

RE: 49 Sheildan

Application ID Number:

3-0897

Print Permit

Delete Review

Save

C

Department:

Zoning

Status

Pending

Reviewer

Marge Schmuckal

Comments:

What is the height of this building with new addition

Less than 45' (which is legal limit)

Approval Date

Given On Date

OK to Issue Permit

Name

Date

Date 2

Conditions Section:

Add New Condition  
From Default List

Add New Condition

Delete Condition

This property shall remain a five (5) family condominium dwelling. Any change of use shall require a separate permit application for review and approval. *Still a five unit*

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. *absolutely Not!*

Create Date:

07/30/2003

By

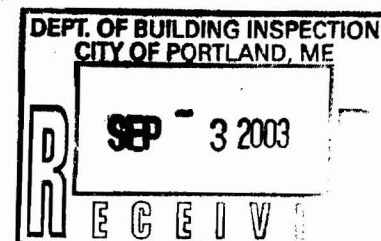
gad

Update Date:

08/22/2003

By

mes



# Cover Letter for Roof Deck

at 49 Sheridan St.

Matthew Alcorn  
4 Macy St.  
Portland, Me.  
10/1/02  
76190215

Inspections Dept.,

The project is this. Open up portion of flat roof. Reinforce existing roof framing to accommodate new structure. It will be a room 13'-6" x 13'-6". Five windows and one door. One skylight. The structure will be placed on, or very close to bearing walls on the level below. Chimney will be extended + flashed to code. Roof pitch is a ~~5~~ 4/12. Roof of room will have Ice + water shield under all shingles. Vinyl siding + wood roof trim will be used.

Thank you for your attention

Matthew Alcorn

Matthew Alcorn

## Drawings Included

- 1 - Plot Plan
- 2 - Stair detail
- 3 - Existing Roof Framing plan
- 4 - Existing Roof details
- 5 - Elevations
- 6 - Plans

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION

49 Shelden St

Issued to

Hacienda LLC

Date of Issue

6/25/03

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 02-1397, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance ~~and Building Code~~ of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

unit # 2

APPROVED OCCUPANCY

Residential  
Condo

Limiting Conditions:

This occupancy permit is a use permit only.

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

**City of Portland, Maine - Building or Use Permit Application**

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

<b>PERMIT ISSUED</b>		Permit No:	Issued Date:	CBL:
		02-1397	MM 7 7-2003	017 B012001

Location of Construction: 49 Sheridan St	Owner Name: Hacienda Llc The	Owner Address: Po Box 427	Phone: 761-9045
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Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R-4
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Past Use: Multi family/5 Units	Proposed Use: Condominiums/5 Units	Permit Fee: \$530.00	Cost of Work: \$30.00	CEO District: 1
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Proposed Project Description: Change of Use from Multi Family to 5 Condominiums	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: 5B
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Signature: <i>[Handwritten Signature]</i>	Signature: <i>[Handwritten Signature]</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied

Signature:	Date:
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Permit Taken By: gad	Date Applied For: 12/23/2002	<b>Zoning Approval</b>	
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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>	<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 <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<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	<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
	Date: <i>[Handwritten Date]</i>	Date: <i>[Handwritten Date]</i>	Date: <i>[Handwritten Date]</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
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# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

~~MMA~~  **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

~~N/A~~  **Footing/Building Location Inspection:** Prior to pouring concrete

~~N/A~~  **Re-Bar Schedule Inspection:** Prior to pouring concrete

~~N/A~~  **Foundation Inspection:** Prior to placing ANY backfill

~~N/A~~  **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

~~MMA~~  **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

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

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

~~MMA~~  
Signature of applicant/designee

Date

Ken Starnell  
Signature of Inspections Official

Date

CBL: 0073012 Building Permit #: 021397

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**  
**PERMIT**

Permit Number: 021397

This is to certify that Hacienda Llc The/Applicant  
 has permission to Change of Use from Multi Family to 5 Condomin  
 AT 49 Sheridan St 017 B012001

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  
 given and written permission procured  
 before this building or part thereof  
 is occupied or enclosed-in.  
 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. U.M.C.

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**

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

<b>Permit No:</b> 02-1397	<b>Date Applied For:</b> 12/23/2002	<b>CBL:</b> 017 B012001
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<b>Location of Construction:</b> 49 Sheridan St	<b>Owner Name:</b> Hacienda Llc The	<b>Owner Address:</b> Po Box 427	<b>Phone:</b> ( ) 761-9045
<b>Business Name:</b>	<b>Contractor Name:</b> Applicant	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Condo Conversion	

<b>Proposed Use:</b> Condominiums/5 Units	<b>Proposed Project Description:</b> Change of Use from Multi Family to 5 Condominiums
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/10/2003

**Note:** 12/31/02 sent letter to owner - notice to the tenants was deficient- no tenants rights inserted in notice as required by ordinance - Tenants shall be renoticed and copies submitted to City. **Ok to Issue:**   
 1/7/03 owner dropped off 3 revised tenant notices - waiting for the other two notices  
 1/10/2003 Owner dropped of one revised letter and a letter from a tenant who already moved out of the bldg.

