

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

ELECTRICAL SECTION

PERMIT

Permit Number: 070785

This is to certify that SHERIDAN STREET LLC / Portland Building

has permission to demolish garage in rear of property

AT 121 SHERIDAN ST

013 K01700

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.

PERMIT ISSUED

JUL 10 2007

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

Notification inspection must be given and written permission procured before this building or part thereof is altered or closed-in.
48 HOUR 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]
 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: 07-0785	Issue Date:	CBL: 013 K017001
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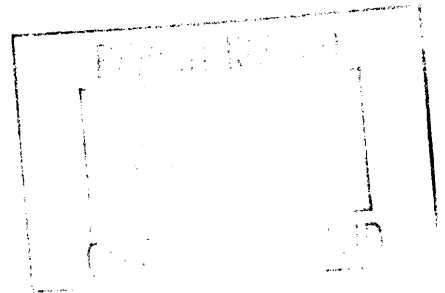
Location of Construction: 121 SHERIDAN ST	Owner Name: SHERIDAN STREET LLC	Owner Address: 477 CONGRESS ST 5TH FLOOR	Phone:
Business Name:	Contractor Name: Portland Builders, Inc. <i>US3-1510</i>	Contractor Address: P.O. Box 4902 Portland	Phone: 2078790118
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: <i>R-6 i</i>

Past Use: Single Family Home	Proposed Use: Single Family Home - demolish garage in rear of property	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 1	Zone: <i>R-6 i</i>
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>Demol</i>		

Proposed Project Description: demolish garage in rear of property	Signature: <i>[Signature]</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: ldobson	Date Applied For: 06/28/2007	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <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
	<p>Date: <i>6/28/07</i></p>	<p>Date: <i>6/28/07</i></p>	<p>Date: <i>[Signature]</i></p>



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: 07-0785	Date Applied For: 06/28/2007	CBL: 013 K017001
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Location of Construction: 121 SHERIDAN ST	Owner Name: SHERIDAN STREET LLC	Owner Address: 477 CONGRESS ST 5TH FLOOR	Phone:
Business Name:	Contractor Name: Portland Builders, Inc.	Contractor Address: P.O. Box 4902 Portland	Phone: (207) 879-0118
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Single Family Home - demolish garage in rear of property	Proposed Project Description: demolish garage in rear of property
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/05/2007

Note:**Ok to Issue:**

- 1) Per the conditional/contract zone #2006-0214, two parking spaces for this single family must be provided as shown on the approved subdivision/site plan.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the demolition of this nonconforming garage is the result of lot configuration and the separate development of the lots in the rear of this property. This garage is not intended to be rebuilt in any manner
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. PLEASE NOTE: This property shall have NO CHANGE in the use or the number or residential units in excess of one, except that home occupations shall be permitted therein accordance with the provisions of the R-6 Zone. The conveyance of any property interest in the single family house shall contain a restrictin on the residential use of the property to no more than one residential unit. These stated conditions are part of the conditional/contract zone requirements of the property developed in the rear of this property (13-k-2 & 17).

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 07/10/2007

Note:**Ok to Issue:**

- 1) As discussed, all demolition debris must be removed from the site. All excavated areas must be filled and graded.

Comments:

7/5/2007-mes: I am still waiting for an approval from planning. However, zoning can sign-off with conditions while awaiting planning's approval.

7/9/2007-mes: received an ok from planning on the demolition only.

7/2/2007-mes: according to the applicant, this is a separate lot from the project behind it. I am checking with Shukria in planning if it is ok to issue this demo permit.

7/3/2007-mes: Shukria says that this is part of the new development for housing. If Greg Shinberg wants to move forward with this demolition, he needs to request to do so with Alex J. Under 14-528. I left a message with G.S. to do that. This property is tied to the site plan and contract zone under #2006-0214.

