

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

**PERMIT ISSUED**

Permit No: 01-0370  
 Issue Date: **MAY 29 2001**

**CITY OF PORTLAND**

Location of Construction: 166 Pleasant Ave		Owner Name: <del>Walker James E &amp; Monique A Jr</del> <b>166 PLEASANT AVE LLC</b>		Owner Address: 165 Clinton St		CBL: 132 I002001		Phone: n/a	
Business Name: n/a		Contractor Name: no contractor/self		Contractor Address: n/a n/a		Phone: n/a		Zone: <b>R-5</b>	
Lessee/Buyer's Name n/a		Phone: n/a		Permit Type: Change of Use - Dwellings				Zone: <b>R-5</b>	
Past Use: 5 Unit Apartment		Proposed Use: Convert to 5 Condominium Units		Permit Fee: \$30.00		Cost of Work: \$0.00		CEO District: 3	
Proposed Project Description: Change of use 5 units to 5 condominiums		5 units of per microfiche		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <b>R-2</b> Type: <b>53</b>			
				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: 04/17/2001		<b>Zoning Approval</b>					
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		Zoning Appeal		Historic Preservation	
				<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Major <input type="checkbox"/> Minor <input type="checkbox"/> MMS <input type="checkbox"/>		<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		<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: <b>5/25/01</b>		Date: _____		Date: <b>9</b>	

**PERMIT ISSUED WITH REQUIREMENTS**

**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 \_\_\_\_\_

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

## 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: 166 PLEASANT AVE. PORTLAND

Total Square Footage of Proposed Structure EXISTING BUILDING - 6200 ± sq ft.	Square Footage of Lot 11,700
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Tax Assessor's Chart, Block & Lot Number Chart# 132 Block# I Lot# 2	Owner: 166 PLEASANT AVE LLC	Telephone#: 772-1843 773-9606
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: \$	Fee: \$ 155.00
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Current use: 5 UNIT Apt. BUILDING

If the location is currently vacant, what was prior use:  
Approximately how long has it been vacant:

Proposed use: CONVERT TO ~~5~~ 5 CONDOMINIUM UNITS

Project description: CONDO. UNITS WILL BE SAME SPACE AS CURRENT APARTMENTS  
NO REMODELING EXCEPT TO COMMON AREAS (CHANGE OF USE)

5 UNITS	125.00
Bldg. Fee	30.00
	<u>155.00</u>

Contractor's Name, Address & Telephone:

Applicants Name, Address & Telephone:

Who should we contact when the permit is ready: JOSEPH TACKER  
Telephone: 772-1843 or 773-9606

If you would like the permit mailed, what mailing address should we use: 322 SPRING ST.  
PORTLAND, ME 04102

Please call when ready!  
JB

Rec'd By:

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**PLOT PLAN INCLUDES THE FOLLOWING:**

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:**

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing  
Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS**

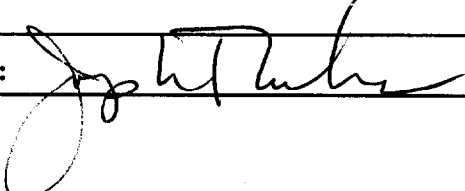
- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

**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/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.*

<b>Signature of applicant:</b> 	<b>Date:</b> 4-12-01
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BUILDING PERMIT REPORT

DATE: 19 APRIL 2001 ADDRESS: 166 Pleasant Ave. CBL: 132-T-002

REASON FOR PERMIT: Change of use From S.D.U. To 5 Condo. D.U.

BUILDING OWNER: The Walker's 166 Pleasant Ave LLC

PERMIT APPLICANT: CONTRACTOR SRO

USE GROUP: R-2 CONSTRUCTION TYPE: 5th CONSTRUCTION COST: PERMIT FEES: 13300

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*11, \*16, \*17, \*18, \*19, \*20, \*24, \*25, \*30, \*31, \*35

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

A/17

- \*20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
- 21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- \*24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- \*28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- \*30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- \*31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 32. Please read and implement the attached Land Use Zoning report requirements.
- 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 34. Bridging shall comply with Section 2305.16.
- \*35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

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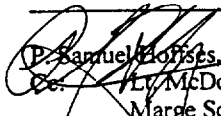
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 P. Samuel Hoffes, Building Inspector  
 Ce. Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