- 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) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a five (5) 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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 01/17/2003

**Note:** **Ok to Issue:**

- 1) This permit authorizes no building construction or alteration, simply a change in the form of ownership. MJN

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. McDougall      **Approval Date:** 01/14/2003

**Note:** **Ok to Issue:**

- 1) smoke detectors shall be hard-wired
- 2) the furnace shall be seperated with a one hour rated enclosure or smoke protected with a domestic sprinkler
- 3) vertical openings shall be fire-rated with a minimum of one hour seperation

02-1397

# 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.

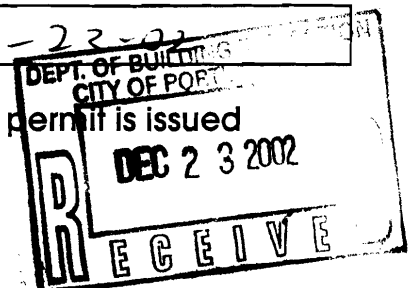
Location/Address of Construction: <u>N7-4a Sevidan / 87 Movement</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>17</u> Block# <u>B</u> Lot# <u>012</u>	Owner: <u>The Hacienda LLC. Matthew Alcorn, William Alcorn</u>	Telephone: <u>(503) 671-5325 761 9045 (H) &amp; call</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Matthew W. Alcorn 4 Macy St. Portland Me 04102 7619045(H) 6715325 (C)</u>	Cost Of Work: \$ <u>3000</u> Fee: \$ <u>125.00</u> <u>5</u> units @ \$25.00 per unit \$ <u>125.00</u> Call 375.00
Current use: <u>5 apart.</u> number of units: <u>5</u>	Total <u>\$530.00</u>	
Purposed use: <u>5 units</u> number of units: <u>5</u> condos		
Project description: <u>Change of use Condo Conversion</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Matthew Alcorn (above)</u>		
Mailing address: <u>Above</u>		
Phone: <u>Above</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: MM Alcorn Date: 12-23-02

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







Apt # 1 - <sup>11/19</sup> Megan Viens & <sup>11/6/03 revised</sup> Chelsea Briggs (67mm unit)  
 → <sup>11/19</sup> Peter Viens & <sup>11/6/03 revised</sup> Nick Knolton - 49 Sheridan St  
 Apt # 2 - <sup>11/19</sup> Sally Bechtle - (87mm) - 4 yrs? / <sup>11/19</sup> Jonathan Whitney <sup>11/6/03</sup>  
<sup>11/15</sup> <sup>11/6/03 revised</sup> Heather McManis & <sup>11/6/03 revised</sup> Current Roommate (49 Sheridan St) - revised  
 Apt # 4 - <sup>11/19</sup> 19/03  
 Apt # 5 - <sup>11/19</sup> copy of letter explaining her leaving

<sup>copies of</sup>  
 11/7/03 only 3 letters received

4 Macy st'  
Portland, Me. 04102

017-B-012

January 6, 2003

Jonathan Whitney

49 Sheriden st. apt. #2  
Portland, Me. 04102

Dear Jon Whitney,

As I discussed with you several weeks ago, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy it or not, to stay or go. The price of 159,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

"If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have any questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspections Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703)"

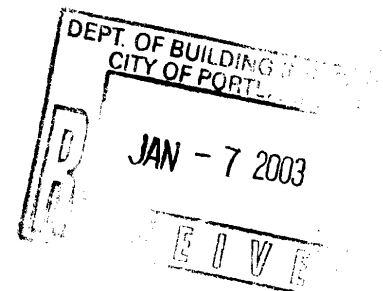
You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement and the area outside your back door as exclusive to your condo.

Let me if you have questions.

Sincerely,

Matthew W. Alcorn  
The Hacienda LLC

MWA



4 Macy st'  
Portland, Me. 04102

017-B-002

January 6, 2003

Peter Viens and Nick Knolton  
49 Sheriden st. apt. #1  
Portland, Me. 04102

Dear Nick and Pete,

As may have been obvious lately, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy it or not, to stay or to go. The price of 139,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

"If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have any questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspections Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703) "

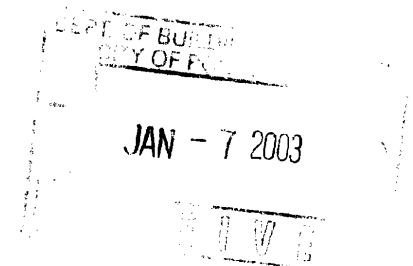
You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement and the area outside your back door as exclusive to your condo.

Let me if you have questions.

Sincerely,

Matthew W. Alcorn  
The Hacienda LLC

MWA



4 Macy st  
Portland, Me. 04102

017-B-012

January 6, 2003

Sally Bechtle  
87 monument st. apt. #2  
Portland, Me. 04102

Dear Sally,

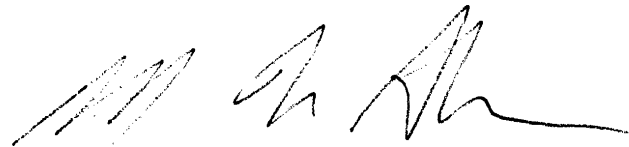
As I discussed with you several weeks ago, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy it or not, to stay or go. The price of 239,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

"If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have any questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspections Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703) "

You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement as exclusive to your condo.

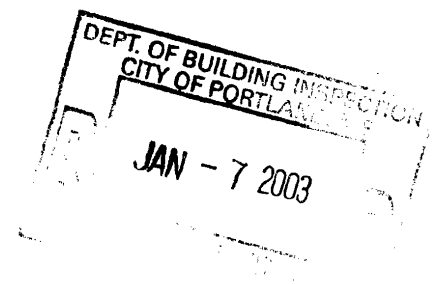
Let me if you have questions.

