

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BU **PERMIT** ION

Permit Number: 090722

This is to certify that SMITH GORDON R

has permission to Replace and Expand front entrance on side (2' x 5'). Replace Interior Space at Rear of House w/covered deck (5'x1

AT 116 SHERIDAN ST 013 J010001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is lath or other work is used-in. 2 HO NOTICE IS REQUIRED.

PERMIT ISSUED  
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.  
JUL 17 2009

CITY OF PORTLAND

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*Thomas M. MacRae* 7/16/09  
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

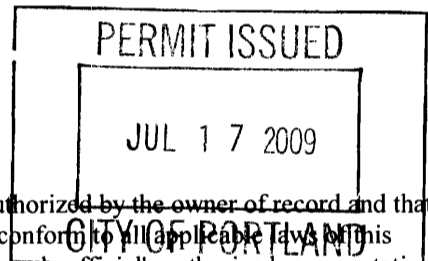
Permit No: 09-0722	Issue Date:	CBL: 013 J010001
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Location of Construction: 116 SHERIDAN ST	Owner Name: SMITH GORDON R	Owner Address: 116 SHERIDAN ST	Phone: 207-749-9300
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home - Replace and Expand front entry. Replace Interior Space at Rear of House w/ covered Deck. Change framing on third floor deck. - Connected to permit 08.0033	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 1
Proposed Project Description: Replace and Expand front entry on side (20' x 5'). Replace Interior Space at Rear of House w/covered deck (5'x10'). Change framing on third floor deck & cantilever it.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: _____		Signature: <i>Jm 7/16/09</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: 07/09/2009	<b>Zoning Approval</b>
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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..	<b>Special Zone or Reviews</b> <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 w/ conditions</i> Date: 7/16/09 <i>AM</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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 <i>AM</i> 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 and ordinances within 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> 09-0722	<b>Date Applied For:</b> 07/09/2009	<b>CBL:</b> 013 J010001
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<b>Location of Construction:</b> 116 SHERIDAN ST	<b>Owner Name:</b> SMITH GORDON R	<b>Owner Address:</b> 116 SHERIDAN ST	<b>Phone:</b> 207-749-9300
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Replace and Expand front entry. Replace Interior Space at Rear of House w/ covered Deck. Change framing on third floor deck. - Connected to permit 08-0933	<b>Proposed Project Description:</b> Replace and Expand front entry on side (20' x 5'). Replace Interior Space at Rear of House w/covered deck (5'x10'). Change framing on third floor deck & cantilever it.
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 07/16/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) The 8' x 8' deck on the rear of the building is illegal. You have thirty days from when the permit is issued to remove it. 2) The 5' x 10' enclosed one story addition on the rear of the house is legally nonconforming. If the walls are removed to make an open porch, you may lose the right to enclose it again in the future. 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 07/16/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

<b>Comments:</b> 7/14/2009-amachado: Left vcm for Gordon. Plot plan shows an existing 8' x 8' deck. This was not shown on earlier plot plans for the property. 7/16/2009-amachado: Research of property shows no permit for the 8' x 8' deck. Spoke to Gordon. He will remove it. See letter dated 7/16/09.
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**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY)**

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee

*Thomas W. Mackley*  
\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

*7/14/09*  
\_\_\_\_\_  
Date



# General 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>116 SHERIDAN STREET</u>		
Total Square Footage of Proposed Structure/Area <u>1,952 Sq. Ft.</u>		Square Footage of Lot <u>2,232 S.Q. Ft.</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>13          5          10</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>GORDON SMITH</u> Address <u>116 SHERIDAN ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>749.9300</u>
Lessee/DBA (If Applicable)  <u>JUL 9 2009</u>	Owner (if different from Applicant) Name <u>SEE ABOVE</u> Address City, State & Zip	Cost Of Work: \$ <u>5,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Single family</u> Is property part of a subdivision? <u>N/A</u> If yes, please name _____ Project description: <u>Replace + expand front entryway. <sup>NOT AMENDMENT</sup> Amendment to Prior Balcony Permit to provide for cantilevered framing. Replace interior space at rear of house w/ exterior deck.</u> Contractor's name: <u>See ABOVE</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>GORDON SMITH</u> Telephone: <u>ABOVE</u> Mailing address: <u>See ABOVE</u>		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Signature] Date: 7.9.09

**This is not a permit; you may not commence ANY work until the permit is issue**



*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

*Penny St. Louis Littell - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

July 16, 2009

Gordon Smith  
116 Sheridan Street  
Portland, ME 04101

Re: 116 Sheridan Street – 013 J010 – R-6 – permit #09-0722 – illegal deck

Dear Mr. Smith,

This letter is a follow up to the telephone conversation that we had earlier today. Part of our review of a building application is to make sure that the building meets the requirements of the zone that it is located in. If any of the structures shown on the plot plan do not meet the zoning requirements, we do research to see if structure in question was previously permitted

116 Sheridan Street is located in the R-6 residential zone. Section 14-139(d)(2) gives the rear yard setback as twenty feet. Section 14-139(d)(3) gives the side yard setback as ten feet. The existing house does not meet the rear or side setback, but my research shows that the main part of the house (18' x 24') and the rear one story addition (5' x 10') were permitted prior to 1957. There is no record though of the 8' x 8' rear deck being permitted. The plot plan shows it being located right up to the rear property line and one to two feet from the side property line. Since it is not permitted and it does not meet the setbacks, the deck is not legal and must be removed.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to file an appeal. If you should fail to do so, my decision is binding and no longer subject to appeal. If you choose to file an appeal, you may contact our office for the necessary paper work.

You have thirty days to bring your property into compliance. Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado  
Zoning Specialist  
(207) 874-8709

July 9, 2009

Marge Schmuckal  
Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, ME 04101

**Re: 116 Sheridan Street Building Permit Application**

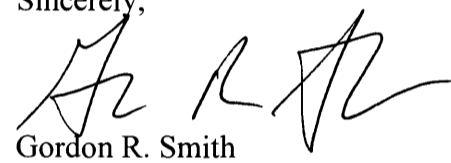
Dear Marge,

Enclosed is a permit application for proposed work at 116 Sheridan Street. The application includes three elements: 1) the replacement and expansion of the existing front entryway, 2) an amended framing plan for a previously permitted third-floor deck, and 3) replacement of previous interior space at the rear of the house with an exterior deck.

