

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number 06-1059 2006

CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

This is to certify that D.A BRACKETT & COMPANY INC has permission to Change of use from 5 unit residential to medium

AT 49 CARRIAGE LN 342 A032001

provided that the person or persons responsible for the construction of 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.

Classification of inspection must be given and when permission procedure before this building or part thereof is started or service closed-in. YOUR 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 of 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: 06-059	Issue Date: E. 1. 06	CBL: 342 A032001
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Location of Construction: 49 CARRIAGE LN	Owner Name: D A BRACKETT & COMPANY I	Owner Address: 84 COUNTRY LN AVE	Phone:
Business Name:	Contractor Name:	contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	RS
Past Use: 5 Unit residential - Connected w/ permit# 051375	Proposed Use: 5 Unit condominium- Change of use from 5 unit residential to 5 condominium	Permit Fee:	Cost of Work:
legal use - 5 residential condominiums		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied TO NFPA 101	INSPECTION: Use Group: 23 Type: 5B 8/1/06
Proposed Project Description: Change of use from 5 unit residential to 5 condominium		Signature: <i>Corey Long</i>	Signature: <i>Ally</i>
		Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature _____ Date _____

Permit Taken By: Idobson	Date Applied For: 07/19/2006	<b>Zoning Approval</b>
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1.  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"/> OK w/ conditions Date: 7/26/06 ABM	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 ABM 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

<b>Permit No:</b> 06-1059	<b>Date Applied For:</b> 07/19/2006	<b>CBL:</b> 342 A032001
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<b>Location of Construction:</b> 49 CARRIAGE LN	<b>Owner Name:</b> D A BRACKETT & COMPANY INC	<b>Owner Address:</b> 84 COUNTRY LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Tenant/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Condo Conversion	

<b>Proposed Use:</b> 5 Unit condominium- Change of use from 5 unit residential to 5 condominium	<b>Proposed Project Description:</b> Change of use from 5 unit residential to 5 condominium
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**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 08/01/2006  
**Note:** **Ok to Issue:**

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

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 07/27/2006  
**Note:** **Ok to Issue:**

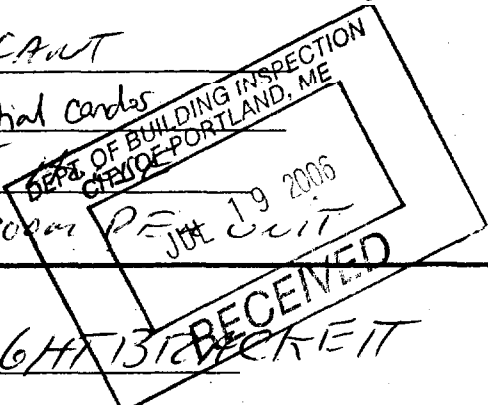
1) Building shall comply with NFPA 101

**Comments:**  
 7/19/2006-ldobson: only 4 C of O paid on this permit 1 C of O paid for on original permit

# 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>49 Carriage Lane Portland, ME</u>		
Total Square Footage of Proposed Structure <u>5,100</u>	Square Footage of Lot <u>4,137</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>342</u> Block# <u>A</u> Lot# <u>32</u>	Owner: <u>D.A. Brackett + Co. Inc</u>	Telephone: <u>207 772-8629</u> Cell: <u>756-0687</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Dwight A. Brackett</u> <u>84 Country Lane, Portland</u> <u>(207) 772-8629</u>	Cost Of <u>50000</u> Work: \$ <u>4000</u> Fee: \$ <u>1050.00</u>
Current use: <u>UNDER CONSTRUCTION 5 UNIT</u>		
If the location is currently vacant, what was prior use: <u>VACANT</u>		
Approximately how long has it been vacant: <u>5 residential cards</u>		
Proposed use: <u>5 UNIT APARTMENT</u>		
Project description: <u>4x75 2 STORY 2 BED ROOM PERMIT</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>DWIGHT A. BRACKETT</u>		
Mailing address:		
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>772-8629</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: Dwight A. Brackett Date: 7/19/06

**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:** currently under construction / no tenants

Address: 49 Carriage Lane, Portland, ME

C-B-L: 342 A 32

Number of Units in Building: 5

Unit 3	N/A			
Unit 4	N/A			
unit 5	N/A			
Uni				

If more units, submit same information on all units

Length of time building owned by applicant 1 YEAR OLDER CONSTRUCTION

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)

**D.A. Brackett & Co., Inc.**  
**84 Country Lane**  
**Portland, ME 04103**  
**Phone/ FAX: (207) 772-8629**  
**Cell: (207) 756-0687**

July 17,2006

City of Portland  
Planning and Development Dept.  
City Hall  
Congress Street  
Portland, ME 04103

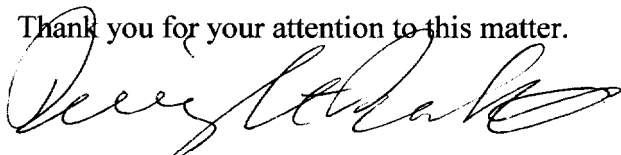
RE: 5 Unit Condo - **49** Carriage Lane, Portland  
Application for Condominium Conversion

To Whom It May Concern:

D.A. Brackett & Co., Inc., has a permit to build a five unit apartment building on Carriage Lane in Portland. **This building is currently under construction, and has never been occupied by tenants.** The purpose of this letter is to apply for Condo Conversion - see attached application.

We will be calling the Statehouse to ask about state regulations Re: Condo Conversion. If there is anything in addition to the application and paying appropriate fees, that we should be doing to comply with the City of Portland regulations, please contact me at the numbers listed above.

Thank you for your attention to this matter.



Dwight A. Brackett,  
President