

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
 Permit Number: 050765
 SEP - 8 2005
CITY OF PORTLAND

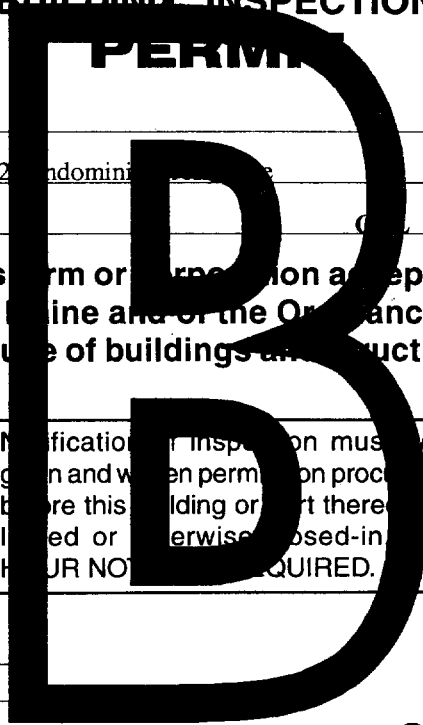
This is to certify that Garon Loralane/Owner

has permission to Convert 2 unit residence to 2 condominiums

AT 61 Montrose Ave

Call 176 F017001

provided that the person or persons who sign or whose name appears on 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 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 is procured before this building or part thereof is occupied or otherwise closed-in. 4 HOUR NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

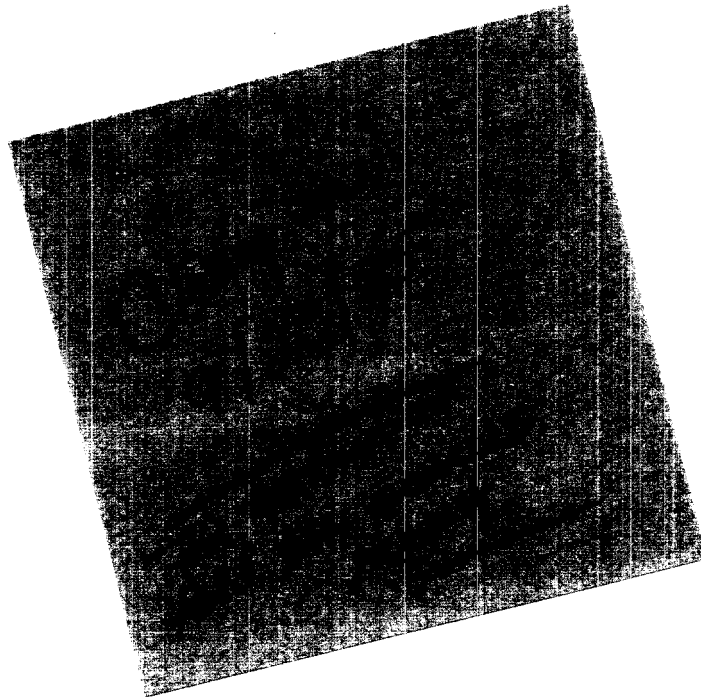
Health Dept. _____

Appeal Board _____

Other _____
DepartmentName

Jeanne Burke 9/6/05
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: 05-0165	PERMIT ISSUED	PL: 176 F017001
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Location of Construction: 61 Montrose Ave	Owner Name: Garon Loralane	Owner Address: 59 Montrose Ave	Phone: 761-4451
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Business Name:	Contractor Name: Owner	Contractor Address: 59 Montrose Ave Portland	Phone: 7614451
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Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R5
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Current Use: 2 unit residence	Proposed Use: 2 Condominium residence	Permit Fee: \$450.00	Cost of Work: \$0.00	CEO District: 3
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Proposed Project Description: Convert 2 unit residence to 2 condominium residence <i>legal use: two (2) residential dwelling units</i>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB
	Signature: _____ Signature: <i>JMB 9/6/05</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: jharris	Date Applied For: 06/13/2005	Zoning Approval	
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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 conditions</i> Date: <i>9/6/05</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0765	Date Applied For: 0611312005	CBL: 176 F017001
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Location of Construction: 61 Montrose Ave	Owner Name: Garon Loralane	Owner Address: 59 Montrose Ave	Phone: () 761-4451
Business Name:	Contractor Name: Owner	Contractor Address: 59 Montrose Ave Portland	Phone (207) 761-4451
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: 2 Condominium residence	Proposed Project Description: Convert 2 unit residence to 2 condominium residence
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/27/2005

Note: 6/27/05 was given to residential reviewer, so passed on to Marge for zoning. JMB **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a two (2) family residential condominium dwelling with the issuance of this permit and the subsequent issuance of certificates of occupancy. Any change of use shall require a separate permit application for review and approval.
- 3) 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, mcrowaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) 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:** 0910612005

Note: 6127105 Left a vm w/Loralane G. For more details on the interior renovations, played phone tag. **Ok to Issue:**

7/7 Lori G. Called to put this on hold as for market reasons, will decide wli 30 days if withdrawing.
Permit # 05-0238 is for the renovations
916105 permit appeared in review box, ok to issue

- 1) Contruction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.
- 2) Separate permits are required for any electrical, plumbing, or heatmg.