The property is located in the R-6 Zone, where the general front yard setback requirement is 10 feet. As indicated on the site plan, the proposed entryway would be set back from the sidewalk approximately 4 feet. Because the structures on either side of the subject property are set back less than 1 foot from the sidewalk, the proposed entryway complies with Section 14-139(d)(1) of the Portland Code of Ordinances, which provides that "[a] front yard need not exceed the average depth of the front yards on either side of the lot." The attached photographs demonstrate that the proposed entryway would be set back farther than the front yard depths of the adjacent properties.

Thank you for your attention to this matter. Please contact me with any questions.

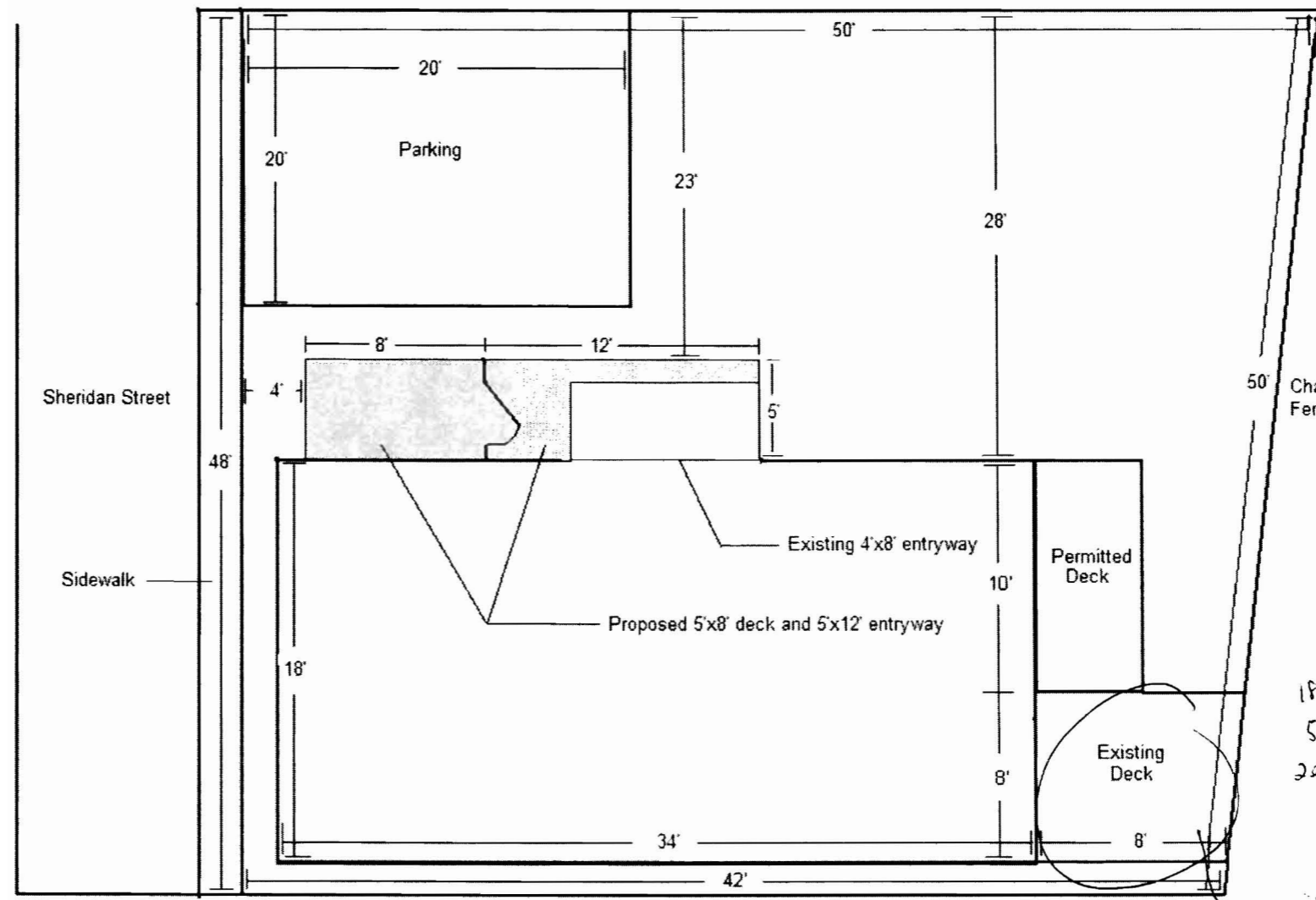
Sincerely,

  
Gordon R. Smith

GRS/mtr

R-6

116 Sheridan Street  
Site Plan



lot size 1862  
 landscape - 10000 (ok)  
 front setback 10' or average  
 \* setbacks on either side 1'  
 so average is 1' - 4' proposed etc.  
 Chain-link Fence  
 side - 10' - 23' given ok.  
 rear - 20' - both existing!  
 perm. deck (grandfathered)

lot coverage 50% = 931

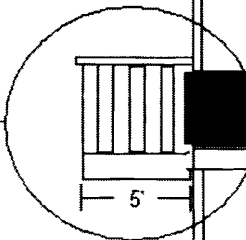
18x34 = 612  
 5x10 = 50 (ok)  
 20x5 = 100  
 762

illegal must be removed  
 see letter dated 7/16/05

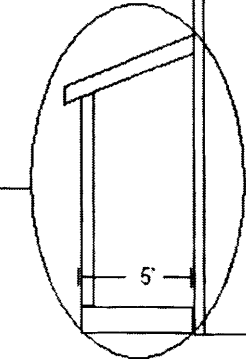


116 Sheridan Street  
South Elevation  
Proposed work

Proposed amendment to framing of previously permitted deck (replace outboard posts w/ cantilevered LVL girders)