Sincerely,



Matthew W. Alcorn  
The Hacienda LLC

MWA



4 Macy st'  
Portland, Me. 04102

January 6, 2003

Meagan Viens and Chealsea Bragg  
87 monument st. apt. #1  
Portland, Me. 04102

Dear Meagan and Chelsea,

As I discussed with you several weeks ago, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy it or not, to stay or go. The price of 139,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

"If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have any questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspections Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703) "

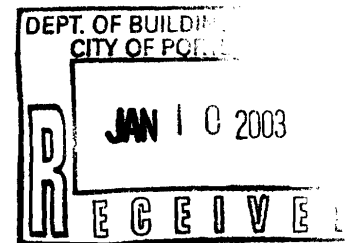
You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement as exclusive to your condo.

Let me if you have questions.

Sincerely,

Matthew W. Alcorn  
The Hacienda LLC

MWA



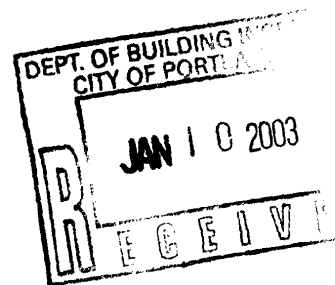
RE 49 Sheridan

January 9, 2003

Dear Marge,

This letter is to inform you that I left  
49 Sheridan St. #3 willingly, - as I did not want to  
purchase the apartment. I am aware that I  
had 120 days, but found a place sooner. I left  
Sheridan St. on good terms. If you have any  
further question please feel free to contact me  
at . 33 Columbia Rd Portland, Me 04103 #27-775-1979.

Thank you.  
Walter McMan



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: \_\_\_\_\_

Block: \_\_\_\_\_

Lot: \_\_\_\_\_

Name of Owner: The Hacienda LLC - Matthew W. Akorn

Address: 4 Macy St. Portland, Me. 04102

Telephone No.: 761-9045 (home) 671-5325 (cell)

Name of Project: "Monument St. Vistas"

No. of Units to be Converted: 5

No. of Units applying for: 5

No. of Units in structure 5

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: \_\_\_\_\_

others

Plumbing: 1 2 3 4 5 6 7 8 9 10 Date: \_\_\_\_\_

others

Elec: 1 2 3 4 5 6 7 8 9 10 Date: \_\_\_\_\_

others

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 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)
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: \_\_\_\_\_
2. Number of units before conversion:  
\_\_\_\_\_ units with 1 bedroom;  
3 units with 2 bedrooms;  
2 units with 3 or more bedrooms;
3. Monthly rent (range)  
(specify with or without util.)  
\_\_\_\_\_ 750 - 800 (with)  
\_\_\_\_\_ 750 - 9.75 (with)
4. Number of units after conversion:  
0 units with 1 bedroom;  
3 units with 2 bedrooms;  
2 units with 3 or more bedrooms;
5. Purchase Price (range)  
\_\_\_\_\_ 149,000 - 229,000  
\_\_\_\_\_ 139,000 - 149,000
6. Length of time building owned by applicant? 67 years
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  (Please circle applicable permit type.)
8. Type and cost of building improvements associated with this conversion that do not require permits:  
\$ 2000 exterior walls, windows, doors, roof  
\$ \_\_\_\_\_ insulation  
\$ 3000 interior cosmetic (wall/floor/refinishing, etc.)  
\$ \_\_\_\_\_ other (specify) \_\_\_\_\_  
\_\_\_\_\_ none

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

Unit Number:	1	2	3	4	5	6	7	8	9	10
a) Length of occupancy-	1.5	5	4	3	1					
b) Age of head of household-	26	28	25	25	37					
c) Number of children-	0	0	0	0	3					
d) Number of persons ages 60 or over-	0	0	0	0	0					
e) Will tenant purchase unit?	No	No	No	No	No					
f) If not, was (or will) relocation payment (be) made?										
g) If moving, check destination below:	iv		ii	iv	iv					
i) Same Neighborhood-										
ii) Elsewhere in Portland-										
iii) Out of Portland-										
iv) Unknown-										

↗ Sheridan St.      ↘ Monument St.

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



**CITY OF PORTLAND**

December 31, 2002

Matthew W. Alcorn  
The Hacienda LLC  
4 Macy St.  
Portland, Maine 04102

RE: 49 Sheridan Street & 87 Monument Street – 017-B-012 – R-6 Zone

Dear Matthew,

I am in receipt of your permit application to allow a conversion from five (5) rental dwelling units to five (5) condominium units. Your notice of intent to convert that you gave your tenants is deficient. Section 14-568 (copy attached) states that you **SHALL** add a specific reference to tenants rights within your notice to the tenants. None of the notices contained this required notice. **It shall be necessary to re-notice your tenants with the required statement and submit those re-notices to this office.**