From: Alex Jaegerman
To: Barbara Barhydt; Marge Schmuckal; Shukria Wiar
Date: 7/6/2007 2:51:40 PM
Subject: Re: Sheridan Heights- Greg Shinberg

Greg has recorded the plat and the performance guarantee is in hand. All we need now is seven sets of plans to stamp and distribute. We are OK now with the issuance of the demo permit for the garage. Building permit as soon as the seven sets of plans are received.

Alex.

>>> Shukria Wiar 7/6/2007 10:09:40 AM >>>

I have not heard anything on the demolition of the garage. I did have a conversation with Greg, I think on Tuesday and told him that he needs to request in a letter that he wants a demo permit before the performance guarantee is posted, addressed to Alex. I have not heard from him again regarding this so I am not sure if he want to Alex directly.

I am working with him regarding his conditions of approval and he has met all but two (lighting plan, which I have and am reviewing and Fire checklist). When the conditions are met, I will get the final revised plans from him. He is recording his Mylar today and he also has his performance guarantee in place and paid all his contribution.

Thanks.

Shukria

>>> Marge Schmuckal 07/06 9:52 AM >>>

I just received a call from Greg saying that his project and the demolition of the garage on the single family lot up front are ok to "issue". He said that Alex gave him an ok on the demolition.

I have seen or heard nothing. I don't have a stamped approved site plan. I have not received a written or verbal ok on the garage demolition. We will not release either of these permits without such oks.

Please let me know the status of these two projects.

Thanks,
Marge



Demolition of a Structure 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: ¹²¹ 135 Sheridan Street, Portland Maine		
Total Square Footage of Proposed Structure 520 sq. ft.	Square Footage of Lot 22,900 sq. ft.	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 13 K ²¹⁷	Owner: Sheridan Street LLC 477 Congress St., 5th Fl. Portland, ME 04101	Telephone: 523 3410 773-8597
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Portland Builders, Inc. PO Box 4902 Portland, ME 04112 879-0118	Cost Of Work: \$ 1,000 Fee: \$ 30 -
Current legal use: (i.e. garage, warehouse) <u>garage</u> If vacant, what was the previous use? <u>garage</u> How long has it been vacant?: <u>1 year</u>		
Project description: Tear down existing garage		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Bill Cuddy</u> Mailing address: <u>Portland Builders</u> Phone: <u>838-3871</u> <u>PO Box 4902</u> <u>Portland, ME 04112</u>		

Please submit all of the information outlined in the Demolition call list. 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, 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 of applicant:

Date:

6/26/07

This is not a permit; you may not commence ANY work until the permit is issued.



Demolition Call List & Requirements

Site Address: ¹²¹~~135~~ Sheridan Street

Owner: Sheridan Street LLC

Structure Type: garage

Contractor: Portland Builders

Utility Approvals

Central Maine Power

Number

1-800-750-4000

Contact Name/Date

Sandy F. 6-20-07

Northern Utilities ^{MARK Allen, IM}

797-8002 ext 6241

M. Allen 6-20-07

Portland Water District

761-8310

Gordon 6-20-07

Dig Safe

1-888-344-7233

H. 2007-220-744 6-5-07

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)

874-8891

Lucy 6-20-07

DPW/ Sealed Drain Permit (C. Merritt)

874-8822

Gator 6-20-07

Historic Preservation ^{Deb Andrews, IM}

874-8726

D. Andrews 6-20-07

Fire Dispatcher

874-8576

Morrisseau 6-20-07

Additional Requirements

- 1) Written Notice to Adjoining Owners
- 2) A Photo of the Structure(s) to be demolished
- 3) Certification from an asbestos abatement company n/a

DEP – Environmental (Augusta)

