

Please Read Application And Notes, If Any, Attached

CITY OF PORTLAND PERMIT TO CONSTRUCT WORK ON PRINCIPAL FRONTAGE

This is to certify that Dye Jason / Applicant has permission to Condo Conversion to a Two family AT 256 Veranda St

provided that the person or persons, of the provisions of the Statutes of the construction, maintenance and of this department.

Apply to Public Works for street line and grade if nature of work requires such information.

OTHER REQUIRED APPROVALS
Dept. _____
h Dept. _____
Board _____
Department Name _____



Notification and when this permit is issued or closed-in. A notice is required.

A certificate procured by the applicant.

PENALTY FOR REMOVING THIS CARD

[Handwritten Signature]

432 F006001

Permit Number: 02122055

Accepting this permit shall be a violation of the City of Portland and of the applicable provisions of the City of Portland.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-1205	Issue Date:	CBL: <i>434-A-3</i> 432 F006001
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Location of Construction: 256 Veranda St	Owner Name: Dye Jason	Owner Address: 256 Veranda St	Phone: 232-5417
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: <i>R-5</i>

Past Use: Two Family	Proposed Use: Two Condominiums	Permit Fee: \$230.00	Cost of Work: \$30.00	CEO District: 2	<i>65-30</i>
Proposed Project Description: Condo Conversion to a Two Family Condo <i>Legal Z.D.U. (1955 Directory)</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>12/17/02</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: gad	Date Applied For: 10/21/2002	Zoning Approval	
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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 <input type="checkbox"/> Shoreland <i>N/A</i> <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"/> Denied Date: <i>12/17/02</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	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>[Signature]</i>
	Date: <i>12/17/02</i>	Date: <i>[Signature]</i>	

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 _____

Application ID Number: 2-1205

Print Permit

Delete

Save

C

Department: Building

Status: Approved with Conditions

Reviewer: Mike Nugent

Comments:

[Empty text box for comments]

Approval Date: 12/17/2002

Given On Date: [Empty text box]

OK to Issue Permit

Name: Mike Nugent

Date: 12/17/2002

Date 2: [Empty text box]

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

No construction or alteration is permitted, simply the change in ownership.MJN

Create Date: 10/22/2002 By: gad

Update Date: 12/17/2002 By: mjn

2-1205

Zoning

Approved with Conditions

Reviewer

Marge Schmuckal

Comments:

256 Veranda Street

Approval Date

12/12/2002

Given On Date

10/22/2002



Name

Marge Schmuckal

Date

12/12/2002

Date 2

PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer/owner 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.

Create Date:

10/22/2002

By

gad

Update Date:

12/12/2002

By

mes

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

November 22, 2002

Lisa Walker
256 Veranda Street, apt #1
Portland, ME 04103

RE: 256 Veranda Street – Condominium conversion request – 432-F-006 & 434-A-003 – R-5

Dear Lisa,

On October 21, 2002 you were notified by your landlord that he wishes to change your rental unit into a condominium unit. His notice was deficient because he did not relate all your tenant rights to you. I am attaching copies of the ordinance and further explaining your rights as a tenant under the City of Portland's condominium conversion ordinance.

Before a developer/owner offers to convey a converted unit, a conversion permit shall be obtained.

Rent shall not be altered during the official noticing period unless expressly provided in a preexisting written lease.

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. For the next 180 days, the developer/owner can **not** offer a more favorable price or terms to any other person unless the same terms are offered to the original tenant.

The developer/owner shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request.

A tenant may be eligible for tenant relocation payments if their annual income is under the current 80% low/moderate income guidelines as given to the City of Portland by the Federal Government. This shall be paid as a cash payment to the tenant in the amount of rent for the proceeding two (2) months **prior** to the date when the tenant is required to vacate.

If you have any questions concerning your rights as a tenant, please feel free to contact me at City Hall at 874-8695.

As of this date the permit to convert your rental unit to a condominium unit has **not** been issued. I will give you enough time to receive this letter and call if you have any questions.