**CITY OF PORTLAND**

April 24, 2001

James E. & Monique A. Walker  
165 Clinton Street  
Portland, ME 04103

RE: 166 Pleasant Avenue – R-5 zone – 132-I-002

Dear Mr. & Mrs. Walker,

I am in receipt of your application for a condominium conversion. However, before I can issue this permit, I will need a copy of the notice that you sent your tenants. I do have the list of tenants that you supplied with your application. I will also need to know how you determined who was eligible or not eligible for relocation benefits. As soon as I receive these items from you, I can sign off from a zoning standpoint. If you wish to fax me this information, my fax number is 874-8716. Your permit will be on hold until I receive this information.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

*Mr Walker is  
no longer the owner*

Cc: Mark Adelson, Housing and Neighborhood Services  
Code Enforcement Officer – area 3  
File

Joe Tacka  
166 Pleasant Avenue LLC  
322 Spring Street  
Portland, ME 04102

Cheryl Benton  
166 Pleasant Ave. Unit 1  
Portland, ME 04103

March 1, 2001

Dear Cheryl,

This letter will serve as notice to you of our intent to convert our property at 166 Pleasant Avenue in Portland, ME from rental units to condominium units. In doing this we are required to follow the City of Portland's land use ordinance Article VII. on Condominium Conversion. The following information spells out the guidelines for the "Protection of tenants" as described in Sec. 14-568 and Sec. 14-569:

The developer shall give to each existing tenant written notice of intent to convert at least 120 days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four consecutive years, the notice shall be increased by 30 additional days for each additional year, or fraction thereof, to a maximum of 240 additional days. The notice shall set forth the rights under these sections and contain the following statement: "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: 775-5451)."

**No tenant may be required by a developer to vacate without having been given notice as required herein, except for reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within 120 days after a tenant is required by a developer to vacate, the developer records a declaration of condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.**

**Option to Purchase.** For a sixty-day period following the giving of notice as required by this ordinance, the developer shall grant to the tenant an exclusive and irrevocable option to purchase their unit. This option may not be assigned. If the tenant does not purchase or contract to purchase their unit during the sixty day option period, the developer may not convey or offer to convey the unit to any other person during the following 180 days at a price or on terms more

favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional 60 day period.

**Relocation Payments** -- If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by the tenant for the immediately preceding two months, provided that this requirement shall not apply to any tenant whose gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Dept. of Housing and Urban Development at the time the notice is given as required in Section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals to other reasonable accommodations and in determining the tenants eligibility for relocation payments as provided herein.

80% Median Income of Portland SMSA guideline:

1 Person	2 Person	3 Person
\$27,450	\$31,350	\$36,300

When we offer the units in your building for sale to the public, our asking price for your unit- # 1 will be \$279,000. We are offering the existing tenants a discount from the price to the public and we will sell you your unit for \$255,000. We will be listing the units for sale with a real estate broker, Ed Gardner from Coldwell Banker Harnden Beecher Real Estate, and if you are interested in discussing financing arrangements or any other purchase details with him, we will arrange for a meeting with him.

Our plan at this time is to begin in early May (after the 60 day purchase option period is up) to having public showings of two or three units (showings to be with a minimum 24 hour notice). If your unit becomes under contract to be purchased, we will give you a minimum of 30 days notice to vacate from the first day of a month. If you decide not to purchase your unit, we will expect a 30 day notice (from the first day of the month) before your vacating.

We realize you will have many questions and concerns about this process. Please feel free to talk with me about them and we will do whatever we can to answer them.

If you do not plan to accept your option to purchase your unit as described herein, please sign the attached addendum

Sincerely,

  
Joe Tacka

Tenant acknowledgment of receipt of notice,

Signed  Dated 3-1-2001



**Gowdy & Farrell Inc.**

Gowdy & Farrell, Inc.  
322 Spring Street  
Portland, ME 04102

Phone: 207-773-0606  
FAX: 207-773-0606

**Pasini**

To: Marge Schmuckal  
@Fax: 874-8716  
From: Joe Tacka  
Date: 5/18/01  
Re: 166 Pleasant ave condo. conversion  
Pages: 3 including this

Dear Marge,

Here is a copy of Tenant Notification you asked for. Included in the notification were the income guidelines for tenant eligibility for relocation benefits. I mentioned to each tenant these guidelines and none of them responded that they believed they were eligible.