287-2651

Sandy M. 6-20-07

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

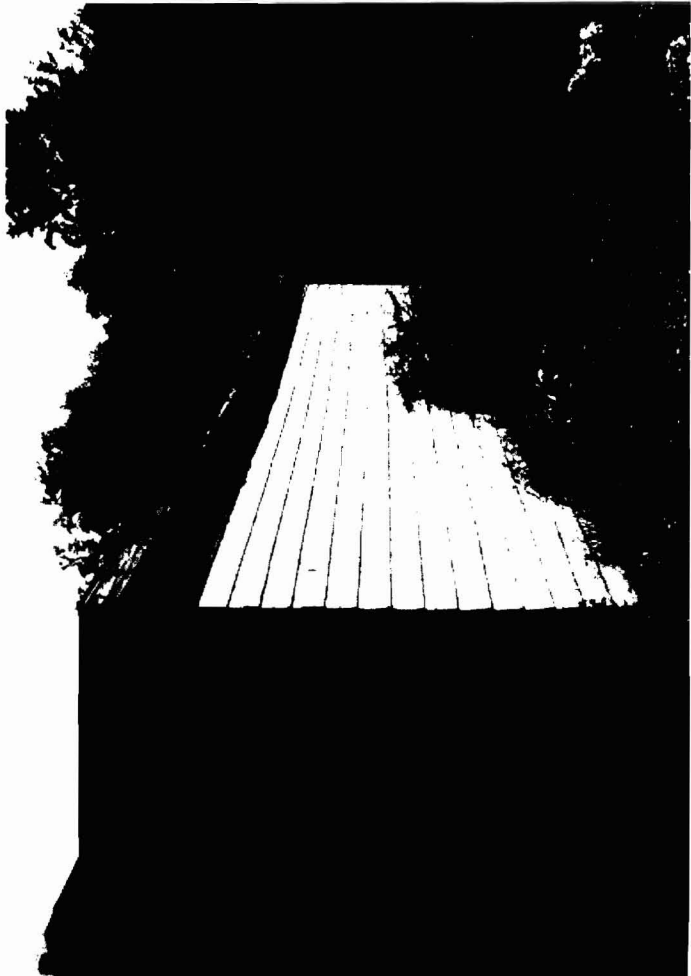
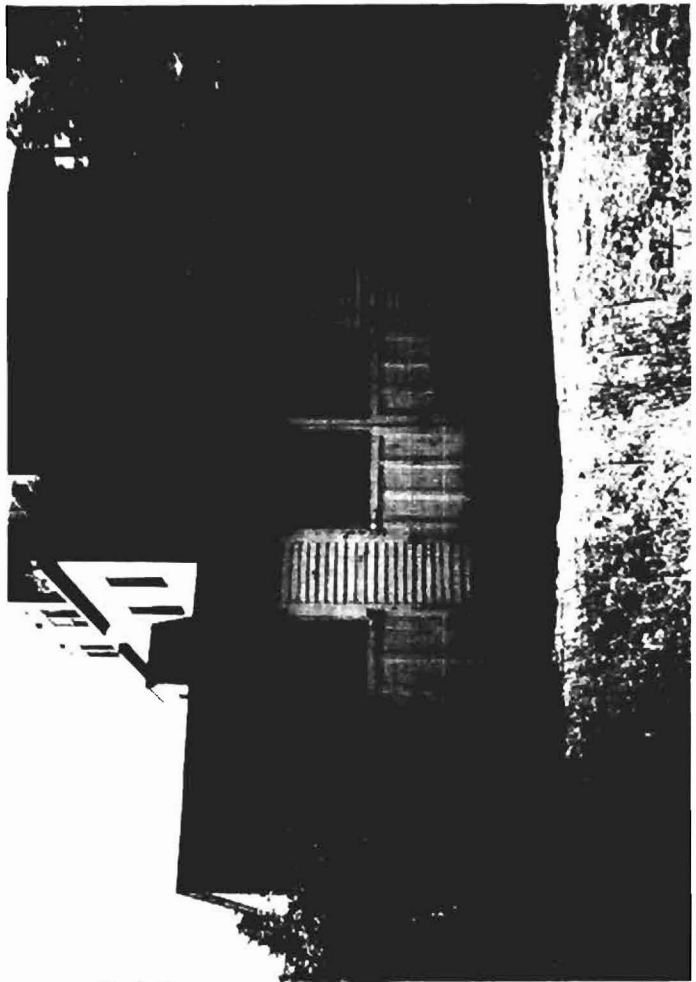
I have contacted all of the necessary companies/departments as indicated above and secured all required documentation.

