

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

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT ISSUED  
Permit Number: 060337  
APR 10 2006  
CITY OF PORTLAND

This is to certify that MARINOPOULOS DAPHNE & JAIN STANLEY ITS

has permission to Change of use from 2 residential units to 2 condos

AT 9 LONGFELLOW ST

126 B00100

provided that the person or persons, firm or corporation accepting 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 procured before this building or part thereof is altered or closed-in. 4 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

*Jeannie Bourke* 4/6/06  
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: 06-0337	Issue Date: <b>PERMIT ISSUED</b> APR 10 2006	OB#: 126 B001001
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Location of Construction: <b>9 LONGFELLOW ST</b>	Dwner Name: MARINOPOULOS DAPHNE & IA	Owner Address: 11 LONGFELLOW ST	Phone:
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Business Name:	Contractor Name:	Contractor Address:	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: RS
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Past Use: 2 Residential units  <i>legal use: 2 dwelling units</i>	Proposed Use: 2 Condominium units/ Change of use from 2 residential units to 2 cond's	Permit Fee: \$450.00	Cost of Work: \$450.00	CEO District: 3
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Proposed Project Description: Change of use from 2 residential units to 2 cond's	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type
	Signature:	Signature: <i>AMB 4/6/06</i>

Permit Taken By: Idobson	Date Applied For: 03/10/2006	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</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 <b>six</b> (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> <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 w/ conditions</i> Date: 3/14/06 <i>ASU</i>	<p><b>Zoning Appeal</b></p> <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:	<p><b>Historic Preservation</b></p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Approved Approved w/Conditions <input type="checkbox"/> Denied  Date: <i>ASU</i>
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**CERTIFICATION**

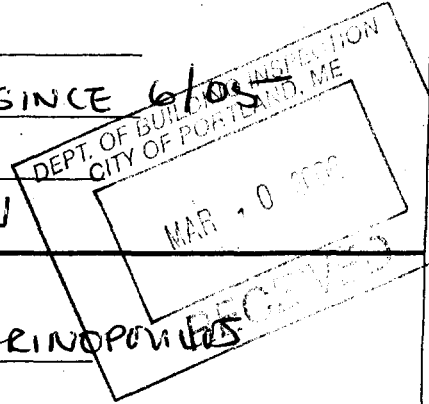
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

# 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>9-11 LONGFELLOW ST</u>		
Total Square Footage of Proposed Structure <u>N/A</u>	Square Footage of Lot <u>± 5000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>126</u> Block# <u>B</u> Lot# <u>1</u>	Owner: <u>DAPHNE MARINOPOULOS</u> <u>JAIN STANLEY</u>	Telephone: <u>207</u> <u>761-9992-day</u> <u>761-3794-home</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>11 LONGFELLOW ST</u> <u>PORTLAND 04103</u>	Cost Of Work: \$ <u>N/A</u> Fee: \$
Current use: <u>OWNERS RESIDE IN UNIT 1 ; UNIT 2 VACANT</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: <u>UNIT 2 VACANT SINCE 6/05</u>		
Proposed use: <u>RESIDENTIAL DWELLING</u>		
Project description: <u>CONDOMINIUM CONVERSION</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>DAPHNE MARINOPOULOS</u>		
Mailing address: <u>11 LONGFELLOW ST.</u> <u>PORTLAND, ME 04103</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. PHONE: <u>207-761-9992-day</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 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><i>Daphne Marinos</i></u>	Date: <u>3/8/06</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 Planning Department on the 4<sup>th</sup> floor of City Hall**

Submit with Condominium Conversion Permit Application

**Project Data:**

Address: 9 - 11 LONGFELLOW ST

C-B-L: 126 - B - 1

Number of Units in Building: 2

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 OWNER OCCUPIED	207-761-3794	3 YRS	NA	<u>                    </u>
Unit 2 VACANT SINCE 6/05	NA	<u>                    </u>	<u>                    </u>	<u>                    </u> →
Unit 3 ↑ PREVIOUS TENANT: DR WILLIAM & KIM COOMEY				
Unit 4	17 LEVESQUE DR, STE 1			
Unit 5	ELIOT, ME 03903			
Unit 6	(207) 439-2774			
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 3 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  (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)

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

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

<b>Permit No:</b> 06-0337	<b>Date Applied For:</b> 0311012006	<b>CBL:</b> 126 B001001
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<b>Location of Construction:</b> 9 LONGFELLOW ST	<b>Owner Name:</b> MARINOPOULOS DAPHNE & IA	<b>Owner Address:</b> 11 LONGFELLOW ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<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> 2 Condominium units/ Change of use from 2 residential units to 2 cond's	<b>Proposed Project Description:</b> Change of use from 2 residential units to 2 cond's
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 0311412006