One tenant (single) Cheryl Benton is the ex-wife of Joe Ricci (who recently died). Cheryl & her husband is family "well to do". The other 3 units that were occupied were all "2 income families."

PLEASE CALL ME WITH ANY OTHER QUESTIONS.

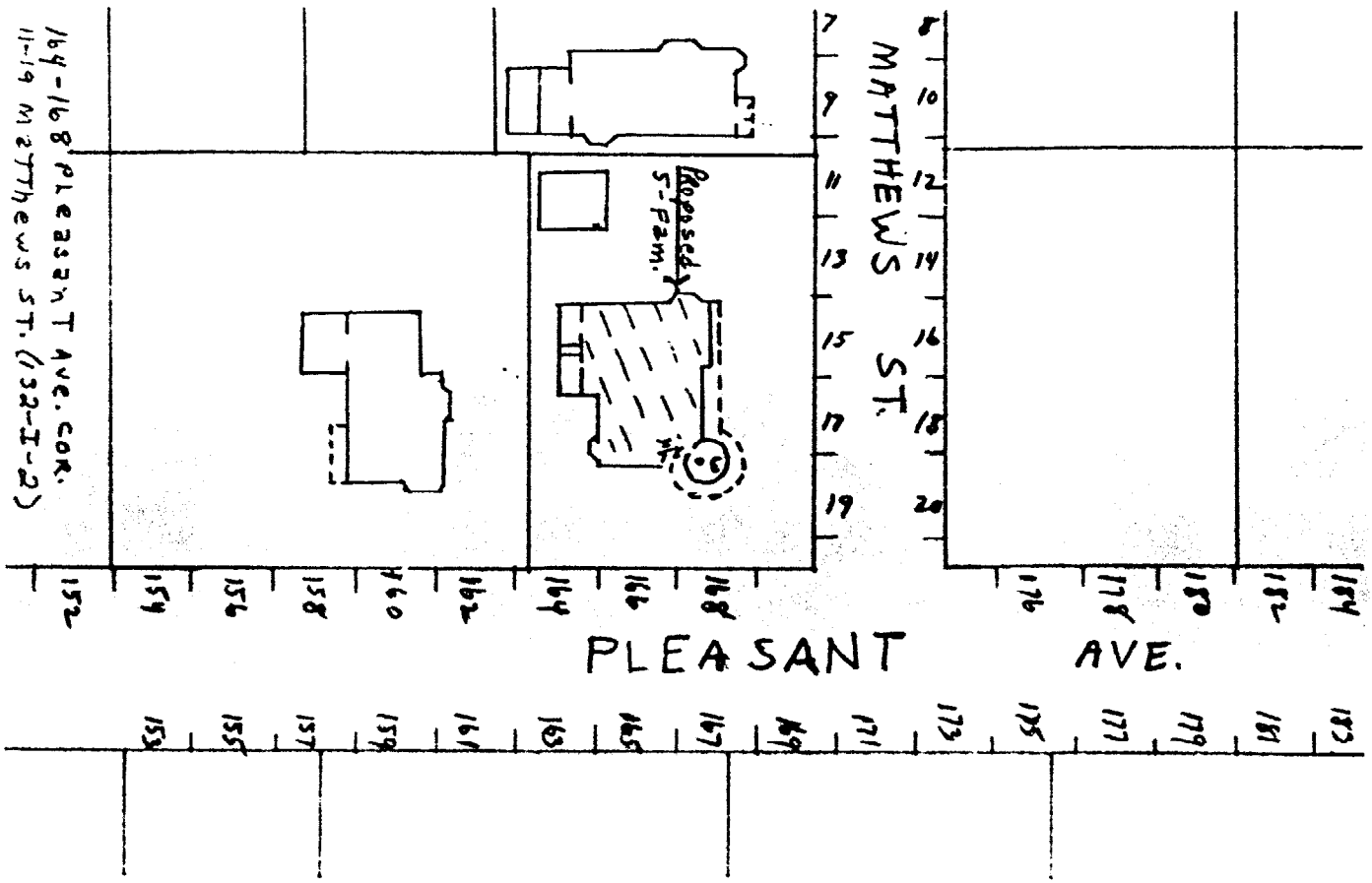
Sincerely,

JOE TACKA

166 Pleasant Avenue, Portland, ME -- Conversion from 5 Unit apt building to 5 Condomiums

Tenant List

	Tenant(s)	Address	Date notice received
Apt # 1	Cheryl Benton	166 Pleasant Ave	March 1, 2001
Apt # 2	Derek Navarez Rachel Philbrook	166 Pleasant Ave	March 1, 2001
Apt # 3	Sarah Schink Mike Robinson	166 Pleasant Ave	March 1, 2001
Apt # 4	Vacant at time of purchase		
Apt # 5	Sam Minervino Greg Rogers	166 Pleasant Ave	March 1, 2001



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION ..... 00 081
ZONING LOCATION ..... PORTLAND, MAINE, 10-31-79

FEB 4 1980

CITY of PORTLAND

to the DIRECTOR 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 166 Pleasant Avenue
1. Owner's name and address Lowell M. Hardy, Box 83, Hampton Falls, N.H.
2. Lessee's name and address Perspective buyer - Carol A. Levine, 122 Commercial St., Telephone 774-0366
3. Contractor's name and address
4. Architect
Proposed use of building 5 apartments
Last use 2 doctors offices & 2 apartments
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimate contractual cost \$ 33,000. Fee \$ 149.50 pd.

FIELD INSPECTOR-Mr.
This application is for:
Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

GENERAL DESCRIPTION Appeal Fee \$25.00
Change of Use with alterations from 2 doctors offices and 2 apartments to 5 apartments.
3-story building - Proposed 2 apartments on 1st. floor, 2 apartments on 2nd floor, and one on third.
Stamp of Special Conditions

Appeal sustained 11-15-79

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

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. 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
BUILDING INSPECTION--PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
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?

Signature of Applicant James Price Phone # 773-9502-11
Type Name of above J.M. Price - Mark Stinson Assoc 775-9654-B