Signed: Douglas Dwyer

Date: 6-20-07

PORTLAND BUILDERS, INC

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Portland Builders, Inc.

P.O. Box 4902
85 York Street, Suite 3
Portland, ME 04112
(207) 879-0118 phone
(207) 772-8182 fax

²⁷
June 28, 2007

TO: ADJOINING OWNERS OF 121 SHERIDAN STREET

Please consider this notice that Portland Builders, Inc. will be tearing down the existing garage located on the back of 121 Sheridan Street. Any questions or concerns can be directed to Bill Cuddy at the telephone number listed above.

Adjoining Owners:

125 Sheridan - Jane Glass

117 Sheridan - #1 Sarah Gooding / Mayer / Kausel

#2 Kathleen Gooding
#3, #6, #7 Lawrence
Eubank (owner
of building)

#4 James O'Rourke

#8 Sarah Coburn &
Brendan O'Neil

#5 Anthony Loscalzo

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	013 K017001
Location	121 SHERIDAN ST
Land Use	SINGLE FAMILY
Owner Address	SHERIDAN STREET LLC 477 CONGRESS ST 5TH FLOOR PORTLAND ME 04101
Book/Page	22760/001
Legal	13-K-17 SHERIDAN ST 119-121 6600 SF

Current Assessed Valuation

Land	Building	Total
\$94,900	\$98,600	\$193,500

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1864	Old Style	2	1626	0.152	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	1		8	Full Fin./wh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1940	20X32	D	A

Sales Information

Date	Type	Price	Book/Page
06/15/2005	LAND + BLDING	\$385,000	22760-001
07/07/1999	LAND + BLDING	\$122,340	14888-054
06/01/1992	LAND + BLDING	\$72,000	10147-001

Picture and Sketch

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

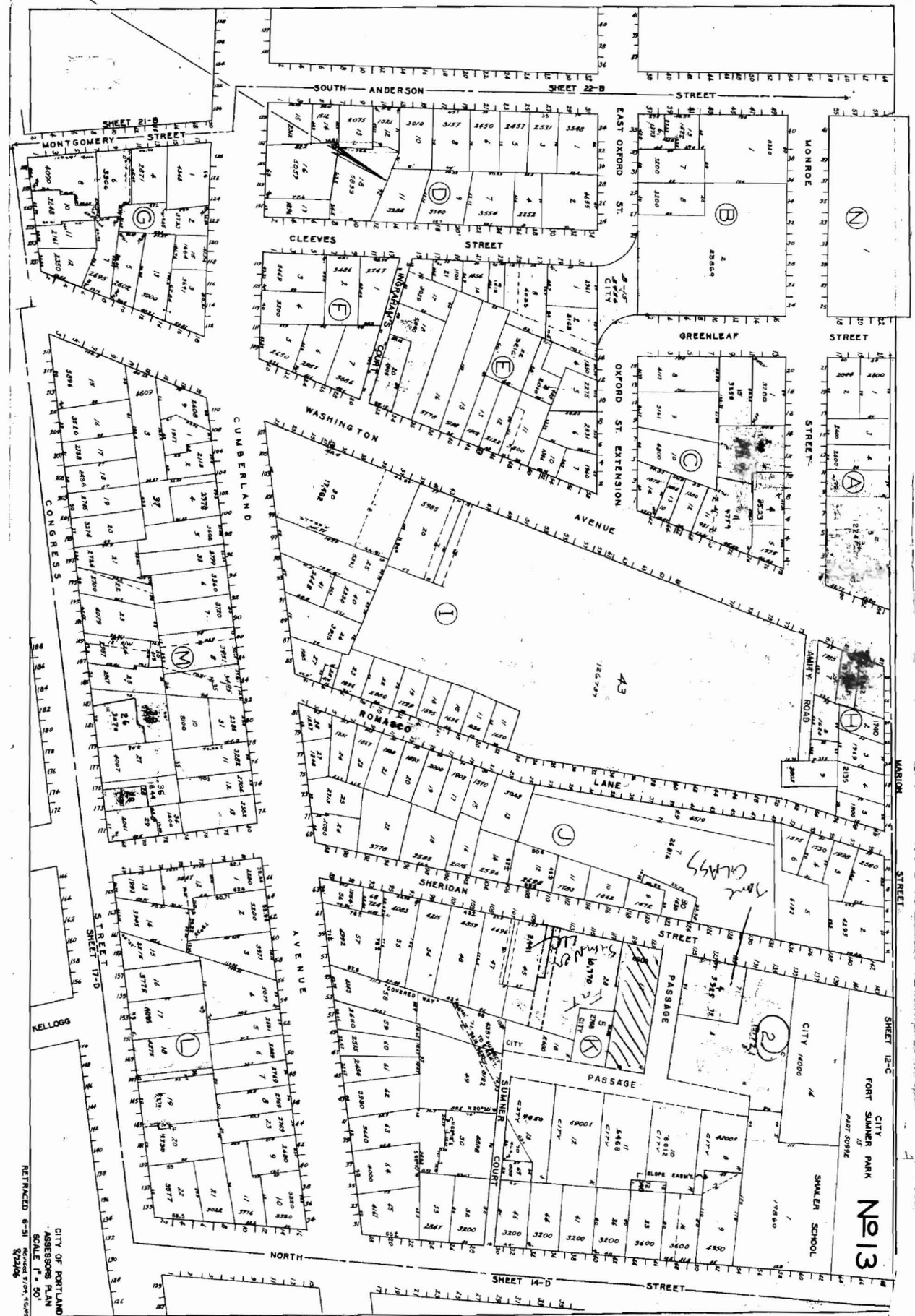
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!