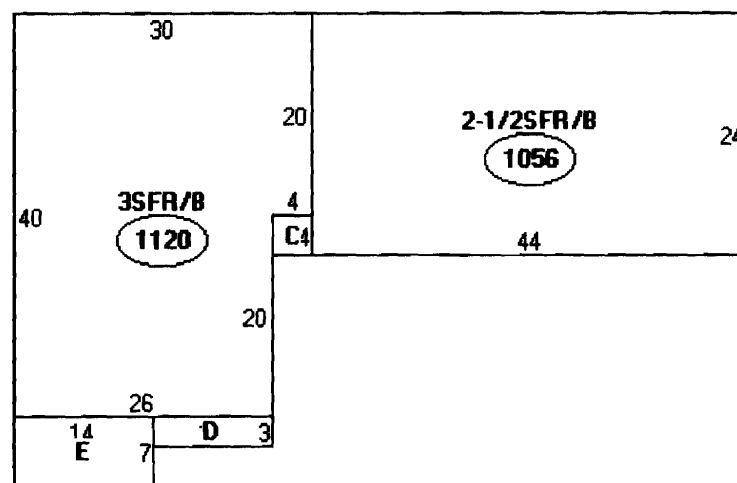
Your permit shall be on hold until this requirement has been completed and the re-noticing has been reviewed for compliance.

If you have any questions, please do not hesitate to contact me at this office.

Sincerely,

Marge Schmuckal  
Zoning Administrator

Cc: Mark Adelson, Housing & Neighborhood Services Div. Director  
File



Describe  
 A: 3SFR/B  
 1120 sqf  
 B: 2-1/2SFI  
 1056 sqf  
 C: 2SFR  
 16 sqft  
 D: 3SFRBA  
 36 sqft  
 E: OFF  
 98 sqft

4 Macy st'  
Portland, Me. 04102

Hacienda Copy

November 19, 2002

Jonathan Whitney

49 Sheriden st. apt. #2  
Portland, Me. 04102

My Copy

Dear Jon Whitney,

As I discussed with you several weeks ago, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to stay or go. The price of 159,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement and the area outside your back door as exclusive to your condo.

Let me if you have questions.

Sincerely,

Matthew W. Alcom  
The Hacienda LLC

MWA

---

4 Macy st'  
Portland, Me. 04102

Hacienda Copy

November 19, 2002

Sally Bechtle  
87 monument st. apt. #2  
Portland, Me. 04102

Dear Sally,

As I discussed with you several weeks ago, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy it or not, to stay or go. The price of 239,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement as exclusive to your condo.

Let me if you have questions.

Sincerely,

Matthew W. Alcom  
The Hacienda LLC

MWA

4 Macy st'  
Portland, Me. 04102

Hacienda Copy

November 19, 2002

Meagan Viens and Chealsea Bragg  
87 monument st. apt. #1  
Portland, Me. 04102

Dear Meagan and Chelsea,

As I discussed with you several weeks ago, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy it or not, to stay or go. The price of 139,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

We reserve the option to not sell your condo and continue to sublet it to you if you should have an interest in doing so.

You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement as exclusive to your condo.

Let me if you have questions.

Sincerely,

Matthew W. Alcom  
The Hacienda LLC

MWA

4 Macy st'  
Portland, Me. 04102

*My copy*

November 15, 2002

Heather McManis and Current Room-mate  
49 Sheriden st. apt. #3  
Portland, Me. 04102

Dear Heather McManis,

As I discussed with you several weeks ago, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy or not, to stay or go. The price of 189,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement and the area outside your back door as exclusive to your condo.

Let me if you have questions.

Sincerely,

Matthew W. Alcorn  
The Hacienda LLC

MWA



4 Macy st  
Portland, Me. 04102

*Hacienda Corp*

November 19, 2002

Peter Viens and Nick Knolton  
49 Sheriden st. apt. #1  
Portland, Me. 04102

Dear Nick and Pete,

As may have been obvious lately, my father and I have made the decision to separate the apartments into condos and sell them individually at a fair market value. If you are interested in purchasing the apartment in which you currently reside, you have the right of first refusal. From the date of your receipt of this letter, you will have a minimum of 120 days (and 30 additional days for each year of residence over four years) to make your decision to buy it or not, to stay or to go. The price of 139,900 was arrived at by comparing your apartment with all condos sold recently and with ones currently on the market.

You should know that the condominium bi-laws will designate space (roughly 100 square feet) in the basement and the area outside your back door as exclusive to your condo.

Let me if you have questions.

Sincerely,

Matthew W. Alcom  
The Hacienda LLC

MWA



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 47, 49. Sheridan St. / 87 Monument St. Portland Me.

NUMBER OF UNITS: 5

TENANT NAME: Sally Bechtle

TENANT'S UNIT #: # 2 Monument St.

TENANT'S TEL. #: 780-1525

TENANT'S PRESENT ANNUAL INCOME: 12,000<sup>00</sup>

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 2

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: "The Hacienda LLC" Matthew Alcorn,  
4 Macy St. Portland

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: \_\_\_\_\_

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

Cosmetic: New appliances, Storage space in basement



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 47, 49 Sheridan St. / 87 Monument St.

NUMBER OF UNITS: 5

TENANT NAME: Peter Viens + new (\*2 weeks) Room-mate

TENANT'S UNIT #: # 1 Sheridan St.

TENANT'S TEL. #: 632-0446

TENANT'S PRESENT ANNUAL INCOME: \$ 35,000

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 1.5

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: "Hacienda LLC" Matthew Alcorn 4 Macy St.  
Portland, Me. 04102 and William Alcorn, P.O. Box 462 Vinalhaven, Me. 0632246  
(207)7619045

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: \_\_\_\_\_

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

New appliances, Carpets Sanded floors etc. New storage spaces  
in basement.