CONDOMINIUM CONVERSION PERMIT  
CITY OF PORTLAND, MAINE  
PART I

To the Chief of Building and Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: \_\_\_\_\_ Assessor's chart: 132  
Block: I  
Lot: 2

Name of Owner: 166 PLEASANT AVENUE LLC (JOE TACKA-MANAGER)  
Address: 322 SPRING ST. PORTLAND, ME 04102  
Telephone No.: 773-9606 or 772-1843

Name of Project: CAPTAIN MATTHEWS HOUSE CONDOMINIUMS - PLEASANT M AV <sup>AT 166</sup>

No of Units to be Converted: 5  
No. of Units applying for: 5  
No. of Units in structure 5

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds April 12, 2001

Approved by: \_\_\_\_\_ Date: April 12, 2001  
ZONING: R-5

	No. of units approved (circle)										Date: _____
Fire Dept:	1	3	3	4	5	6	7	8	9	10	Date: _____
Plumbing:	1	2	3	4	5	6	7	8	9	10	Date: _____
Elec:	1	2	3	4	5	6	7	8	9	10	Date: _____
Bldg. & Housing:	1	2	3	4	5	6	7	8	9	10	Date: _____

Comments:



Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



**CITY OF PORTLAND**

May 15, 2001

166 Pleasant Ave LLC  
C/o Joseph Tacka  
322 Spring St  
Portland, ME 04102

RE: 166 Pleasant Avenue – R-5 zone – 132-I-002

Dear Mr. Tacka,

I am in receipt of your application for a condominium conversion. However, before I can issue this permit, I will need a copy of the notice that you sent your tenants. I do have the list of tenants that you supplied with your application. I will also need to know how you determined who was eligible or not eligible for relocation benefits. As soon as I receive these items from you, I can sign off from a zoning standpoint. If you wish to fax me this information, my fax number is 874-8716. Your permit will be on hold until I receive this information.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator

Cc: Mark Adelson, Housing and Neighborhood Services  
Code Enforcement Officer – area 3  
File

Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block; Lot: 132-I-2

2. Number of units before conversion:  
     units with 1 bedroom;  
 4  units with 2 bedrooms;  
 1  units with 3 or more bedrooms;

3. Monthly rent (range)  
(specify with or without util.)  
      
\$ 625 → 1100 + ELECTRIC  
\$ 1350 + ELECTRIC (PREVIOUS OWNERS (NPO.))