improvements may be made to the Single Family House in accordance with the provisions of the R-6 Zone, but no change in use or the number of residential units in excess of one may be made to the Single Family House, except that home occupations shall be permitted therein in accordance with the provisions of the R-6 Zone. The conveyance of any property interest in the single family house shall contain a restriction on the residential use of the property to no more than one residential unit.

→ Can be conveyed

6. The **DEVELOPER** shall undertake the following:
 - a. The **DEVELOPER** shall deed to the City an easement for public access over the driveway shown on Attachment 1 for purposes of public pedestrian passage and access to the community gardens. The final location of the easement to be determined by the City and a deed executed at time of site plan approval; and
 - b. The installation of utilities stubs (water and electric) from the building to the boundaries of the adjacent City Owned property as shown on Attachment 3; and
 - c. The payment of a monetary contribution in the amount of \$23,000.00 to be allocated as follows: \$5,000 toward the implementation of the improvement project at the Washington Avenue/Walnut Street intersection; \$18,000 to be placed in an established Parks and Recreation fund to contribute to the cost of providing community improvements, such as trails, community gardens, park improvements, etc. in the vicinity of the development.
7. The initial sale price of two of the twenty-one (21) units in the Residential Condominium will not exceed a total cost of \$200,000 (Two-Hundred Thousand Dollars) and there shall be an income and equity limitation for any future sale of those units to ensure affordability. The equity and income limitations will be determined by the City Department of Planning and Development in consultation with the applicant.
8. In order to preserve affordability of at least two (2) of the units in the Residential Condominium at least two units in the Residential Condominium shall be not more than 850 square feet, and shall not contain more than one bedroom, and shall be located generally in the eastern wing of the building and such units shall be subject to a restriction to be contained in the condominium documents that prohibits combining such units with any other unit in the condominium.
9. In the event the development described herein is not commenced within two (2) years from the date of this rezoning, or an additional one year if, in the sole discretion of the City Planning Department, it deems such extension to be



