

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1441	Issue Date: DEC 15 2003	CBL: 124 E006001
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Location of Construction: 42 Prospect St	Owner Name: Manns Myles N	Owner Address: 42 Prospect St	Phone:
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 rental	Proposed Use: 2 Condominium units	Permit Fee: \$450.00	Cost of Work: \$0.00	CEO District: 3
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Proposed Project Description: 2 Condominium units <i>legal use: 2 Dwelling units</i> <i>Call when ready for pickup</i> <i>APT # 1 (1st)</i> <i>APT # 2 (2nd)</i>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB
	Signature: _____ Signature: <i>AMB 12/15/03</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
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Permit Taken By: Idobson	Date Applied For: 11/18/2003	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 with card</i> Date: <i>12/2/03</i>	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: _____
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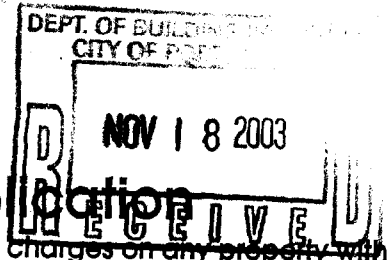
CERTIFICATION

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

03-1441



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>42 PROSPECT ST. PORTLAND, ME 04101</u>		
Total Square Footage of Proposed Structure <u>2171 sq ft</u>	Square Footage of Lot <u>6839 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>124</u> Block# <u>E</u> Lot# <u>6</u>	Owner: <u>MYLES MANNS</u>	Telephone: <u>207-409-0486</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>MYLES MANNS</u> <u>180 HIGH ST #26</u> <u>Portland ME. 04101</u> <u>207-409-0486</u>	Cost Of Work: \$ _____ Fee: \$ <u>150.00</u> <u>units @ 25.00 per</u> <u>unit \$ <u>300.00</u></u>
Current use: <u>Rental</u> number of units: <u>2</u>	plus CeOs <u>2 x 75.00 = 150.00</u>	
Purposed use <u>Condo</u> number of units: <u>2</u>	<u>\$ 450.00</u>	
Project description: <u>Would like to convert two unit house into</u> <u>Condo's. UNIT 1 is vacant & UNIT 2 would like to</u>		
Contractor's name, address & telephone:		<u>Purchase their unit.</u>
Who should we contact when the permit is ready: _____		
Mailing address: _____		
Phone: _____		

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: <u>Myles Manns</u>	Date: <u>11/18/03</u>
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This is not a permit, you may not commence ANY work until the permit is issued

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT ISSUED

PERMIT

Permit Number: 031441

DEC 13 2003

This is to certify that Manns Myles N
has permission to 2 Condominium units
AT 42 Prospect St 124 E006001

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 when permission procured before this building or part thereof is laid or closed-in. 24 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

Leanne M. Bourke 12/15/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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Location of Construction: 42 Prospect St	Owner Name: Manns Myles N	Owner Address: 42 Prospect St	Phone:
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: 2 Condominium units	Proposed Project Description: 2 Condominium units
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/02/2003

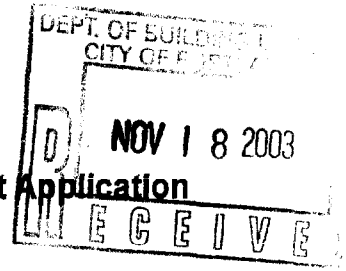
Note: **Ok to Issue:**

- 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) 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.
- 3) This property shall remain a two (2) family dwelling condominium after the issuance of this permit. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/15/2003

Note: **Ok to Issue:**

- 1) This approval does not allow any work to be done that would require a building permit. All work intended is cosmetic or finishing surfaces. The building inspector can determine if an application for permit is required.
- 2) Separate permits are required for any electrical or plumbing work.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



Submit with Condominium Conversion Permit Application

Project Data:

Address: 42 PROSPECT ST. PORTLAND ME. 04103

C-B-L: 124-E-6

Number of units in building: 2

	Tenant name	Tenant tel. #	occup. length	Date of notice	eligible for \$?
Unit 1	VACANT	→ WAS THE PREVIOUS OWNER WHO MOVED TO PHILADELPHIA			
Unit 2	TODD GRISET	207-232-6964	3 yrs.	11/18/03	NO
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 7 months

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit? YES X NO _____ (check one)

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

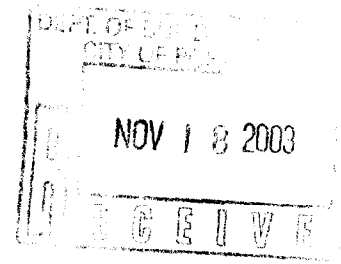
\$ 20,000 exterior walls, windows, doors, roof

\$ _____ insulation

\$ 15,000 interior cosmetics (walls/floors/ hallways refinishing, etc.)

\$ _____ other (specify)

11/18/2003



NOTICE OF INTENT TO CONVERT

To Todd Griset, resident of 42 Prospect St. #2 Portland, Me 04103

This is an offer for you to purchase your current apartment for the sum of \$140,000 plus the legal services as needed to complete the transaction.

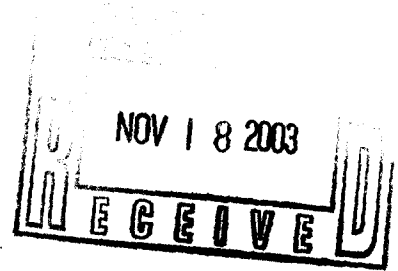
If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703)

Owner: Myles Manns (telephone: 409-0486)

Handwritten signature of Myles Manns.

11/18/2003

Reason for vacancy of 42 Prospect St. #1 Portland, Me 04103



The last occupant was the previous owner. They moved out before I purchased the property in April of 2003.

Their name's are

James Harris and Marigrace Maselli

They moved to Philadelphia and did not leave a forwarding address with me.

A handwritten signature in cursive script, appearing to read "Myles Murray".

42 Prospect

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

_____ **Footing/Building Location Inspection:** Prior to pouring concrete

_____ **Re-Bar Schedule Inspection:** Prior to pouring concrete

_____ **Foundation Inspection:** Prior to placing ANY backfill

_____ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

J _____ **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.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

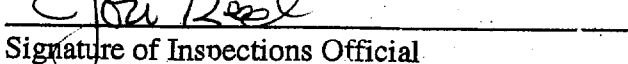
_____ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

_____ CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED



Signature of applicant/designee

Date



Signature of Inspections Official

Date

CBL: 124-E-6 Building Permit #: D3-1441

12/16/03