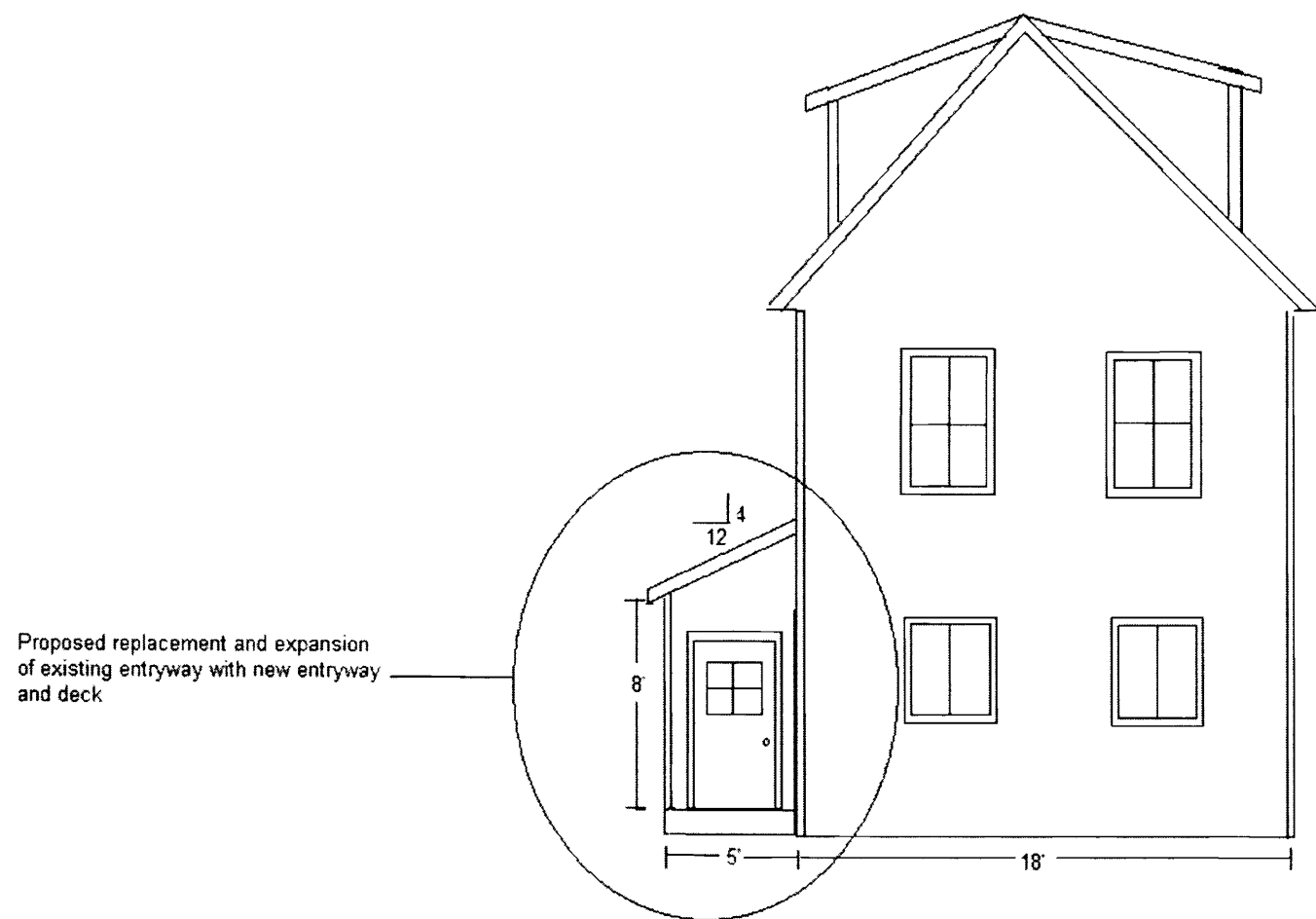


Proposed amendment to previous permit: add exterior deck and shed roof on posts in lieu of interior space (same footprint); add Anderson FWG 8068L sliding patio door



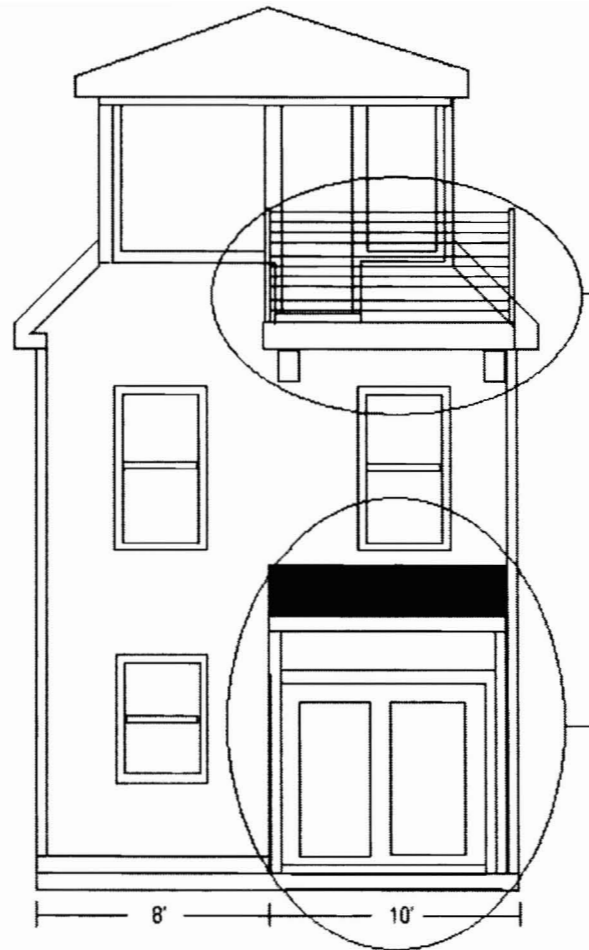
Proposed replacement and expansion of existing entryway with new entryway and deck

116 Sheridan Street  
East Elevation  
Proposed work



Proposed replacement and expansion  
of existing entryway with new entryway  
and deck