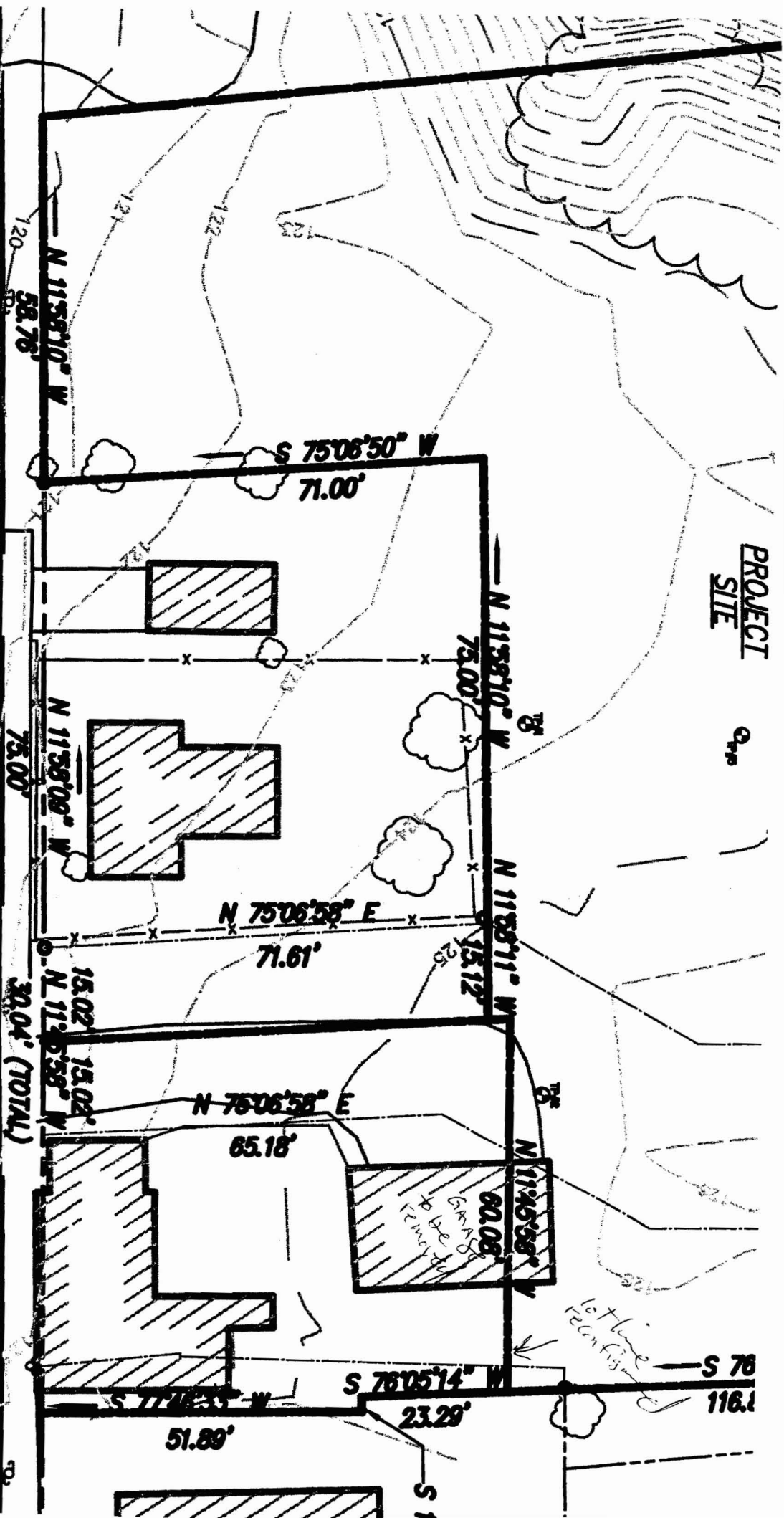
CITY OF PORTLAND
 ASSESSING PLAN
 SCALE 1" = 50'
 RETRACKED 6-51
 8/23/06