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 47, 49 Sheridan St. / 67 Monument

NUMBER OF UNITS: 5

TENANT NAME: Heather McManis and Roomate

TENANT'S UNIT #: #3 49 Sheridan St.

TENANT'S TEL. #: 775-1279

TENANT'S PRESENT ANNUAL INCOME: 28,000

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 4

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Hacienda LLC - Matthew Alcorn  
4 Macy St Portland, Me 04102 761-9045 and William Alcorn P.O. Box  
462 Vinalhaven, Me. 863-2246

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: \_\_\_\_\_

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

Cosmetic - Storage spaces in basement



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 47/49 Sheridan St / 87 Monument St.

NUMBER OF UNITS: 5

TENANT NAME: Jonathan Whitney / Roommate - Chris

TENANT'S UNIT #: #2 @ 49 Sheridan St.

TENANT'S TEL. #: 650-6532

TENANT'S PRESENT ANNUAL INCOME: John Whitney - \$20,000 (Student)  
Chris - Roommate \$25,000

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: \_\_\_\_\_

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: "Hacienda LLC" - Matthew Alcorn  
4 Macy St. Portland, Me. 04102 / William W. Alcorn P.O. Box 462 Vinalhaven, Me.  
761-9045 863-2246

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: \_\_\_\_\_

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

Cosmetic items like new carpets, appliances, paint, hard-wood  
Smoke detectors - enclosed storage spaces in basement

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: \$ 47, 49 Sheridan St / \$7 Monument St.

NUMBER OF UNITS: 5

TENANT NAME: Meagan Viens + Chelsea Bragg

TENANT'S UNIT #: # 1 Monument St.

TENANT'S TEL. #: 874-4903

TENANT'S PRESENT ANNUAL INCOME: Meagan Viens \$12,000 / Chelsea Bragg \$16,000

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 3

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: "Hacienda LLC" Matthew Alcorn, 4 Macy St Portland, Me. 04102 761-9045 / William Alcorn P.O. Box 462 Vinalhaven, Me. 06322 46

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: \_\_\_\_\_

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

New appliances, carpets, paint, etc. New enclosed storage spaces in basement

**Left Right**  
 30 Frederick Halberts © Δ2-8733  
 38 Raymond E Jensen © Δ4-1889  
 40 Frederick N Allen © Δ2-1624  
 44 Llewellyn F Sherrard © Δ3-4227  
 48 Harold C Huskins Δ3-1198  
 53 Rev Cornelius E Clark Δ3-4262

**SENECA ROAD—PEAKS ISLAND**  
 From Seashore avenue to Belvidere road

**SEVENTH STREET**  
 WARD 9  
 —UNACCEPTED—  
 From 77 Lexington avenue to Barden  
 — Mrs Maude E Moody © Δ2-4495  
 — Joseph E Turcotte © Δ2-0958  
 — BROADWAY crosses

**SEWALL STREET**  
 WARD 8  
 From 1234 Congress to MCHR  
 10 Roger's Bakery Δ2-4068  
 14 Peter J Rogers Δ5-0220  
 24 J Richard Van Blarcom © Δ2-5274  
 28 Louis E Albert © Δ2-8824  
 32 Matthew J Leonard © Δ4-5188  
 40 Robert R Towne © Δ3-1475  
 44 Lewis H Higgins © Δ2-5965  
 48 John P Dimmer Δ3-5364  
 HOOPER STREET crosses  
 —UNACCEPTED from here to end—  
 — GREELEY STREET ends  
 — Central Maine Power Co transformer sta

**SEWER STREET**  
 WARD 9  
 —UNACCEPTED—  
 From 165 Walton

**SHEFFIELD STREET**  
 WARD 7  
 From 118 Brighton avenue  
 4 Merton E Davis © Δ2-8785  
 9 Harrison C Lyseth © Δ3-1029  
 10 Harold R Howard © Δ4-4315  
 15 Mrs Margaret M Pudor © Δ2-1267  
 16 Henry P Johnson © Δ2-6952  
 21 Edward P Hacker © Δ3-7627  
 22 William A Lowell © Δ2-2027  
 27 Sherman K Crockett Δ2-4876  
 28 Julius Greenstein © Δ4-1241  
 31 Rev Bernard M Hanninger Δ3-2848  
 32 Benjamin Goldberg © Δ2-5501  
 34 Alvah E Hill © Δ2-2512  
 35 Gerald A Slosberg © Δ4-3487  
 36 Chester R Knowles © Δ3-6114  
 39 Ralph A MacLean © Δ3-5738  
 43 W Mayo Payson © Δ3-2862  
 44 Harry C Libby © Δ3-1652  
 48 Frank A Bell Δ4-0648