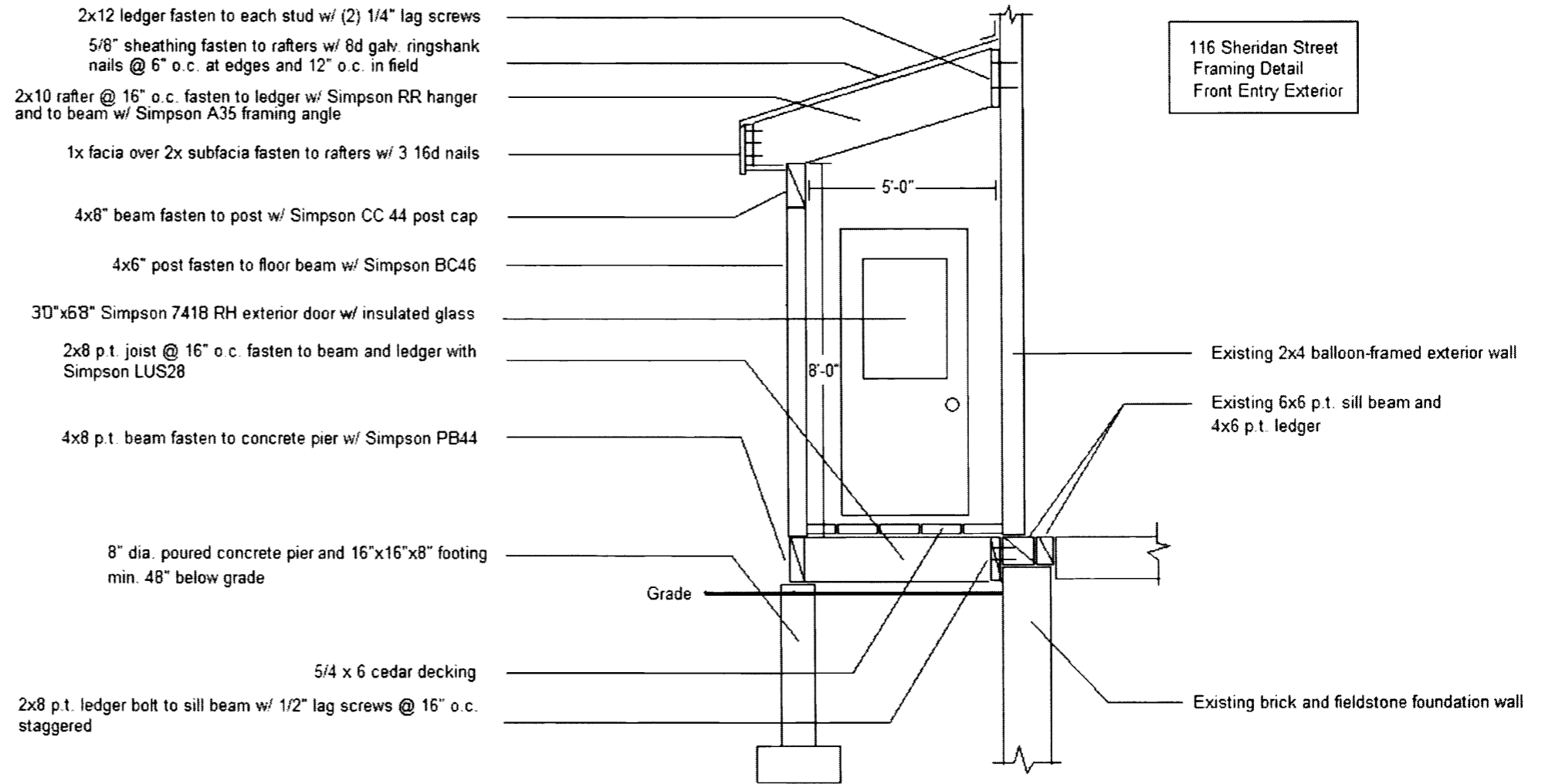
116 Sheridan Street  
West Elevation  
Proposed Work



Proposed amendment to framing of  
previously permitted deck (replace outboard  
posts w/ cantilevered girders)

Proposed amendment to previous permit:  
add exterior deck and shed roof on posts in lieu of  
interior space (same footprint); add Anderson FWG  
8068L sliding patio door

8' 10'