4. Number of units after conversion:  
     units with 1 bedroom;  
 4  units with 2 bedrooms;  
 1  units with 3 or more bedrooms;

5. Purchase Price (range)  
      
1-75,000, 1-269,000  
2-140,000  
173,000

6. Length of time building owned by applicant? SINCE MARCH 1, 2001

7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit

Yes      No  (Please circle applicable permit type.)

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

- \$ 30,000 exterior walls, windows, doors, roof
- \$      insulation
- \$ 15,000 interior cosmetic (wall/floor/refinishing, etc.)
- \$ 3,000 other (specify) RE-PAVE PARKING AREA (TOP COAT)
- none

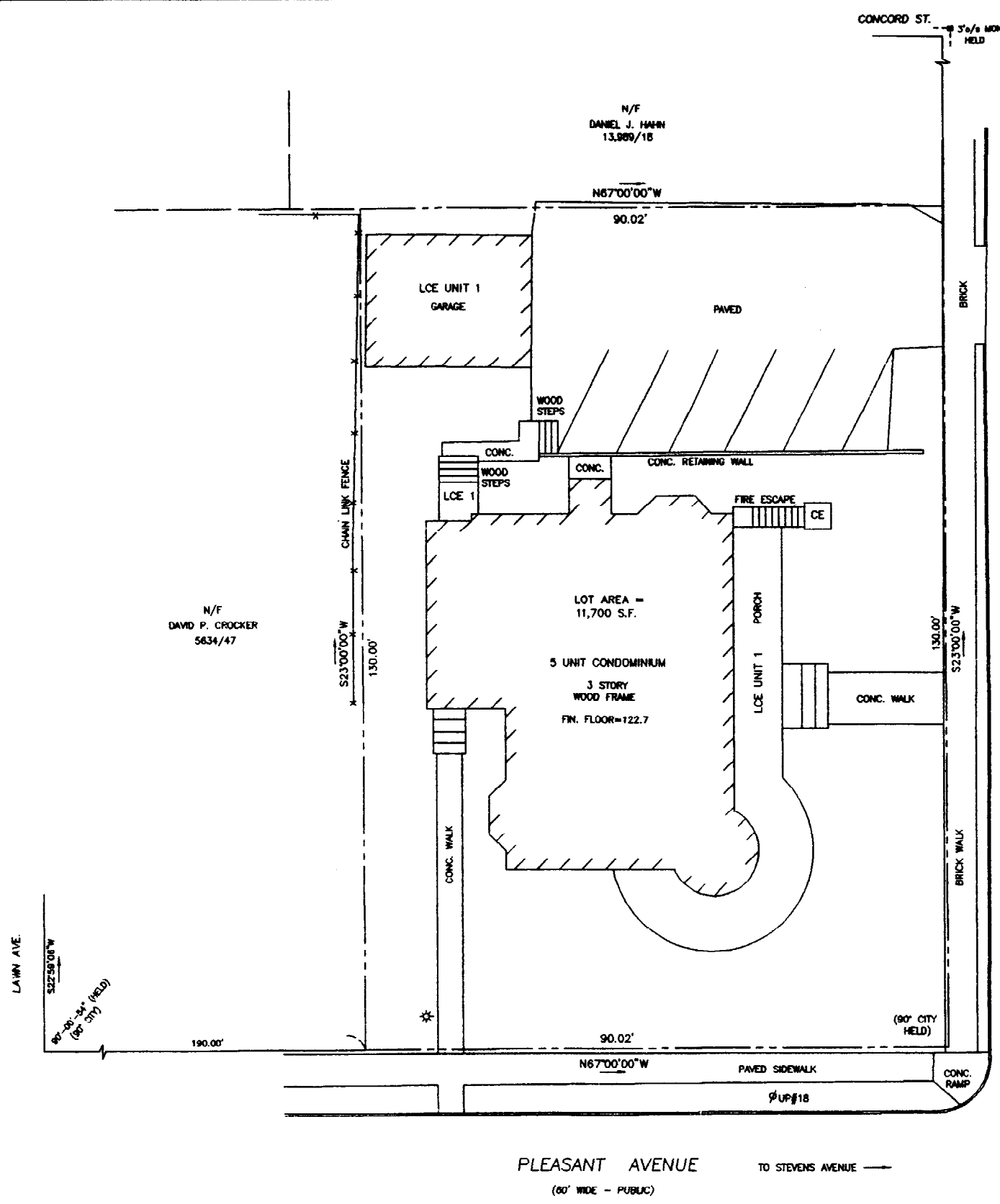
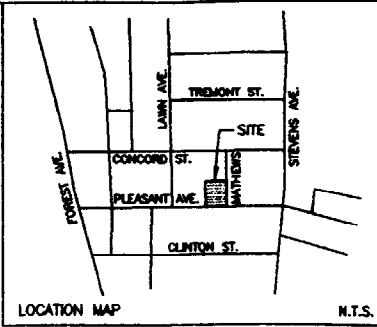
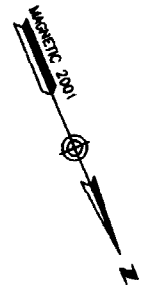