**SHEPLEA STREET—PEAKS ISLAND**  
 From A to Brackett avenue

**SHEPLEY STREET**  
 WARD 5  
 From 28 Casco to 91 Oak  
 1 Maynard (The) lodgh  
 Mrs Elizabeth Henderson nurse  
 5 Mrs Mary Gillispie  
 7 James L Allen Δ4-9760  
 Odder Brown  
 11 Miles Standish Apts Δ4-3773  
 Alverdo R Small supt apt 1 Δ4-3773  
 Arlyn T Whitney apt 2  
 Vacant apt 3  
 Mrs Elizabeth M Perry apt 4  
 Ethel Seeley apt 5  
 Alice D Nurse apt 6  
 Clarence C Hanselman apt 7  
 Frank Varnum apt 8  
 Mrs A Marie Moulton apt 21  
 John H Tucker apt 22  
 Michael A Curatola apt 23  
 Leonard H Bean apt 24  
 Allie J Sablon apt 25  
 Harry B Wells apt 26  
 Mrs Carrie Libby apt 27  
 John C Burns apt 28  
 Evelyn Nottage apt 31  
 William H Bigelow apt 32  
 Gerald Baker apt 33  
 Glen Ring apt 34

**Left Right**  
 Joyce Adams apt 35  
 Mrs Ella L Talbot apt 36  
 Mrs Mabel Finch apt 37  
 Frank B Smith apt 38  
 Edith W Smith apt 41 Δ4-4794  
 Fern Brown apt 42  
 Eugene C Smith apt 43 Δ3-1807  
 Thomas A Feeney apt 44  
 Sydney Smith jr apt 45  
 Alfred K Martin apt 46 Δ4-1620  
 John I Wright apt 47  
 Everett S Skillings apt 48  
 Edward F Grindle apt 51  
 Mrs Edith McCormick apt 52  
 Earl F Keller apt 53  
 Emma M Sawyer apt 54 Δ2-7916  
 Elwood G Bessey apt 55  
 Albert O Ross apt 56  
 Vacant apt 57  
 Elva Williams apt 58  
 15 The Fessenden Apts Δ4-2108  
 Mrs Bertha M Seabury apt 1  
 Mrs Elsie F Briggs apt 2 Δ3-5692  
 Marlam Foss apt 3  
 Irene Daly apt 4  
 Mrs Elizabeth A Greene apt 5  
 George E Poulos apt 6  
 William Little apt 7 Δ2-0947  
 Martha V Littlefield apt 8  
 Edna V Jackson apt 9 Δ4-9674  
 Vena E Follette apt 10  
 Annie A Eaton apt 11  
 Horace O Patterson apt 12  
 George A Robinson apt A  
 Nicholas Kyros apt B  
 Daniel J Buckley apt C  
 Duncan M McKeough apt D Δ2-4170  
 Mrs Mabel A Elwell apt E  
 Sophia Kyros © apt F  
 Ira E Ball jr apt G  
 James F Carroll apt H  
 23 Helen M Shaw Δ4-4363  
 Frederick E Wyman

**SHERBROOKE STREET**  
 WARD 1  
 From 66 St Lawrence to 63 Waterville  
 1 Wilbur F Blake  
 3 Herbert S Nixon  
 William R Petty Δ4-5043  
 Robert J Dee Δ5-1492  
 Mrs Mildred A Dee nurse  
 Kenneth E MacVane Δ2-3637  
 Russell M Beal  
 John P Quincannon  
 3 1/2 Ralph W Austin jr  
 4 Mrs Eva A Richardson © Δ4-0294  
 8 Mrs Nora A Burke © Δ4-0591

**SHERIDAN STREET**  
 WARDS 1, 2  
 From 53 Adams to 88 Walnut  
 5 Vito Blunda © Δ3-4105  
 10 Mrs Linda E Johnson Δ3-4353  
 11 Matthew Tucci Δ3-5904  
 Mrs Barbara M Feeney Δ2-2170  
 Edward B Geary Δ4-6471  
 13 Ralph J Grimaldi © Δ2-9640  
 Edwin F Darling jr  
 Fred W Bickford  
 Mrs Katherine W Folan © Δ2-1522  
 14 (rear) Charles H L Libby © Δ3-9783  
 18 CAREY LANE ends  
 Rudy A Ferrante  
 Charles E Dexter Δ4-0224  
 Margaret E Connelly  
 Stanley W Pozdzniak Δ3-8222  
 Mrs Margaret O'Malley  
 Martin J McDonough Δ3-0500  
 21 Antonio DiPietrantonio plmbr and h © Δ2-1270  
 23 Aime A Bernier  
 Laurier A Laveault  
 24 Alice A Devine Δ3-8029  
 Louis D Cameron Δ4-7588  
 Mrs Mildred A Cameron nurse and r Δ4-7588  
 Vacant  
 25 Joseph M Gorham © Δ3-4010  
 25a Martin J Murphy Δ3-5285  
 F Carolyn Ostman  
 28 Michael E McDonough Δ3-3263  
 John J Haley Δ2-9565  
 Mrs Maud E Kennedy Δ2-7637  
 29 George M Bidwell Δ5-0853  
 Thomas J Folan Δ2-6083  
 Walter F Sweeney jr  
 30 James J Brown  
 Mrs Ella N Leighton Δ3-3168  
 Arthur N Gikas Δ4-8756  
 31 Edward L Cash Δ3-9757  
 Harold C Stokes