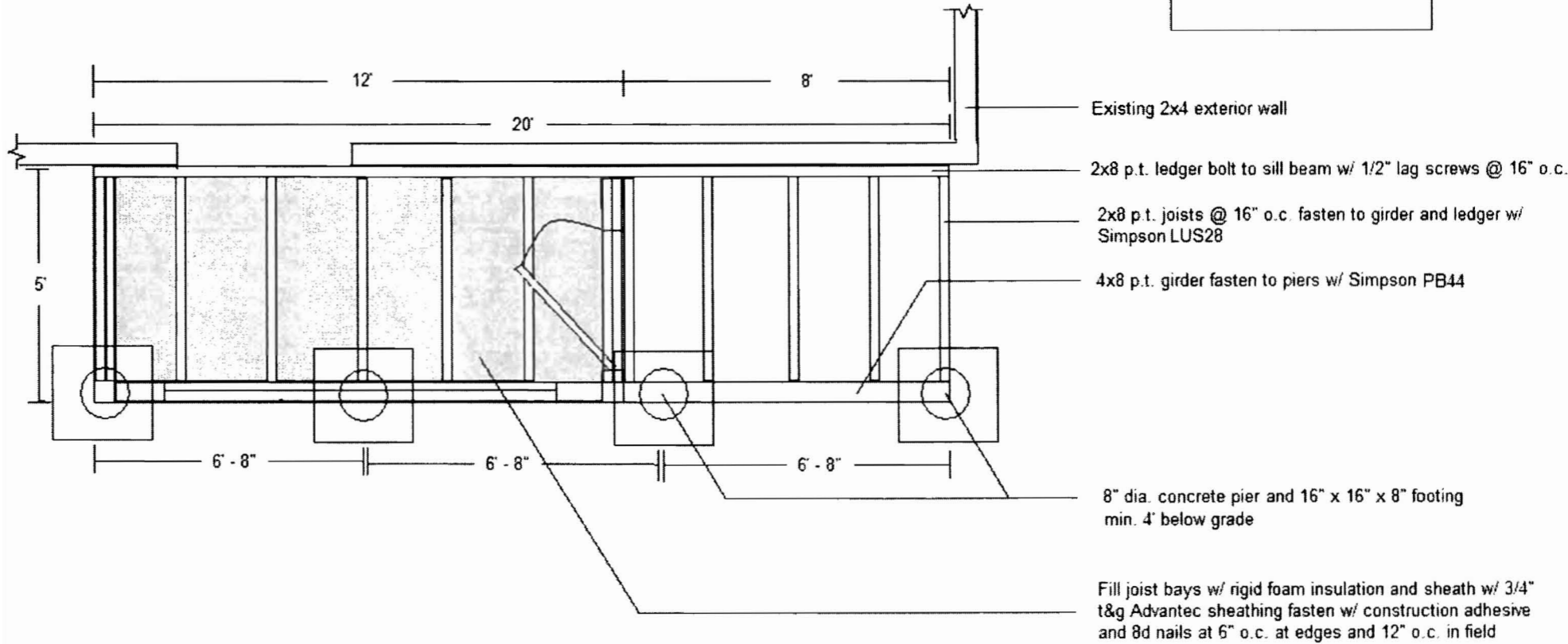


116 Sheridan Street  
Framing Detail  
Front Entry Exterior

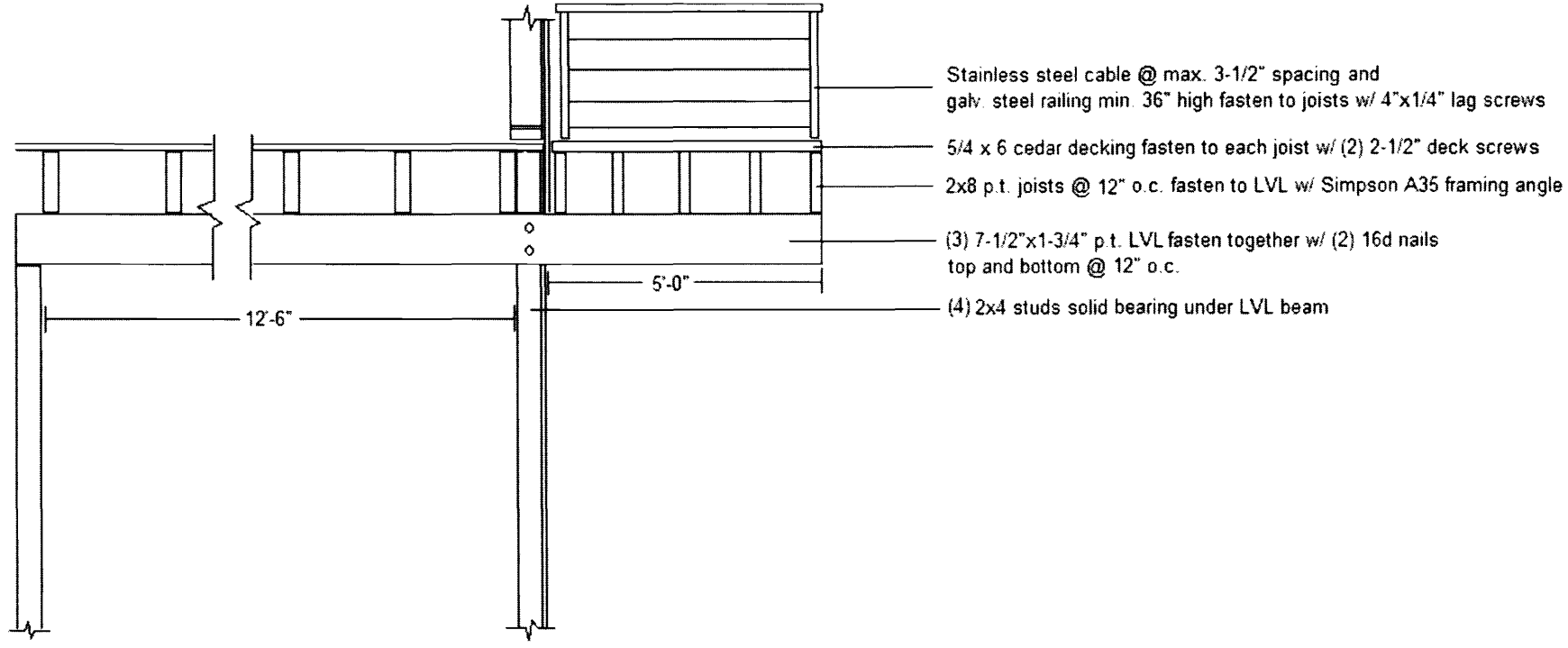
- 2x12 ledger fasten to each stud w/ (2) 1/4" lag screws
- 5/8" sheathing fasten to rafters w/ 8d galv. ringshank nails @ 6" o.c. at edges and 12" o.c. in field
- 2x10 rafter @ 16" o.c. fasten to ledger w/ Simpson RR hanger and to beam w/ Simpson A35 framing angle
- 1x fascia over 2x subfascia fasten to rafters w/ 3 16d nails
- 4x8" beam fasten to post w/ Simpson CC 44 post cap
- 4x6" post fasten to floor beam w/ Simpson BC46
- 30"x68" Simpson 7418 RH exterior door w/ insulated glass
- 2x8 p.t. joist @ 16" o.c. fasten to beam and ledger with Simpson LUS28
- 4x8 p.t. beam fasten to concrete pier w/ Simpson PB44
- 8" dia. poured concrete pier and 16"x16"x8" footing min. 48" below grade
- 5/4 x 6 cedar decking
- 2x8 p.t. ledger bolt to sill beam w/ 1/2" lag screws @ 16" o.c. staggered