Very truly yours,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator

Cc: Jason Dye, 256 Veranda Street, Portland, ME 04103
File

Jason Dye
256 Veranda Street, #2
Portland, ME 04103

October 21, 2002

Lisa Walker
256 Veranda Street, #1
Portland, ME 04103

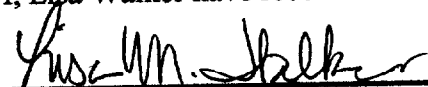
Dear Lisa,

This letter is to inform you of my intention to convert 256 Veranda Street to two condominiums. You may purchase your unit(# 1) for \$150,000. If not, you will be given 120 days notice. Please sign and date.

Thank you,

Jason Dye

I, Lisa Walker have received this letter of intent.



Signature



Date

02-1205

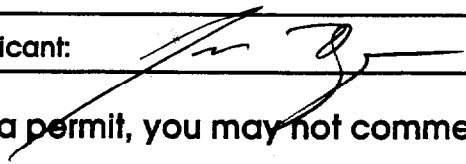
All Purpose Building Permit Application

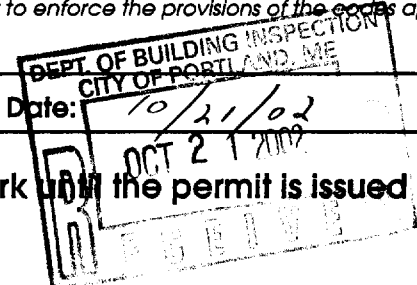
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>256 Veranda St.</u>		
Total Square Footage of Proposed Structure <u>2200</u>	Square Footage of Lot <u>6530</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>432</u> Block# <u>F</u> Lot# <u>6</u>	Owner: <u>Jason Dye</u>	Telephone: <u>232-5417</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Jason Dye</u> <u>256 Veranda St.</u> <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>- 30</u> Fee: \$ <u>1530-</u> <u>2 units @ \$25.00 per unit \$ 50.00</u> <u>75.00 unit w/o</u>
Current use: <u>residential</u> number of units: <u>2</u>		
Proposed use <u>res. - condo</u> number of units: <u>2</u>		
Project description: <u>convert existing 2 family home to two condominiums.</u> <u>Condo Conversion</u>		
Contractor's name, address & telephone: <u>n/a</u>		
Who should we contact when the permit is ready: <u>Jason Dye - 232-5417</u>		
Mailing address:		
Phone: <u>232-5417</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: 	Date: <u>10/21/02</u>
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This is not a permit, you may not commence ANY work until the permit is issued

APPLICATION FOR CONDOMINIUM CONVERSION

Jason Dye
256 Veranda Street, #2
Portland, ME 04103

October 21, 2002

The purpose of this application is to convert my existing 2 family home located at 256 Veranda Street to two condominiums. No construction is needed for the conversion. My tenant, Lisa Walker (unit 1), has expressed interest in purchasing her unit.

Thank you,

A handwritten signature in black ink, appearing to read 'Jason Dye', with a long horizontal flourish extending to the right.

Jason Dye
Cell 232-5417
Home 775-1498
Work 465-3642

Zoning Division
Marge Schmuckal
Zoning Administrator

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



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 256 Veranda St.

NUMBER OF UNITS: 2

TENANT NAME: Lisa Walker

TENANT'S UNIT #: 1

TENANT'S TEL. #: 761-3989

TENANT'S PRESENT ANNUAL INCOME: \$36,000

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: less than 1 year

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Jason Dye 256 Veranda St.
432-5417

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

None

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: 432
Block: F
Lot: 6

Name of Owner: Jason Dye

Address: 256 Veranda St.