**Left Right**  
 John A Slack Δ5-1207  
 (rear) John F Dorler Δ4-8128  
 33 Beatrice D Brown  
 Moriel J Amoroso ©  
 Michael J Herward © Δ3-1538  
 John J Howard  
 41 MONUMENT STREET crosses  
 James H Mossey Δ3-5419  
 40 Margaret J Halpin  
 49a Joseph R Moran Δ3-0814  
 Mrs Jessie M Crandall Δ3-5233  
 53 Frank S Dalley Δ3-1441  
 Clifford S Jackson Δ3-3548  
 54 George J Cettley  
 Mrs Elizabeth J Napoleone Δ5-0797  
 55 Mrs Mary A Flaherty © Δ4-0150  
 57 James J Connolly  
 Mrs Rena Dibblee  
 James L Ferrante  
 65 CONGRESS STREET crosses  
 71 Martin J Greeley  
 Dewey A Martin  
 73 James V Pellegrino Δ4-8048  
 74 Vacant  
 Arthur L Loring © Δ3-3185  
 75 Marco Colello  
 Matteo Colello jr Δ4-5021  
 87 CUMBERLAND AVENUE crosses  
 John W Booker  
 Hollis Hitchcock  
 89 Lorne S Ellis trucking and h Δ2-0482  
 John B Collins © Δ2-7887  
 91 Llewellyn R Winship © Δ3-5532  
 Patrick H Feeney © Δ2-4127  
 95 Mrs Mary M Vassar © Δ4-0827  
 99 Lyndon E Harris Δ2-3687  
 Mary B Hennessy © Δ2-4153  
 100 Genovino DiCrecho  
 Monty H Reidle ©  
 103 Felix R Ferrante ©  
 Philip T Lombardi Δ4-4268  
 Norman O Egeland  
 (rear) Leland J Arris  
 John J MacDonald  
 105 Herman B Burkman Δ3-9842  
 Mrs Anne G Lydon © Δ3-3 units  
 M Lamont Spearrin  
 Vacant  
 107 Daniel J Hannigan Δ2-9048  
 109 Francis E Caterina © Δ3-6135  
 110 Freeland E Small Δ2-2541  
 111 Louis G Loring Δ3-2738  
 Arnold F Thomas Δ2-2287  
 112 William H Reidy Δ5-1577  
 Richard A Record  
 115 Private garages  
 116 Philip F Rossetti Δ2-4050  
 117 John E Reidy Δ3-1661  
 120 William G Shea © Δ3-6261  
 Florence B Dixon Δ4-7119  
 121 James A Quinn carp and h © Δ2-8922  
 125 Anthony E Caterina Δ3-1005  
 134 Laura M Gorrivan Δ3-4037  
 Sadie L Gorrivan Δ3-0414  
 144 MARION STREET begins  
 165 Mary F McCartney © Δ2-1307  
 169 Vacant  
 179 John Lucas Tree Expert Co Inc Δ2-0396  
 182 WALNUT STREET crosses  
 196 Ralph Daniels  
 Mrs Lillian A Barley Δ4-8998  
 Frank J Fogg ©

**SHERMAN STREET**  
 WARDS 5, 6  
 From 216 High to 31 Deering avenue  
 1 Mrs Birdelle S Norris apt 1  
 Mrs Helen M Tardiff apt 2  
 Mrs Jennie H Roy apt 3 Δ4-8052  
 Mrs Margaret N Constantine apt 4  
 Philip Doukas apt 5 Δ2-2970  
 3 Mrs Margaret L Foster apt 6 Δ3-1426  
 Bowdoin N Gregson apt 7  
 Robert J Paulin apt 8  
 Ralph Willette jr apt 9  
 Ernest M Gullifer apt 10 Δ2-4746  
 5 Thomas J Steres © Δ3-1165  
 7 Herbert H Roma Δ3-2163  
 Leo V Parker Δ2-2735  
 8 Mrs Helena G Poulin lodgh Δ3-9121  
 Leo J Poulin Δ4-8047  
 9 Mrs Laura A Taylor lodgh and h © Δ2-2124  
 11 Carlton L Tucker naturopath and h  
 Mrs Laura B Doten © Δ2-0763  
 14 Immanuel Lutheran Church  
 15 Samuel Fineberg © Δ3-5036  
 16 Harold T George Δ5-1035  
 17 Howard J Spear Δ2-9786

TWENTY-TWO  
 MONUMENT SQUARE  
 PORTLAND 3, MAINE

COMPLETE INSURANCE PROTECTION FOR INDUSTRY AND INDIVIDUALS

*Chester Jordan & Co.*



Left Right  
**MONUMENT SQUARE**  
 WARD 3  
 Junction Middle and Portland 408  
 Congress  
 - MIDDLE STREET and  
 - FEDERAL STREET and  
 1-6 Edwards Street and  
 - Soldiers and Sailors Monument  
 7 Park Street and  
 15 Russell Street and  
 16 Notre Dame Avenue and  
 Horace Street and  
 Portland Street and  
 Longfellow Street and No 32 Order  
 of Angels  
 17 Alexander Street and  
 Playland and  
 George Street and  
 18 Rupert Street and  
 Sally Walker Street and  
 19-21 Gordon Street and  
 22 Vacant  
 Chester Street and  
 202 Chester Street and  
 American Street and  
 St. Paul Street and  
 Safe Street and  
 Commercial Street and  
 Federal Street and  
 Norfolk Street and  
 Maine Street and  
 Co.  
 London Street and  
 Maryland Street and  
 Merrimack Street and  
 National Street and  
 Peerless Street and  
 St. Paul Street and  
 St. Paul Street and  
 Center Street and  
 23-25  
 Amalgamated Street and  
 of Anderson Street and  
 Braden Street and  
 Oscar Street and  
 Second Street and  
 Northern Street and  
 fl and  
 Maine Street and  
 Maine Street and  
 Feed Street and  
 Irving Street and  
 Cumberland Street and  
 Roger Street and  
 Arthur Street and  
 Maine Street and  
 E. C. Deane Street and  
 401  
 Sidney Street and  
 P. I. Street and  
 Donald Street and  
 404  
 Vacant  
 American Street and  
 Corporation and  
 Roger Street and  
 Camden Street and  
 501  
 Ralph Street and  
 Northern Street and  
 Royal Street and  
 508  
 Revere Street and  
 J. F. Street and  
 and  
 Service Street and  
 Gates Street and  
 Commercial Street and  
 41-43  
 Cecil Street and  
 43-45  
 Arthur Street and  
 42-44  
 Vacant  
 Vacant  
 Vacant