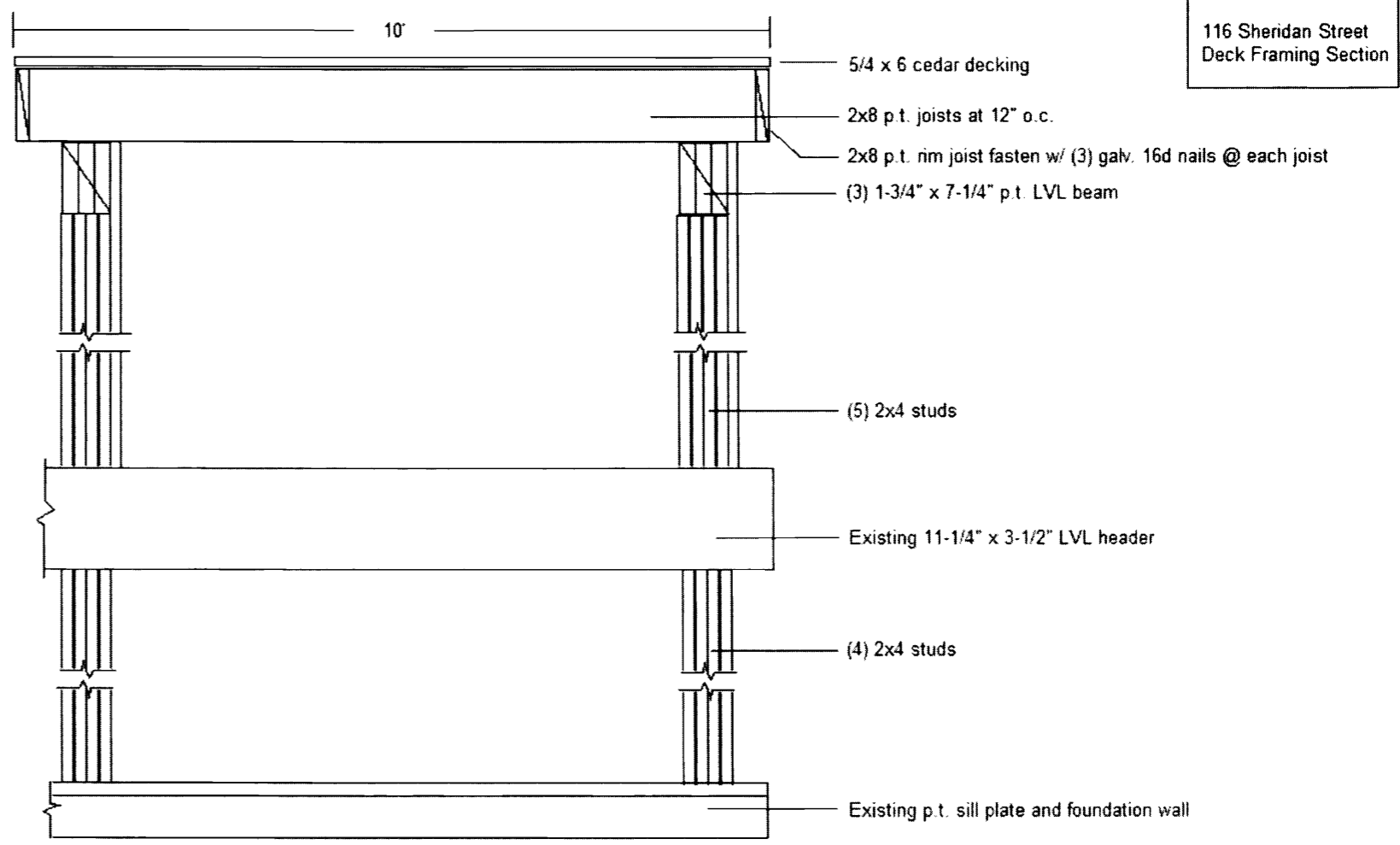
- Existing 2x4 balloon-framed exterior wall
- Existing 6x6 p.t. sill beam and 4x6 p.t. ledger
- Existing brick and fieldstone foundation wall

116 Sheridan Street  
Proposed Entry  
Floor Framing Detail



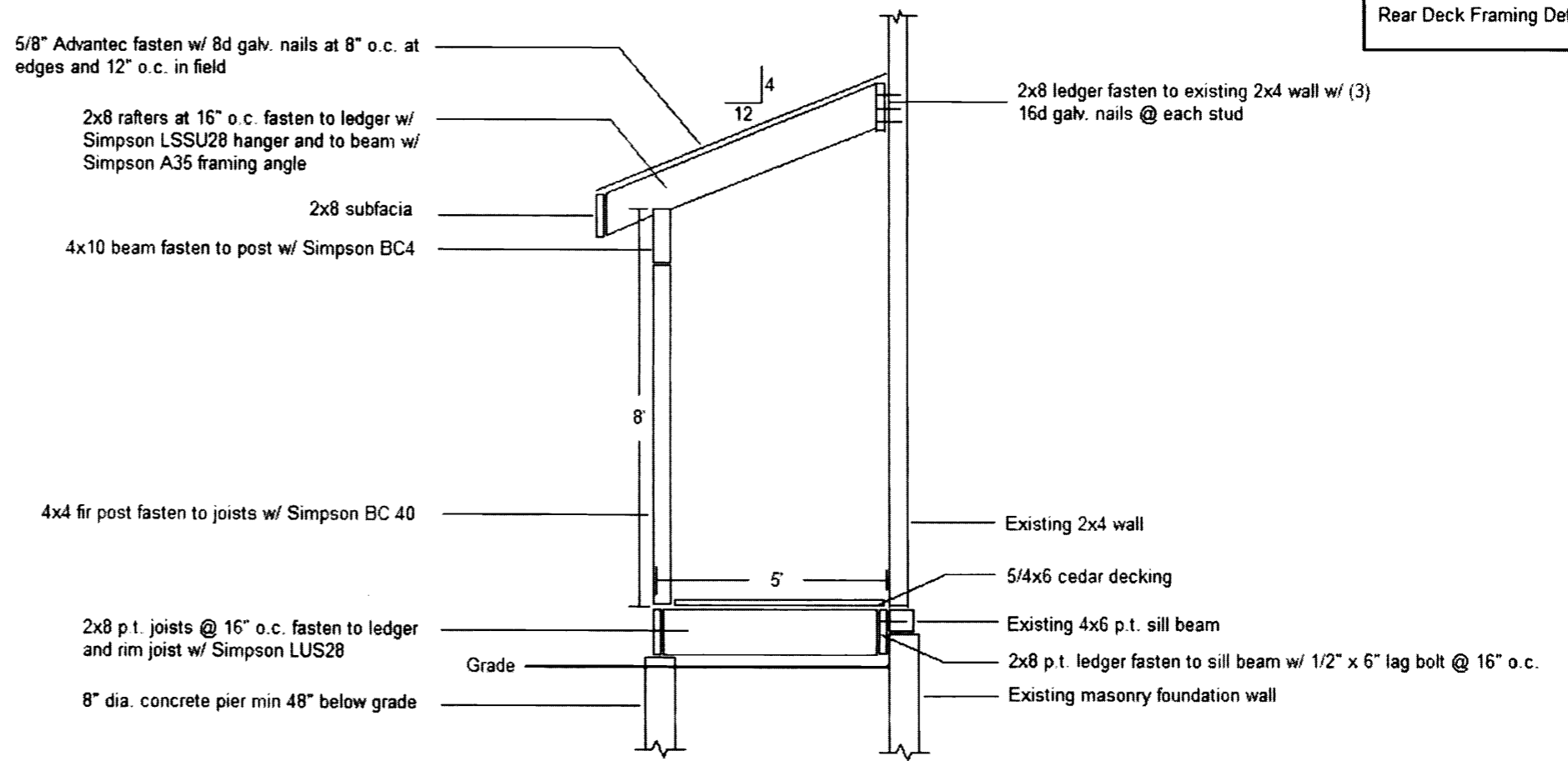
116 Sheridan Street  
Deck Framing Section