Telephone No.: 207-775-1498

Name of Project: 256 Veranda Condo Conversion

No of Units to be Converted: 2

No. of Units applying for: 2

No. of Units in structure 2

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds _____

Approved by: _____

ZONING: _____ Date: _____

No. of units approved (circle)

Fire Dept: 1 3 3 4 5 6 7 8 9 10 Date: _____

Plumbing: others 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: _____

CONDOMINIUM CONVERSION APPLICATION
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach also a ^{attached} list of names of tenants or occupants to whom letters were sent.
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible)
^{attached}
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?
 yes no
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? yes no
6. Have relocation referrals and assistance been provided to tenants on demand?
 yes no

Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block; Lot: 432, F, 6
2. Number of units before conversion:

 units with 1 bedroom;

 1 units with 2 bedrooms;

 1 units with 3 or more bedrooms;
3. Monthly rent (range)

 (specify with or without util.)

 \$1000 w/o util.
4. Number of units after conversion:

 1 units with 1 bedroom;

 units with 2 bedrooms;

 1 units with 3 or more bedrooms;
5. Purchase Price (range)

 150 - 175 K

 200 - 225 K
6. Length of time building owned by applicant? 8 months
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 X (Please circle applicable permit type.)
8. Type and cost of building improvements associated with this conversion that do not require permits:

\$ exterior walls, windows, doors, roof

\$ insulation

\$ interior cosmetic (wall/floor/refinishing, etc.)

\$ other (specify)

 X none

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

	<u>Unit 1</u>					<u>Unit 2</u>				
	1	2	3	4	5	6	7	8	9	10
a) Length of occupancy-	6 months					8 months				
b) Age of head of household-	41					30				
c) Number of children-	0					0				
d) Number of persons ages 60 or over-	0					0				
e) Will tenant purchase unit?	?					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-	unknown					unknown				

**CONDOMINIUM CONVERSION APPLICATION
PART II**

CODE COMPLIANCE:

- 1) Notice of intent signed by tenant, dated, and attached.
- 2) List of tenants who were sent letters;
Lisa Walker
- 3) Addresses of tenant receiving letter of intent;
Lisa Walker
256 Veranda Street, #1
Portland, ME 04103
10/21/02
- 4) Yes
- 5) No
- 6) Yes

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 12246 PAGE 255 COUNTY Cumberland
PLAN BOOK A PAGE 141 LOT 180-159&p/o 158-154

ADDRESS: 256 Veranda Street, Portland, Maine

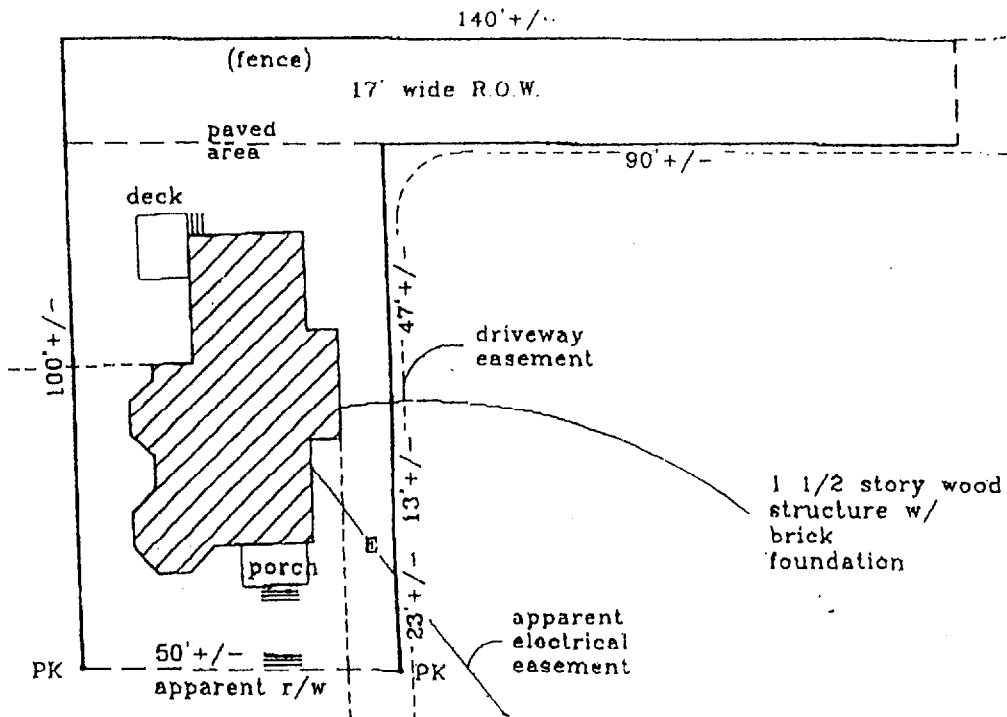
Job Number: 180-44-R

Inspection Date: 09-20-00

Scale: 1" = 30'