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: 59-61 Montrose Avenue, Portland, Maine		
Existing Structure Total Square Footage of Proposed Structure Unit 1=1,665, Unit 2=2,482, Total = 4,147	Square Footage of Lot 6,795	
Tax Assessor's Chart, Block & Lot Chart# 176 Block# F Lot# 17	Owner: Loralane Garon	Telephone: 207-761-4451
Lessee/Buyer's Name (if Applicable) N/A	Applicant name, address & telephone: 59 Montrose Avenue, Portland, Maine 04103 Ph. 207-761-4451	cost Of Work: \$ _____ Fee: \$ 450.00
Current use: <u>Two Family</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Two (2) condominium units</u> Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Loralane Garon</u>		
Mailing address: <u>59 Montrose Avenue, 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: 207-761-4451		

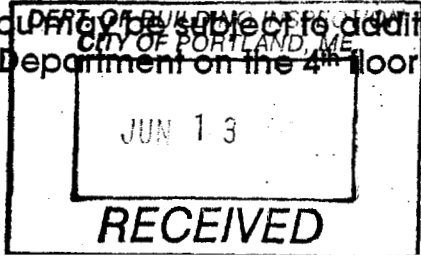
553-7364

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>[Signature]</u>	Date: <u>6/13/05</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 4th floor of City Hall



#167

Submit with Condominium Conversion Permit Application

Project Data:

Address: 59-61 Montrose Avenue, Portland, Maine 04103

C-B-L: 176-F-17

Number of Units in Building: 2

	Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1	Vacant - formerly Tracy Jones	See Exhibit A Attached.			
Unit 2	Loralane Garon (owner)	761-4451	20 +/- yrs.	N/A	N/A
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 20 +/- 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) *heating/wiring*

EXHIBIT A

Project Data for Condominium Conversion Permit

Applicant: Loralane Garon
Address: **59-61** Montrose Avenue, Portland, Maine **04103**
C-B-L: **176-F-17**

Unit **1** was formerly occupied by Tracy Jones, who is the fiancé of the applicant's son. Ms. Jones vacated Unit **1** in September of **2004** to move to New Jersey in order to be closer to the applicant's son. Her current address is **36** Niles Avenue, Madison, NJ **07940**. Her telephone number is **973-377-1841**. She is not eligible for relocation payments.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	176 F017001
Location	61 MONTROSE AVE
Land Use	TWO FAMILY
Owner Address	GARON LORALANE 59 MONTROSE AVE PORTLAND ME 04103
Book/Page	7766/226
Legal	176-F-17 MONTROSE AVE 57-61 6800 SF

Current Valuation Information

Land	Building	Total
\$31,400	\$162,010	\$193,410

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$88,200	\$334,600	\$422,800	\$308,105

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
1912	Old Style	2	4045	0.156		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	
6	2	4	16	Full Fin./wh	Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-MAS	1	1950	19X21	C	A
SHED-FRAME	1	1994	4X12	C	A

Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

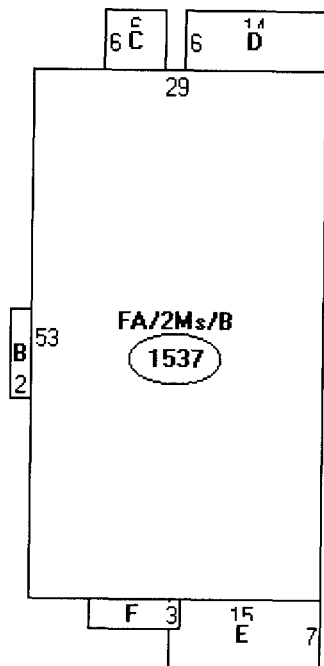
Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[Click here to view comparable sales or below to view by:](#)





Descriptor/Area

A: FA/2Ms/B
1537 sqft

E: 2FBAY/B
18 sqft

C: 1Ms
36 sqft

D: OP/OP
84 sqft

E: OFP
105 sqft

F: 2FBAY/B
27 sqft