116 Sheridan Street  
Deck Framing Section

116 Sheridan Street  
Rear Deck Framing Detail

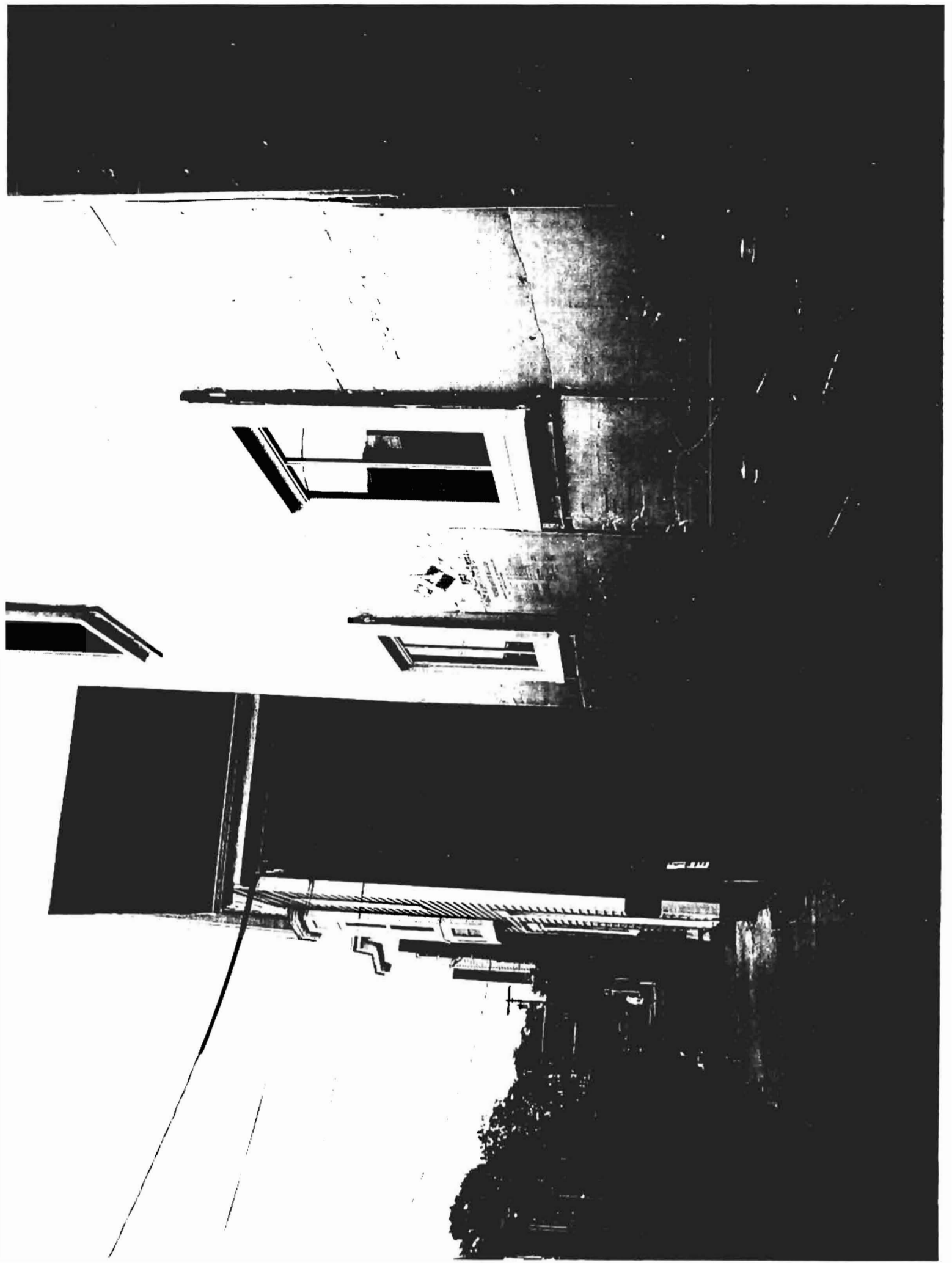


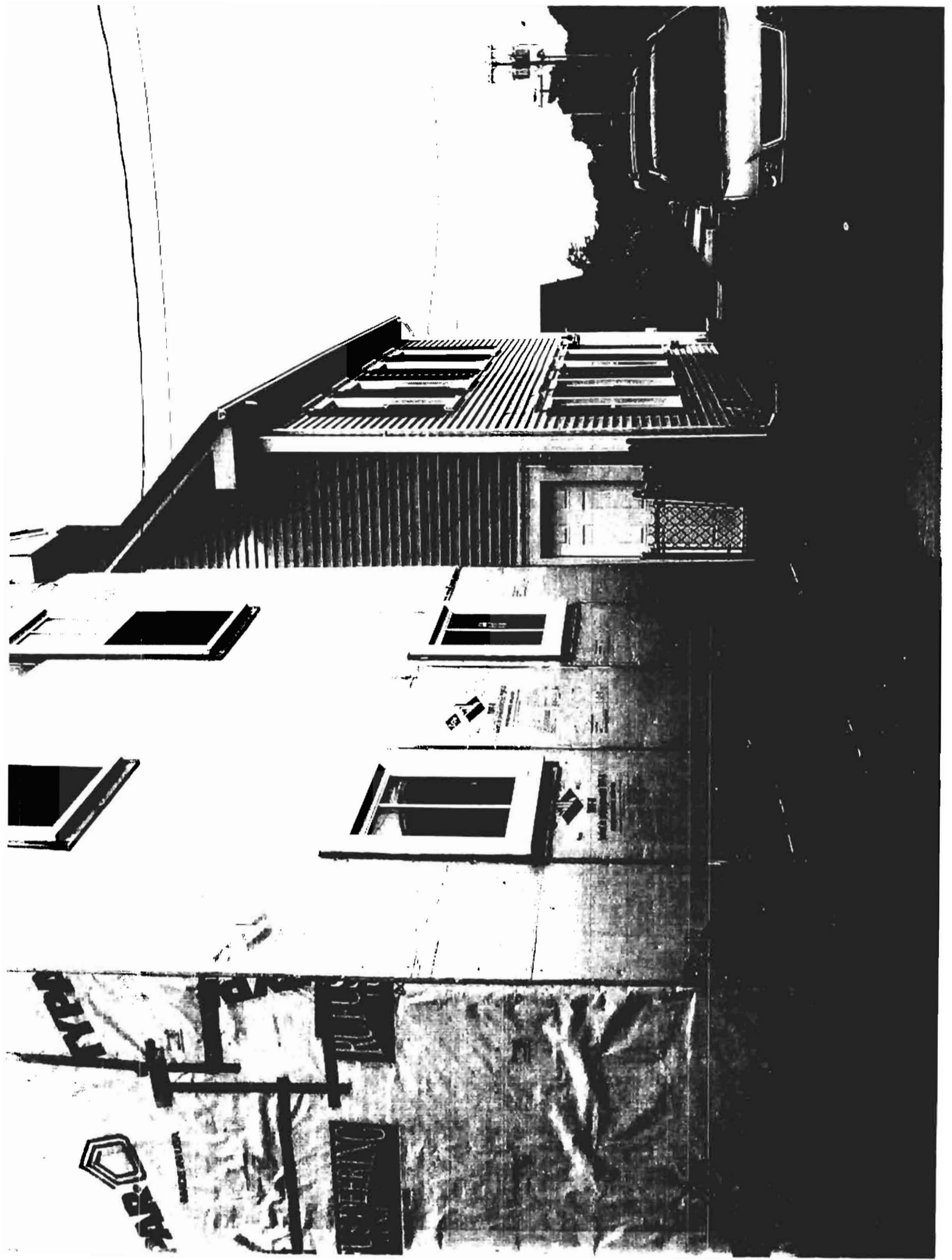




<http://www.portlandassessor.com/images/pictures/00645601.jpg>

7/14/2009





RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19		YEAR 19		CONSTRUCTION										COMPUTATIONS					
				FOUNDATION		FLOOR CONST.			PLUMBING					UNIT	1951	1955			
				CONCRETE	✓	WOOD JOIST	✓	BATHROOM	✓				638	S. F.	3970	3770			
				CONCRETE BLOCK		STEEL JOIST		TOILET ROOM						S. F.					
				BRICK OR STONE		MILL TYPE		WATER CLOSET											
				PIERS		REIN. CONCRETE		LAVATORY											
				CELLAR AREA FULL	✓	FLOOR FINISH			KITCHEN SINK	✓									
				NO. CELLAR		CEMENT	✓	STD. WAT. HEAT	✓										
				EXTERIOR WALLS		EARTH		AUTO. WAT. HEAT											
				CLAPBOARDS		PINE	✓	ELECT. WAT. SYST.											
				WIDE SIDING		HARDWOOD	✓	LAUNDRY TUBS											
				DROP SIDING		TERRAZZO		NO PLUMBING											
				NO SHEATHING		TILE		TILING											
				WOOD SHINGLES				BATH FL. & WCOT.											
				ASBES. SHINGLES	✓			TOILET FL. & WCOT.											
				STUCCO ON FRAME		ATTIC FLR. & STAIRS	✓	LIGHTING											
				STUCCO ON TILE		INTERIOR FINISH			ELECTRIC	✓					ADDITIONS	+160	+120		
				BRICK VENEER		B 1 2 3		NO LIGHTING											
				BRICK ON TILE		PINE	✓	NO. OF ROOMS											
				SOLID BRICK		HARDWOOD	✓	BSMT.	2ND	2									