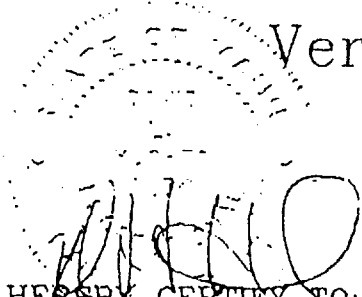
Buyers: Andrew M. Nixon & Meredith L. Pastrone

Seller: Robert T. Walker



Oregon St.

Veranda St. to Falmouth



I HEREBY CERTIFY TO: STONNE, Inc.: Approved Home Mortgage, Inc. and its title insurer.

Monuments found did not conflict with the deed description.
The dwelling setbacks do not violate town zoning requirements.
As delineated on the Federal Emergency Management Agency Community Panel: 230051-0008B
The structure does not fall within the special flood hazard zone.
The land does not fall within the special flood hazard zone.

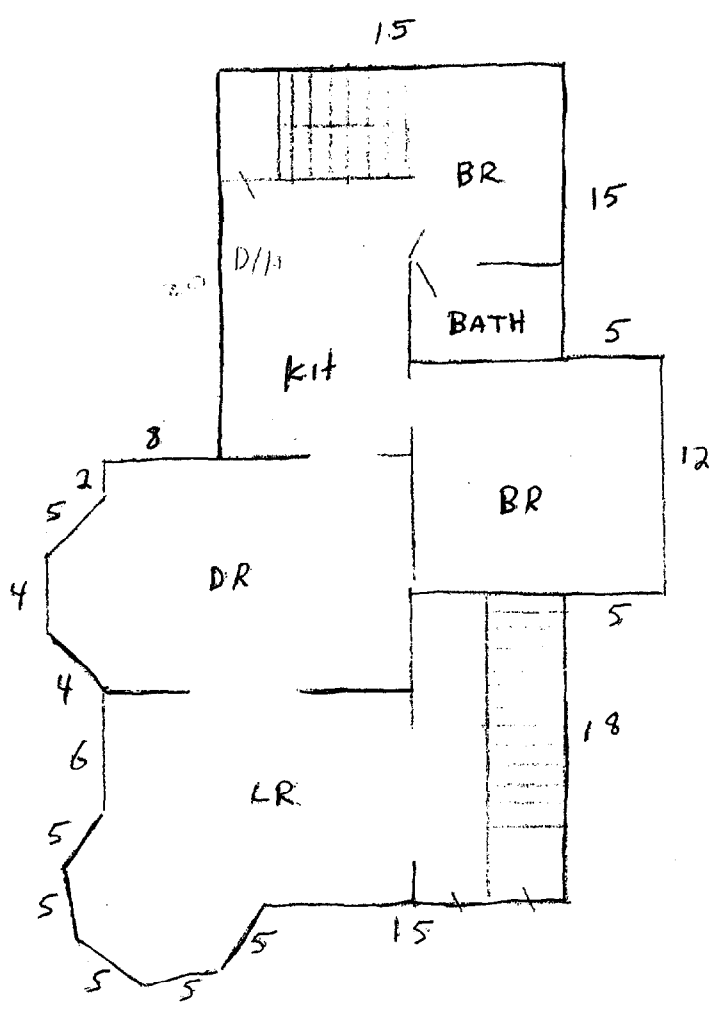
APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY

Livingston - Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport - Maine 04048
207-967-9761 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

1000 1000 1000

1st Floor
unit 1



2nd Floor
unit 2