**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) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/06/2006

**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

Daphne Marinopoulos  
Iain Stanley  
11 Longfellow Street  
Portland, ME 04103

March 9, 2006

City of Portland  
Planning & Development  
City Hall  
Portland, ME 04101

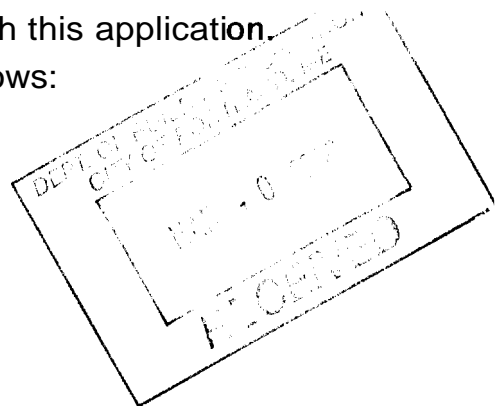
RE: Condominium Conversion Permit for 9-11 Longfellow St

Dear Sir or Madam:

Enclosed please find our application for Condominium Conversion Permit for our property at 9-11 Longfellow Street in Portland. Also attached is our check for fees of \$450, which represents the conversion fee of \$150 per unit and fees for Certificate of Occupancy of \$75 per unit.

Please note that we occupy one of the two units and the second unit has been vacant of tenants since June 2005. The reason for the vacancy is that we have been using the space for our own additional personal uses. As such we are not submitting tenant notices with this application. Information on the most recent tenants is as follows:

Dr. and Mrs. William Coomey  
17 Levesque Drive, Suite 1  
Eliot, ME 03903  
(207) 439-2774  
Period of tenancy: July 2002 through June 2005



Sincerely,

Handwritten signatures of Daphne Marinopoulos and Iain Stanley.

Daphne Marinopoulos and Iain Stanley



Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

## APPLICATION FOR PERMIT TO BUILD (3D CLASS BUILDING)

Portland, Me. August 21, 1923

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof bearing the approval of the Inspector of Buildings shall be kept on the work and exhibited on demand.

TO THE  
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:—

Location 11 Bangselow Street Ward 8 Fire Limits? no  
 Name of owner is? Clough & Maxim Co Address Fidelity Bldg  
 Name of mechanic is? owner Address \_\_\_\_\_  
 Name of architect is? \_\_\_\_\_ Address \_\_\_\_\_  
 Proposed occupancy of building (purpose)? dwelling  
 If a dwelling or tenement house, for how many families? 2  
 Are there to be stores in lower story? \_\_\_\_\_  
 Size of lot, No. of feet front? \_\_\_\_\_; No. of feet rear? \_\_\_\_\_; No. of feet deep? \_\_\_\_\_  
 Size of building, No. of feet front? 28ft; No. of feet rear? 28ft; No. of feet deep? 14ft  
 No. of stories, front? 2; rear? \_\_\_\_\_  
 No. of feet in height from the mean grade of street to the highest part of the roof? 26ft  
 Distance from lot lines, front? \_\_\_\_\_ feet; side? \_\_\_\_\_ feet; side? \_\_\_\_\_ feet; rear? \_\_\_\_\_  
 Firestop to be used? yes  
 Will the building be erected on solid or filled land? solid  
 Will the foundation be laid on earth, rock or piles? \_\_\_\_\_  
 If on piles, No. of rows? \_\_\_\_\_ distance on centres? \_\_\_\_\_ length of? \_\_\_\_\_  
 Diameter, top of? \_\_\_\_\_ diameter, bottom of? \_\_\_\_\_  
 Size of posts, 4 x 6 Studding 2 x 4 16 O. C. Sills 4 x 8 Roof Rafters 2 x 6 24 O. C. Girders 6 x 8  
 Size of girts 4 x 4  
 Size of floor timbers: 1st floor 2x8, 2d \_\_\_\_\_, 3d \_\_\_\_\_, 4th \_\_\_\_\_  
 O. C. " " " " 16, 2d \_\_\_\_\_, 3d \_\_\_\_\_, 4th \_\_\_\_\_  
 Span " " " " not over 16ft, 2d \_\_\_\_\_, 3d \_\_\_\_\_, 4th \_\_\_\_\_  
 Will the building be properly braced? \_\_\_\_\_  
 Building, how framed? \_\_\_\_\_  
 Material of foundation? concrete thickness of? 12in laid with mortar? \_\_\_\_\_  
 Underpinning, material of? brick height of? 3ft thickness of? 8in  
 Will the roof be flat, pitch, mansard or hip? pitch Material of roofing? asphalt  
 Will the building be heated by steam, furnaces, stoves or grates? steam Will the flues be lined? yes  
 Will the building conform to the requirements of the law? yes  
 Means of egress? \_\_\_\_\_

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK

If the building is to be occupied as a Tenement House, give the following particulars

What is the height of cellar or basement? \_\_\_\_\_  
 What will be the clear height of first story? \_\_\_\_\_ second? \_\_\_\_\_ third? \_\_\_\_\_  
 State what means of egress is to be provided \_\_\_\_\_  
 \_\_\_\_\_ Scuttle and stepladder to roof? \_\_\_\_\_

Estimated Cost, \$ 8,000. Signature of owner or authorized representative, Clough & Maxim Co