9. For each converted rental unit supply the following information on last tenants prior to conversion:

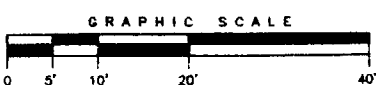
	Unit Number:									
	1	2	3	4	5	6	7	8	9	10
a) Length of occupancy--	1 1/2 years	1 1/2 years	4 months	—	1 year					
b) Age of head of household--	54	25+	27+	—	40+					
c) Number of children--	—	—	—	—	—					
d) Number of persons ages 60 or over--	—	—	—	—	—					
e) Will tenant purchase unit?	NO	?	?	—	NO					
f) If not, was (or will) relocation payment (be) made?	NO	?	?	—	?					
g) If moving, check destination below:										
i) Same Neighborhood--										
ii) Elsewhere in Portland--										
iii) Out of Portland--										
iv) Unknown--										

UACAS  
 AT  
 PURCHASE

Out of ~~Portland~~  
 Portland Unknown Unknown Unknown



**LEGEND:**  
LCE LIMITED COMMON ELEMENT  
CE COMMON ELEMENT



- NOTES:**
- OWNER OF RECORD: 166 PLEASANT AVENUE LLC, C.C.R.D. 16064/38
  - LOCUS IS SHOWN AS LOT 2 ON PORTLAND ASSESSORS MAP 132.
  - LAWN AVENUE STREET LINE ESTABLISHED FROM MONUMENTS AT SOUTHWEST CORNER OF LAWN AND CONCORD AND NORTHWEST CORNER OF LAWN AND TREMONT. PLEASANT AVENUE LINE ESTABLISHED FROM MONUMENTS AT NORTHEAST CORNER PLEASANT AVENUE AND STEVENS AVENUE AND NORTHWEST CORNER OF PLEASANT AVENUE AND JAMES STREET.
  - REAL ESTATE NOT SUBJECT TO DEVELOPMENT RIGHTS.

**CERTIFICATION:**  
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAT IS BASED ON, AND THE RESULT OF, AN ON-THE-GROUND FIELD SURVEY THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS FOR A CATEGORY 1, CONDITION II, SURVEY WITH THE FOLLOWING EXCEPTIONS:  
NO DEED DESCRIPTION; NO REPORT; CORNERS NOT MARKED.