				STONE VENEER		PLASTER	✓	1ST	3	3RD	2								
				CONC. OR CIND. BL.		UNFINISHED	✓	ROOF											
						METAL CLG.		SINGLE FAMILY	✓										
				TERRA COTTA				TWO FAMILY											
				VITROLITE		RECREAT. ROOM		APARTMENT											
				PLATE GLASS		FINISHED ATTIC	FULL ✓	STORE											
				INSULATION		FIREPLACE		THEATRE											
				WEATHERSTRIP		HEATING			HOTEL										
				ASPH. SHINGLES	✓	PIPELESS FURNACE		OFFICES											
				WOOD SHINGLES		HOT AIR FURNACE		WAREHOUSE											
				ASBES. SHINGLES		FORCED AIR FURN.		COMM. GARAGE											
				SLATE TILE		STEAM	✓	GAS STATION											
				METAL		HOT WAT. OR VAPOR		ECONOMIC CLASS											
				COMPOSITION		NO HEATING		OVER BUILT											
				ROLL ROOFING		GAS BURNER		UNDER BUILT											
				INSULATION		OIL BURNER	✓	DT. 6-9-50 AR. 2H											
						STOKER		LD. 5 PD. 2H											
								MS. CK. 1											
				SUMMARY OF BUILDINGS										TOTAL		4410	4610		
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YI							
Dwg	A	2 1/2 FR	C	26	F-P	4410	55H	1980	A	1980	1200	5							
	B					4610	55H	2070	B	2070	1250	5							
	C								C										
	D								D										
	E								E										
	F								F										
	G								G										
YEAR	1951	1955										1951 TOTAL BLDGS.		1980		1700			
TAX VAL.		1250										1955		1250					
OLD VAL.	1200	1250										19		19					
CHANGE		50										19		19					

Same 1946 - 4900  
 12/24-1948. 28 sq ft. steam heat. ✓

