

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

PERMIT ISSUED

Permit Number **0610592006**

CITY OF PORTLAND

This is to certify that D.A. BRACKETT & COMPANY, INC.

has permission to Change of use from 5 unit residential to 4 units

AT 49 CARRIAGE LN

342 A032001

provided that the person or persons who obtain this permit shall comply with all of the provisions of the Statutes 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.

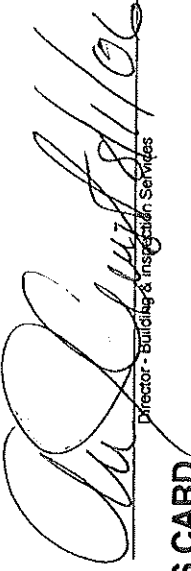
ification of inspection must be obtained prior to the start of work. If the work involves the use of heavy machinery or equipment, a permit is required. If the work involves the use of heavy machinery or equipment, a permit is required. If the work involves the use of heavy machinery or equipment, a permit 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



Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1059	Date Applied For: 07/19/2006	CBL: 342 A032001
Owner Name: D A BRACKETT & COMPANY IN 84 COUNTRY LN	Phone:	
Contractor Name:	Phone:	
Lessee/Buyer's Name:	Phone:	

Owner Address: 84 COUNTRY LN	Phone:
Contractor Address:	Phone:
Permit Type: Change of Use - Condo Conversion	

Proposed Use:
5 Unit condominium- Change of use from 5 unit residential to 5 condominium

Proposed Project Description:
Change of use from 5 unit residential to 5 condominium

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/26/2006
Note: **Ok to Issue:**

- 1) **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.
- 2) **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.
- 3) This property shall remain as five residential condominium units. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 08/01/2006
Note: **Ok to Issue:**

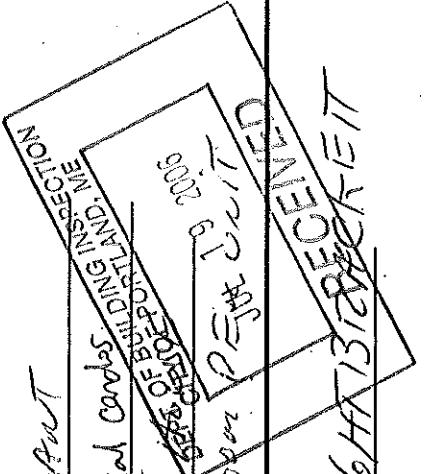
- 1) This is a Change of Ownership ONLY permit. It does NOT authorize any construction activities.
- Dept:** Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 07/27/2006
Note: **Ok to Issue:**
- 1) Building shall comply with NFPA 101

Comments:
7/19/2006-Idobson: 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 owns 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>		Square Footage of Lot <u>41,137</u>
Total Square Footage of Proposed Structure <u>5,100</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>5 Condo</u> Work: \$ <u>4 CofO</u> Fee: \$ <u>1050 / 100</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 UNIT APARTMENT</u>	Proposed use: <u>RESIDENTIAL CONDOS</u>	
Project description: <u>4x75 2 STORY 2 BED ROOM PERMITS</u>	Contractor's name, address & telephone: <u>Dwight A. Brackett</u>	
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 4th 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

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 N/A				
Unit 2 N/A				
Unit 3 N/A				
Unit 4 N/A				
Unit 5 N/A				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 1 YEAR UNDER 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

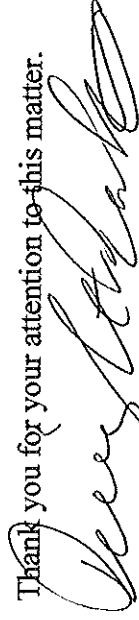
RE: 5 Unit Condo - 49 Carriage Lane, Portland
Application for Condominium Conversion

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

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

Permit No: 06-1059	Issue Date: PERMIT ISSUED	CR#: 342 A032001
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Location of Construction: 49 CARRIAGE LN	Owner Name: D A BRACKETT & COMPANY I	Owner Address: 84 COUNTRY LN	Phone: AUG - 8 2006
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Change of Use - Condo Conversion	City of Portland
			Zone: RS

Past Use: 5 Unit residential - Connected w/ permitt# 051375	Proposed Use: 5 Unit condominium- Change of use from 5 unit residential to 5 condominium	Permit Fee: \$1,050.00	Cost of Work: \$1,050.00	CEO District: 5
Proposed Project Description: Change of use from 5 unit residential to 5 condominium	Legal use - 5 residential condominiums	FIRE DEPT: TO NCPA 101	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: D-3 Type: 555 8/11/06

Signature: <i>Caree Cas</i>	Signature: <i>Chris Long</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

Permit Taken By: Idobson	Date Applied For: 07/19/2006	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	<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"/> Date: 7/26/06 <i>ASB</i>	Special Zone or Reviews	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: <i>ASB</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 _____