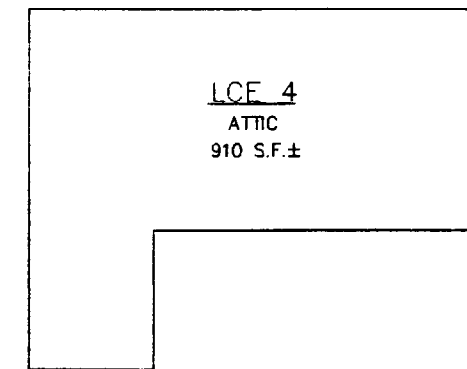
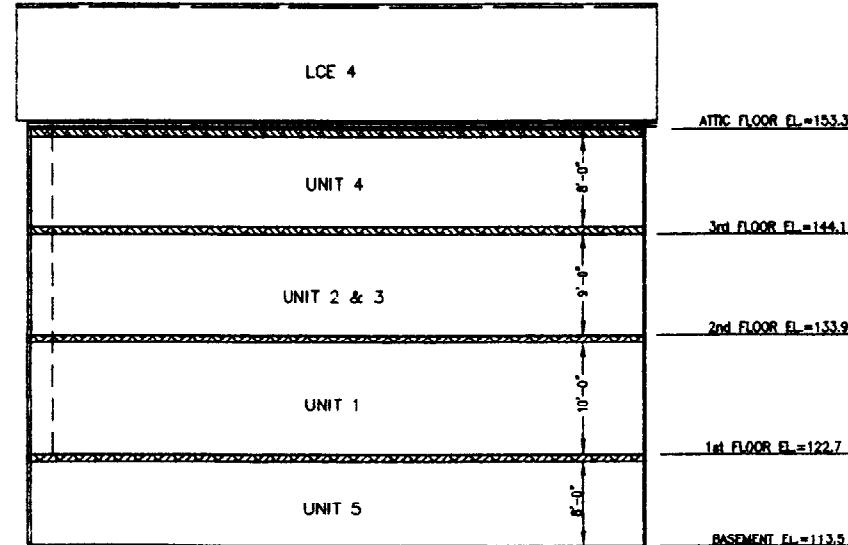
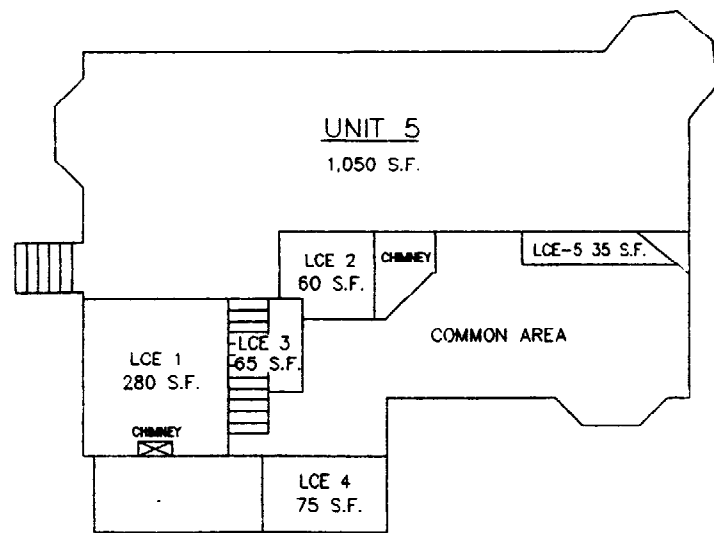
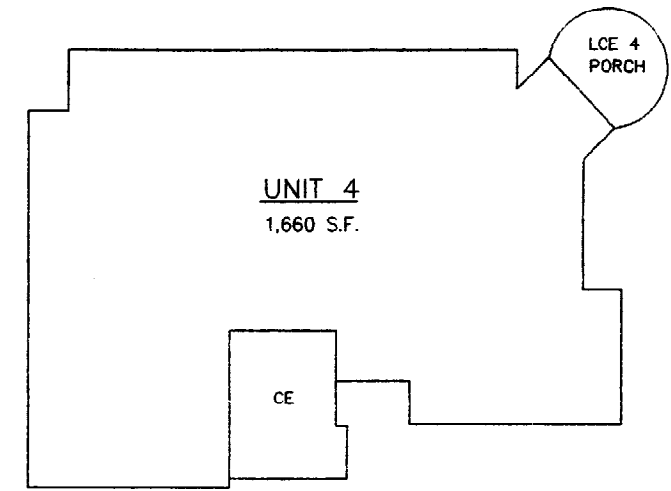
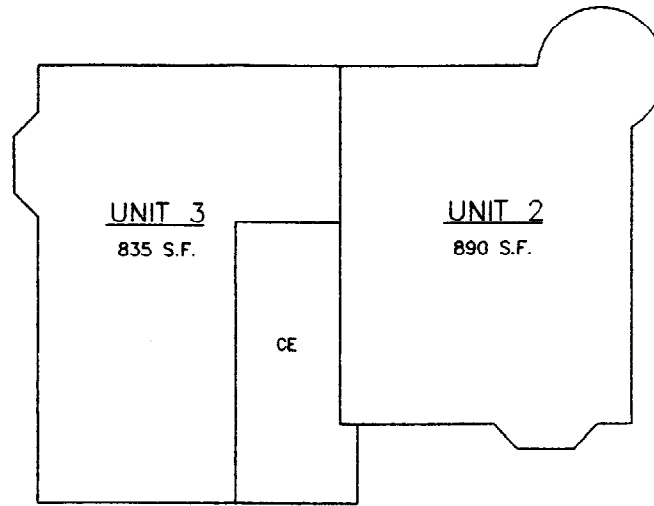
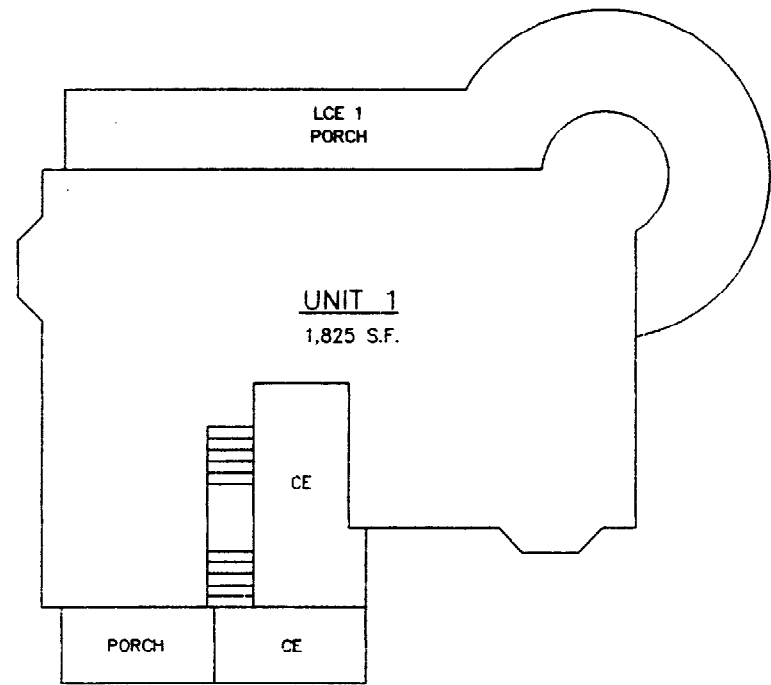
4-17-01  
DATE