CITY OF PORTLAND
 PART 2094
 FORT SUMNER PARK
 No 13
 SMALLER SCHOOL

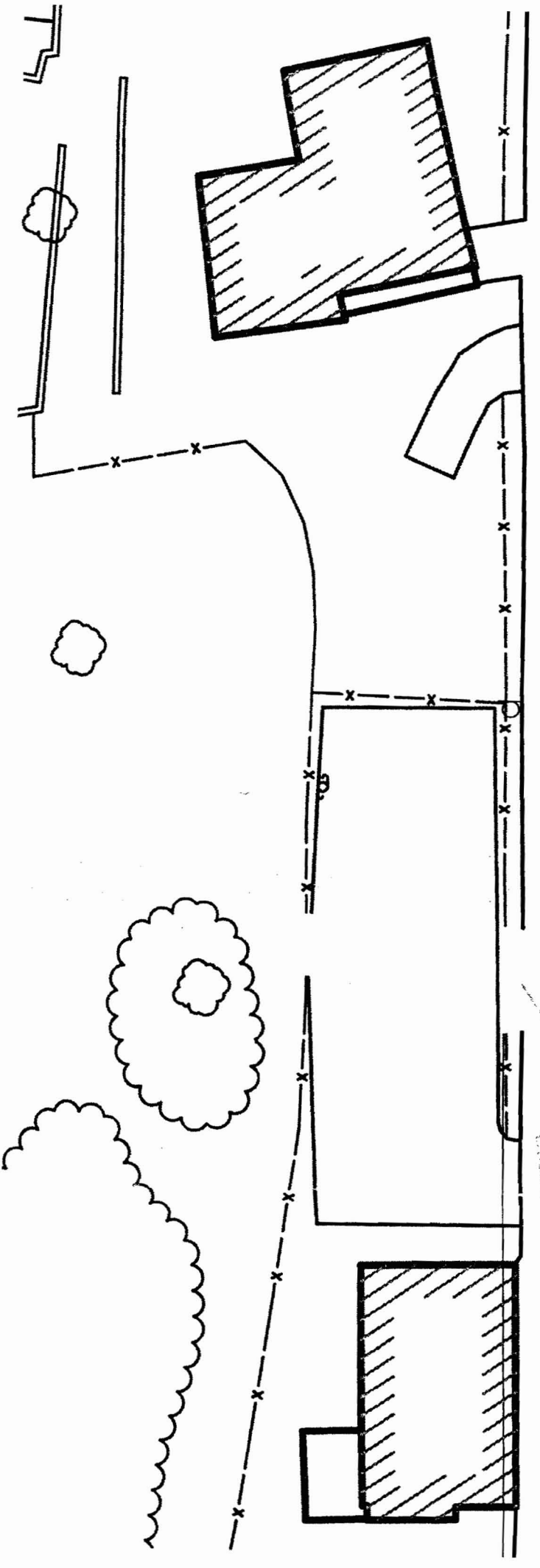
PROJECT
SITE

Q_{AP}

S 78
116.1



SHERIDAN STREET



PROPOSED 21-UNIT
RESIDENTIAL BUILDING
PARKING LEVEL

18 parking
spaces?

GRAVITY BLOCK
RETAINING WALL

CURB TIP DOWN

25'

CURB TIP DOWN

PARKING
BLOCK

CURB TIP
DOWN

CURB
TIP
DOWN

GRAVITY BLOCK
RETAINING WALL

7'-WIDE CONCRETE
PAVER ACCESS WALK

3.6' BUILDING
OFFSET

5.0' PROPERTY
OFFSET

JANE E. GLASS
BOOK 14165 PAGE 343

13

14

CURB TIP
DOWN

BITUMINOUS
CURB

5'-WIDE CONCRETE
PAVER SIDEWALK

GARAGE

#125

#121

BRICK SIDEWALK

BRICK SIDEW.

GRANITE CURB

ACCESS WALK,
SEE ARCHITECTURAL
PLANS

5'-WIDE BRICK
SIDEWALK

GRANITE CURB

SHERIDAN STREET

#134

#1: