tenant(s) and reason for their vacation of the unit.

It has also been brought to my attention by our front staff that all the required fees for the condominium conversion permit have not been paid. I have attached a copy of request of additional payment of **\$1,980.00**

This office has the responsibility of ensuring that all tenants have been afforded their rights under this ordinance prior to and during condominium conversions. Your permit shall be on hold until all the required tenant information has been satisfied and when all required fees have been paid.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator

Cc: Mark Adelson, Housing and Neighborhood Services Division Director
File

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No: 3-1157	Applicant: Birchlane, LLC
Project Name: Change of Use from 27 Units to 27	Location: 12 White Birch Ln
CBL: 343 D016001	Development Type:
Invoice Date: 09/09/2003	

Previous Balance	-	Payment Received	+	Current Fees	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$6,105.00		\$1,980.00	On Receipt

First Billing

Previous Balance

\$0.00

Fee Description	Qty	Fee Charge
Certificate of Occupancy	27	\$2,025.00
Building Permit Fee First \$1000	1	\$30.00
Condo Conversion	27	\$4,050.00
		<hr/>
		\$6,105.00
		<hr/>
	Total Current Fees:	\$6,105.00
	Amount Due Now:	\$6,105.00

 Detach and remit with payment

Bill to: Birchlane, LLC
 198 Saco Avenue
 Old Orchard, ME 04064

CBL 343 D016001
Application No: 3-1157
Invoice Date: 09/09/2003
Invoice No: 11228
Total Amt Due: \$1,980.00
Payment Amount:

Make checks payable to the **City of Portland**, ATTN: Karen Dunfey, 3rd Floor, 389 Congress Street, Portland, ME 04101

03-1157

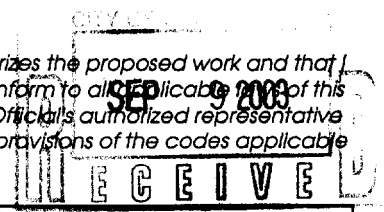
All Purpose Building Permit Application

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.

Total Square Footage of Proposed Structure <i>EXISTING 738 - 1164 SF VACH</i>		Square Footage of Lot <i>3.9 AC: 72</i>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <i>437 0 16</i>	Owner: <i>BIRCHLAW, LLC</i>	Telephone: <i>934-7600 x22</i>
Lessee/Buyer's Name (If Applicable) <i>N/A</i>	Applicant name, address & telephone: <i>BIRCHLAW, LLC 410 KING WEINSTEIN 178 SAGE AVENUE OLD ORCHARD BEACH, ME 04064 207 934-7600 x22</i>	Cost Of Work: \$ Fee: \$ <i>30.00 + 150.00</i> <i>27</i> units @ \$200 per unit <i>\$4050 (75 x 27) = 2025</i> \$185 = 6075 TOTAL \$ 6105 DUE
Current use: <u>Residential</u> number of units: <u>27</u>	Purposed use <u>RESIDENTIAL</u> number of units: <u>27</u>	
Project description: <i>change ownership; no physical change</i>		Owes - 1,980.00
Contractor's name, address & telephone: <i>N/A</i>		
Who should we contact when the permit is ready: <u>King Weinstein</u>		
Mailing address: <u>P.O. Box W Old Orchard Beach, ME 04064</u>		
Phone: <u>207 934 7600</u>		

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 codes 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: <i>[Signature]</i>	Date: <i>9/3/03</i>
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This is not a permit, you may not commence ANY work until the permit is issued

Submit with Condominium Conversion Permit Application

Project Data:

Address: 6-10 White Birch Lane

C-B-L: 343 - 12 - 16
437 - A - 46

Number of units in building: 27 TOTAL ~ ? 3,000

Tenant name	Tenant tel. #	occup. length	Date of notice	eligible for \$?
Unit 1	<i>See attached</i>		<i>N/A</i>	<i>NOT YET</i>
Unit 2				
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 PURCHASED 2/2003

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)

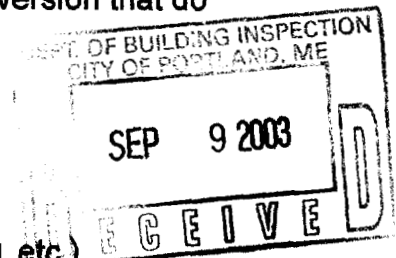
Type and cost of building improvements associated with this conversion that do not require permits:

\$ _____ exterior walls, windows, doors, roof *N/A*

\$ _____ insulation

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

\$ _____ other (specify)

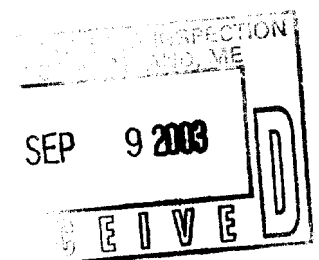


5:24 PM

09/03/03

BirchLane LLC Customer Contact List September 3, 2003

Bill to	Contact	Phone
Gerald Seal 6 White Birch Lane #1 Portland, ME 04103	Gerald Seal	207-797-657
Toni Burns, Crystal Pomerleau Elizabeth Elsea 10 White Birch Lane #01 Portland, ME 04103	Toni Burns	
Chris Kimball Wendy Kimball 10 White Birch Lane Apt 2 Portland, ME 04103	Chris Kimball	207-878-5735 home
Elizabeth Monteiro 6 White Birch Lane #2 Portland, ME 04103	Elizabeth Monteiro	207-878-3478
Catherine Giuffre 6 White Birch Lane #3 Portland, ME 04103	Catherine Giuffre	207-878-0731
Kristi Hancock Scott Brown 10 White Birch Lane #3 Portland, ME 04103	Kristi Hancock	207-878-2050 home
Peter Henry Ross 6 White Birch Lane #4 Portland, ME 04103	Peter Henry Ross	207-409-0736
Anne Divenio 10 White Birch Lane #4 Portland, ME 04103	Anne Divenio	207-878-2434
Timothy Kenny 6 White Birch Lane #5 Portland, ME 04103	Timothy Kenny	207-797-6560
Robert Stewart 10 White Birch Lane #5 Portland, ME 04103	Robert Stewart	207-797-0346 home
Doris Coburn Susan Coburn 10 White Birch Lane #6 Portland, ME 04103	Doris Coburn	207-797-2330 home
Catherine Giuffre 6 White Birch Lane #6 Portland, ME 04103	Catherine Giuffre	
Lori Thomas Jordan Kelley 10 White Birch Lane #7 Portland, ME 04103	Lori Thomas	207-653-7642
Daisy Elliott Brian Gagne Megan Garceau 6 White Birch Lane #7 Portland, ME 04103	Daisy Elliott	
Jamie R Gilman 6 White Birch Lane Unit #7 Portland, ME 04103	Jamie R Gilman	
Greg Millet 10 White Birch Lane #8 Portland, ME 04103	Greg Millet	207-878-0251
Jeff & Norma McAninch 6 White Birch Lane #8 Portland, ME 04103	Jeffrey McAninch	207-878-0151
S McPherson 10 White Birch Lane #9 Portland, ME 04103	S McPherson	207-797-4128
S Perranne Thomas 10 White Birch Lane #10 Portland, ME 04103	S Perranne Thomas	207-797-6928
Jean Neilson 10 White Birch Lane #11 Portland, ME 04103	Jean Neilson	207-878-6147
Chesyle Heal 10 White Birch Lane #12 Portland, ME 04103	Chesyle Heal	207-797-8535
Steve Carini 10 White Birch Lane #13 Portland, ME 04103	Sieve Carini	207-878-3435
Jeremy Sherman 10 White Birch Lane #14 Portland, ME 04103	Jeremy Sherman	
Sarena Jarvis 10 White Birch Lane #15 Portland, ME 04103	Sarena Jarvis	207-
Roy Maguire Raymond Marquis 10 White Birch Lane #16 Portland, ME 04103	Roy Maguire	
Thane Chalmers 10 White Birch Lane #17 Portland, ME 04103	Thane Chalmers	
Deborah & Joseph Wilson 10 White Birch Lane #18 Portland, ME 04103	Deborah & Joseph Wilson	
Alan Linscott 10 White Birch Lane #19 Portland, ME 04103	Alan Linscott	207-878-0572 home



Gayle This
is a regular
Condo conversion
permit - Not
A ZBA Thing
- Need to refigure
& type out permit
form

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

BIRCHLANE LLC
198 SACO AVENUE - P.O. BOX W
OLD ORCHARD BEACH, MAINE 04064
PH. (207) 934-7632

PAR 100328 01421 2003.08.05
SACO & BIDDEFORD SAVINGS INSTITUTION
SACO & OLD ORCHARD BEACH, ME

1013

52-7263/2112

9/3/2003

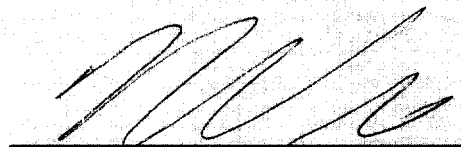
PAY TO THE
ORDER OF City of Portland

\$ **4,125.00

Four Thousand One Hundred Twenty-Five and 00/100*****

DOLLARS

City of Portland
389 Congress Street
Portland, Maine 04101



MEMO

Condo conversion application

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑆001013⑆ ⑆211272630⑆ 90⑆019⑆097⑆

BIRCHLANE, LLC
198 Saco Avenue
Old Orchard Beach, Maine 04064
207 934-7622

September 3, 2003

Marge Schmuckal
City of Portland
Building Inspection Office
389 Congress Street
Portland, Maine 04101

Dear Ms. Schmuckal:

Enclosed is a conversion application for the White Birch apartments. We have not included a copy of the notice to the tenants as we have no intention of selling units at this time.

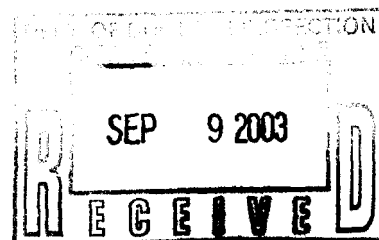
Per the City code Sec. 14-568, we will provide the requisite notice at least 120 days "before the tenant is required by the developer to vacate". At this time we would ask that the safety **and** other necessary inspections be completed by the City.

Thank you for your cooperation and please feel free to call me with any questions, and with the point of contact for inspections.

Sincerely,
BIRCHLANE, LLC



King H. Weinstein
Manager



May 21, 1985

Mr. David Pirone
58 Neal Street
Portland, Maine 04102

Dear Mr. Pirone:

On May 14, 1985, the Portland Planning Board voted unanimously (5-0) that the Birch Meadows Apartments project is in compliance with the Planned Residential Unit Development standards of the R-5 Residence Zone.

The Board approved (4-1) the subdivision plan for development with the following conditions:

1. The City Arborist's acceptance of the site plan; and
2. The Planning Engineer's acceptance of the specifications for the pump station.

The site plan for the proposed residential project was also approved (4-1) with the following conditions:

1. all the exterior lighting will be shielded and non-glaring; and
2. the deed covenant for the detention basin in the development must be executed and recorded.

Mylar copies of the construction drawings for the project must be submitted to the Public Works Department prior to the release of the plat. In addition, a performance bond covering the public improvements must be submitted to and approved by Planning Division and Public Works prior to the recording of the subdivision plat. The subdivision approval is valid for three years.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE CROUP
B.O.C.A. TYPE OF CONSTRUCTION 0.01482

DEC 26 1985

ZONING LOCATION PORTLAND, MAINE Dec. 16, 1985

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Lot #16, White Birch Lane - Birchmeadow Sub. Fire District #1 [] #2 []

- 1. Owner's name and address J. David Pirone - 50 Neal St. 04102 Telephone 773-3154.
2. Lessee's name and address Telephone
3. Contractor's name and address ONQRT Telephone

Proposed use of building 7 Bldgs. with 27 units total No. of sheets No. families

Material No stories Heat Style of roof Roofing

Other buildings on same lot Estimated contractual cost \$ 125,000. Appeal Fees \$

FIELD INSPECTOR - Mr. @ 775-5451 Base Fee Late Fee

TOTAL \$645.00

To construct 5 bldg. with 4 apts, with 5 townhouses, 2 units in bldg. with garage, other buildings do not have garages, as per plans, submitted previously, Stamp of Special Conditions

ISSUE PERMIT TO #1

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
NO. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bringing in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
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 to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: BUILDING INSPECTION - PLAN EXAMINER DATE MISCELLANEOUS
ZONING: BUILDING CODE: Fire Dept.: Health Dept.: Others:
Will work require disturbing of any tree on a public street?
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 Applicant Type Name of above Phone #
J. David Pirone, owner



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 10, 1985

J. David Pirone
58 Neal Street
Portland, ME 04102

RE: Lot 16 White Birch Lane (Birchmeadow Subdivision)

Dear Sir:

Your application to construct five foundations has been reviewed, and a building permit is herewith issued subject to the following requirements. These same Site Plan requirements will also be for the rest of your proposed construction.

Site Plan Review Requirements

Public Works Department: Approved with conditions. R. Roy 9/27/85

- (1) Sewer permits shall be obtained prior to the issuance of a building permit.
- (2) The sewer and drainage systems shall be completed and approved by Public Works prior to occupancy of any of the units.

Fire Department: Approved. Lt. Collins 10/9/85

Inspection Services Division: Approved. W. Turner 10/8/85

Planning Division: Approved with conditions. B. Barhydt 10/8/85

- (1) The City Arborist must approve the site plan.
- (2) The City Engineer must accept the pump station.
- (3) Any exterior lighting shall be shielded and non-glaring.
- (4) The deed covenant for the detention basin in the development must be excepted and recorded.

Building Code Requirements

1. This permit is for foundations only. No other work is to be done until the proper permits are obtained.
2. All lot lines shall be clearly marked before calling for foundation inspections.

If you have any questions regarding these requirements, please call this office.

Sincerely,

F. Samuel Hoffses
Chief of Inspection Services



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP OCT 10 1985

B.O.C.A. TYPE OF CONSTRUCTION 0.01167 OCT 10 1985

ZONING LOCATION PORTLAND, MAINE Sept. 26, 1985 City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... Lot 1.16 White Birch Lane - Birchmound Sub-Div Fire District #1 □, #2 □

- 1. Owner's name and address J David Pirone - 55 Neal St. Telephone 773-3154
2. I ewee's name and address Telephone
3. Contractor's name and address Owner Telephone

Proposed use of building 7 bldgs with 27 units total No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings same lot
Estimated cost total cost \$ 20,000.

FIELD INSPECTOR - Mr. @ 775-5451
Appeal Fees \$ 120.00
Base Fee bldg. fee \$ 350.00
Late Fee sub div 675.00
TOTAL \$ 1,025.00

major site plan
sub-division fee for 27 units at 25.00 each
5 bldg. with 4 apts - 1 bldg. with 5 townhouses
2 units in bldg. with garage, other bldgs do not have garages
to construct foundation for 5 - 4 unit bldgs.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? YES Is any electrical work involved in this work? yea
Is connection to be made to public sewer? existing If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
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 to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street? no
ZONING:
BUILDING CODE Will there be in charge of the above work a person competent
Fire Dept. to see that the State and City requirements pertaining thereto
Health Dept. are observed? YES

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Sept. 26, 1985

Applicant J David Pirone

Date _____

Mailing Address 58 Neal St. 773-3154

Address of Proposed Site Lot # 16 White Birch Lane

Proposed Use of Site 27 units

Site Identifier(s) from Assessors Maps _____

Acreeage of Site / Ground Floor Coverage 3.85 acres / 10,000 sq ft.

Zoning of Proposed Site B-5

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors 2 & 3
 Total Floor Area 25,000 sq ft.

Other Comments: _____
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
- Requires Board of Appeals Action
- Requires Planning Board/City Council Action

Explanation _____
 Use complies with Zoning Ordinance — Staff Review Below

Zoning: **SPACE & BULK,**
 as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS		
COMPLIES		✓	✓	NA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	CONDITIONS SPECIFIED BELOW
COMPLIES CONDITIONALLY						✓														REASONS SPECIFIED BELOW
DOES NOT COMPLY																				

REASONS: Building permits cannot be issued until sewer connections are completed subject to Public Works' approval. Detention basin and outlet control structure are to be completed before start of site grading.
Warren J. Turner 10/8/85
 SIGNATURE OF REVIEWING STAFF/DATE
 BUILDING DEPARTMENT ORIGINAL

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No: 3-1157	Applicant: Birchlane, LLC
Project Name: Change of Use from 27 Units to 27	Location: 12 White Birch Ln
CBL: 343 D016001	Development Type:
Invoice Date: 09/09/2003	

Previous Balance	-	Payment Received	+	Current Fees	=	Total Due		Payment Due Date
\$0.00		\$0.00		\$6,105.00		\$1,980.00		On Receipt

First Billing

Previous Balance	\$0.00
-------------------------	---------------

Fee Description	Qty	Fee Charge
Certificate of Occupancy	27	\$2,025.00
Building Permit Fee First \$1000	1	\$30.00
Condo Conversion	27	\$4,050.00
		<hr/>
		\$6,105.00
		<hr/>
	Total Current Fees:	+ \$6,105.00
	Amount Due Now:	\$6,105.00

 Detach and remit with payment

Bill to: Birchlane, LLC
 198 Saco Avenue
 Old Orchard, ME 04064

CBL 343 D016001
Application No: 3-1157
Invoice Date: 09/09/2003
Invoice No: 11228
Total Amt Due: \$1,980.00
Payment Amount:

*Make checks payable to the **City of Portland**, ATTN: Karen Dunfey, 3rd Floor, 389 Congress Street, Portland, ME 04101*

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

PAR 190526 01421 2003.03.05

BIRCHLANE LLC
198 SACO AVENUE - P.O. BOX W
OLD ORCHARD BEACH, MAINE 04064
PH. (207) 934-7632

SACO & BIDDEFORD SAVINGS INSTITUTION
SACO & OLD ORCHARD BEACH, ME

1056

52-7263/2112

11/21/2003

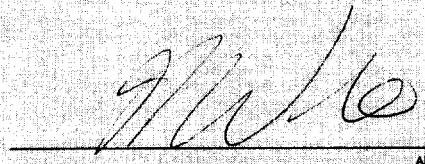
PAY TO THE
ORDER OF

City of Portland

\$ **1,980.00

One Thousand Nine Hundred Eighty and 00/100*****DOLLARS

City of Portland
389 Congress Street
Portland, Maine 04101



AUTHORIZED SIGNATURE

MEMO

Condo conversion - permitting fees

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈001056⑈ ⑆211272630⑆ 90⑈019⑈097⑈



KING REAL ESTATE
 198 Saco Avenue — P.O. Box W
 Old Orchard, Maine 04064

MEMO LETTER

Telephone: (207) 934-7622
 Fax: (207) 934-1566

DATE

11/21/03

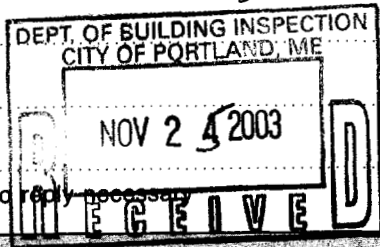
SUBJECT

BIRCHLANE

TO

MARGE SCHMUCKER
 389 CONGRESS ST.
 PORTLAND, ME 04101

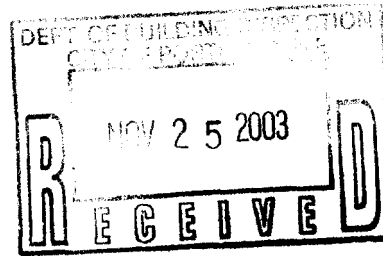
ENCLOSED IS A CHECK FOR THE BALANCE YOU REQUESTED. PLEASE SEND A COPY OF THE OCCUPANT ORDINANCE & LET ME KNOW WHEN AN INSPECTION COULD TAKE PLACE. I HAVE INCLUDED A LIST OF TENANTS & MOVE-IN DATES. THOSE ARE FROM MY RECORDS OR THE FORMER OWNER. WE HAVE ELECTED TO GIVE NOTICE ONLY ONCE, TO PREVENT FURTHER CONFUSION. THANKS FOR YOUR PATIENCE & CONTINUING ASSISTANCE.



BIRCHLANE, LLC
 [Signature]
 SIGNED

Please reply

No reply necessary



note 2100003

6 White Birch Lane

<u>Apt.</u>	<u>Size</u>	<u>Name</u>	<u>Rent</u>	<u>S/D</u>	<u>M/I date</u>
	3Br	Gerald Seale	\$	None	6 years
2	3Br	Elizabeth Montego	\$	None	3 years
3	2Br	Vesta Antoine		\$850	11/01/03
4	2Br	Peter Henry Ross		None	1.5 years
5	3Br	Tim Kennv		\$850	21 months
6	3Br	Karby Giuffre		\$950	10/01/03
	2Br	Calann		\$850	09/15/03
8	2Br	Norma Perreault		None	4 years

10 White Birch

<u>Apt.</u>	<u>Size</u>	<u>Name</u>	<u>Rent</u>	<u>S/D</u>	<u>M/I date</u>
1	3Br	Burns Pomerlou	\$	\$950	9/01/03
	3Br	Chris Kimball		None	21 months
	2Br	Kristi Hancock		None	2.5 years
4	2Br	Anne Diverio		None	3 years
5	3Br	Robert Stewart		None	22 months
6	3Br	Doris Colhern		None	4 years
7	2Br	Macisso Steel		\$850	10/15/03
8	2Br	Greg Miller		None	4 years
9	3Br	S. McPherson		None	6 years
	3Br	S Perriane Thomas		None	6 years
	2Br	Elliott Gayne		\$825	10/01/03
	2Br	Chesyle Heal		\$750	6 years
	1Br	Steve Catini		None	3 years
	2Br	Sherman Delile		\$825	09/15/03

**10 White Birch
Townhomes**

<u>Apt.</u>	<u>Size</u>	<u>Name</u>	<u>Rent</u>	<u>S/D</u>	<u>M/I date</u>
15	2Br	Suzana Jarvis		None	4 years
16	2Br	Roy Magurie		None	6 years
17	2Br	Thane Chalmers		None	16 months
18	2Br	Wilson		\$1050	10/01/03
19	2Br	Mar Finseott		None	5 years