JOHN SWAN  
No. 1038  
PROFESSIONAL LAND SURVEYOR

**SURVEY PLAT**  
CAPTAIN MATHEWS HOUSE CONDOMINIUMS  
166 PLEASANT AVENUE, PORTLAND, MAINE  
MADE FOR  
166 PLEASANT AVENUE LLC  
PORTLAND, MAINE

**OWEN HASKELL, INC.**  
16 CAROL ST., PORTLAND, ME 04101 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

Drawn By: RR	Date: MARCH 27, 2001	Job No.: 2001-026P
Trace By: JLW	Scale: 1" = 10'	Drawn No.: 1 OF 2
Check By: JWS		
Book No.: 916		



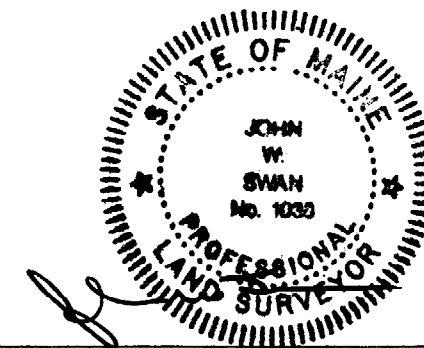
LEGEND:

- LCE LIMITED COMMON ELEMENT
- CE COMMON ELEMENT
- UNIT BOUNDARY



NOTE:

ALL ELEVATIONS ARE BASED ON OFFICIAL CITY OF PORTLAND DATUM.



HORIZONTAL & VERTICAL BOUNDARIES CAPTAIN MATHEWS HOUSE CONDOMINIUMS 166 PLEASANT AVENUE, PORTLAND, MAINE MADE FOR 166 PLEASANT AVENUE LLC PORTLAND, MAINE		
<b>OWEN HASKELL, INC.</b> 16 CARCO ST., PORTLAND, ME 04101 (207) 774-0434 PROFESSIONAL LAND SURVEYORS		
Drawn By	RR	Date
Trace By	JLW	MARCH 27, 2001
Check By	JWS	Scale
Book No.	916	1/8" = 1'
Job No.	2001-026P	Draw. No.
		2 OF 2