

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT PERMIT

Permit Number: 071371

Please Read
Application And
Notes, If Any,
Attached

This is to certify that BULL DAVID T

has permission to Change of ownerships from unit apartment to 4 condominiums Four condominiums with interior cosmetic upda

AT 45 W KIDDER ST 164 B005001

PERMIT ISSUED
DEC - 3 2007
CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State and of the Ordinances of the City of Portland relating to 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 is procured before this building or part thereof is altered 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

[Signature] 12/3/07
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: 07-1371	Issue Date:	CBL: 164 B005001
-----------------------	-------------	---------------------

Location of Construction: 45 W KIDDER ST	Owner Name: BULL DAVID T	Owner Address: 45 W KIDDER ST	Phone:
Business Name:	Contractor Name:	Contractor Address: Portland	Phone: 2073327107
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: R-3

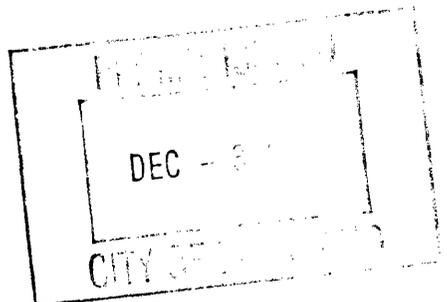
Past Use: Four Unit Apartment Building	Proposed Use: Four condominiums. Change of ownerships from 4 unit apartment to 4 condominiums. <i>legal use: 4 residential dv.</i>	Permit Fee:	Cost of Work: \$0.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>5</i> <i>IBC 2003</i>	

Proposed Project Description: Change of ownerships from 4 unit apartment to 4 condominiums. Four condominiums with interior cosmetic updates	Signature: <i>Craig Case</i>	Signature: <i>[Signature]</i>
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: lmd	Date Applied For: <i>02</i> 11/05/2007	Zoning Approval
-------------------------	--	------------------------

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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>See conditions</i> Date: <i>11/22/07 ABM</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:
--	---	--



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1371	Date Applied For: 11/02/2007	CBL: 164 B005001
------------------------------	--	----------------------------

Location of Construction: 45 W KIDDER ST	Owner Name: BULL DAVID T	Owner Address: 45 W KIDDER ST	Phone:
Business Name:	Contractor Name:	Contractor Address: Portland	Phone: (207) 332-7107
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	

Proposed Use: Four condominiums. Change of ownerships from 4 unit apartment to 4 condominiums.	Proposed Project Description: Change of ownerships from 4 unit apartment to 4 condominiums. Four condominiums with interior cosmetic updates
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/28/2007
Note: Permit #07-1134 for internal demolition only. Will need new, separate permits to do any other work. **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) 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.
- 3) With the issuance of this permit and the certificates of occupancies, the use of this property will be four residential condominiums. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 12/03/2007
Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 11/29/2007
Note: **Ok to Issue:**

- 1) The entire structure shall comply with NFPA 101 "Existing Apartments"
Compliance shall be insured prior to the issuance of a Certificate of Occupancy.

Comments:

11/14/2007-amachado: Left message for David Bull. Need to send letters of intent to convert to both tenants since they only moved out within a month of the application to convert to condos.

11/28/2007-amachado: Received forwarded email from David Bull from Bonita Doyle, dated 10/11/07, giving David Bull her notice that she was moving and would be out of the apartment by the end of October. Left voicemail for Kate Charest on 11/20/07 asking her to call me if she had any questions about David Bull turning the building into condos and if she had left the apartment on her own fre will. She has not called me back.

11/28/2007-amachado:

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>39-45 West Kidder Street</u>		
Total Square Footage of Proposed Structure <u>2,150</u>	Square Footage of Lot <u>14,389</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>164</u> Block# <u>B</u> Lot# <u>5</u>	Owner: <u>David Bull</u>	Telephone: <u>631-466-8023</u> or <u>207-541-9527</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>David Bull</u> <u>479 St John St - Unit 1</u> <u>Portland, ME 04102</u>	Cost Of Work: <u>\$140,000</u> Fee: \$ _____ C of O Fee \$ _____ Total Fees: \$ _____
Current use: <u>4 unit Apartment / Multi Family</u>		
If the location is currently vacant, what was prior use: <u>Prior owner lived in one unit</u>		
Approximately how long has it been vacant: <u>1/2 since ownership in May 2007</u>		
Proposed use: <u>Condo conversion</u>		
Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>David Strittmatter</u>		
Mailing address: <u>479 St. John Street Unit 1</u> <u>Portland ME 04102</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>631-466-8023</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>David Bull</u>	Date: <u>11/2/07</u>
---	----------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the

Submit with Condominium Conversion Permit Application

Project Data:

Address: 39-45 West Kidder Street

C-B-L: 164-B-005

Number of Units in Building: 4

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 Kate Charest 1 Sherman St Apt 8 Portland ME 04104	538-6286	1 year	moved out on own accord on Oct 1st	NO
Unit 2		* left message for kate	Charest 11/20/07. He did not call back.	
Unit 2 Bonita Doyle	899-6496	2-3 years unknown	moved out on own accord Oct 31st	NO
Unit 5		- received email from David Bull- Bonita Doyle sent an email on	10/11/07 telling	showing that
Unit 6		David she was vacating moving out by the end of October.		
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 NO (check one)

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

\$ 2,000 Exterior walls, windows, doors, roof

\$ 4000 Insulation

\$ 24,000 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)