Left Right  
 Fred J. S...  
 Edward O...  
 23 Charley...  
 27 Vacant  
 28 Maine Surplus...  
 Surplus Store...  
 45-0201  
 Laudalena...  
 Mutual...  
**MONUMENT STREET**  
 WARD 3  
 From 90 Munjoy to 105  
 1 Vincent...  
 Mrs. Ell...  
 Mrs. Marion...  
 2 Harry...  
 3 Vacant  
 Severino...  
 Ralph S...  
 4 Vacant  
 6 Vacant  
 Carroll...  
 8 Lester...  
 9 James...  
 Guy F...  
 14 Lawrence...  
 Frederick...  
 16 ATLANTIC...  
 24 Philip...  
 25 Monument...  
 Albert...  
 (rear) ...  
 30 Mrs. Amy...  
 36 Vacant  
 48 ST LAW...  
 43 John...  
 Joseph...  
 44 Raymond...  
 48 Mrs. Grace...  
 and  
 Allan...  
 Frederick...  
 Albert...  
 John J...  
 Joseph...  
 53 William...  
 (rear) ...  
 56 WATER...  
 58 Albert...  
 60 William...  
 61 Paul...  
 Ann...  
 P. William...  
 Lizzie...  
 Mrs. Mary...  
 Mrs. Anne...  
 65 Harold...  
 Vacant  
 68 Mrs. Leon...  
 Truman...  
 Mrs. Mary...  
 Antonio...  
 73 KELLY...  
 76 Thomas...  
 Mrs. Ch...  
 Eleuterio...  
 Thomas...  
 84 Michael...  
 Mrs. Mary...  
 85 Mary...  
 Milton...  
 86 Mrs. Catherine...  
 Mrs. O...  
 87 Henry...  
 James...  
 88 SHERIDAN...  
 95 Green...  
 Church  
 97 Benjamin...  
 Benjamin...  
 98 Olaf...  
 James...  
 Joseph...  
 99 Samuel...  
 Vacant  
 103 Hannah...  
 John...  
 (rear) ...  
 104 Angelo...  
 Oscar...  
 Harry...  
 105 John...  
 Frank...  
 Vincent...  
 (rear) ...  
 Ben...  
 107 Antonio...

Left Right  
 108 Donat C...  
 Carmine...  
 Eugene...  
 111 Ferdinand...  
 Albert...  
 Francisco...  
 United...  
 113 William...  
 Joseph...  
 115 Thomas...  
 Mrs. Mary...  
 Phillip...  
 Thomas...  
 116 Ponce...  
 Mrs. Eva...  
 117 Wilfred...  
 Henry...  
 Leo...  
 Earl...  
 121 Mrs. Madeline...  
 Ralph...  
 Antonio...  
 123 James...  
 Mrs. Sarah...  
 Robert...  
 124 Vacant  
 125 Russell...  
 Charles...  
 Mrs. Katherine...  
 127 Nappi's...  
 John...  
 Vacant  
 (rear) Vacant  
**MOODY STREET**  
 WARD 3  
 From 153 Eastern...  
 Munjoy  
 9 Mrs. Margaret...  
 Mrs. Florence...  
 11 Maurice...  
 Howard...  
 13 MORNING...  
 A Warren...  
 26 31 VESPER...  
 36 Florence...  
 Philip...  
 Robert...  
 Rocco...  
 38 Philip...  
 Juanita...  
 40 Mrs. Marjorie...  
 42 Walter...  
 47 BECKETT...  
 Neighborhood...  
 49 Claude...  
 Sante...  
 Robert...  
 Edward...  
 50 Henry...  
 William...  
 51 Stavros...  
 Jacob...  
 52 Cecil...  
 Patrick...  
 54 Philip...  
 55 Vacant  
 57 Mrs. Goldwin...  
 58 James...  
 59 Leon...  
**MORGAN'S CORNER**  
 WARD 3  
 -UNAC...  
 From 231 Walton...  
 to 978 Forest...  
 7 John...  
 9 Katherine...  
 Robert...  
 Mark...  
 Donald...  
 Claude...  
**MORNING STREET**  
 WARD 3  
 From 82 Eastern...  
 10 William...  
 12 Mrs. Stene...  
 William...  
 13 Charles...  
 15 Phillip...  
 16 Mary...  
 17 Thomas...  
 Dantel...  
 19 Louis...  
 Pat...  
 Mrs. Dorothy...  
 21 Joseph...  
 Howard...  
 Arthur...  
 Mrs. Adele...  
 and h...

TWENTY-TWO  
 MONUMENT SQUARE  
 PORTLAND 3, MAINE  
 COMPLETE INSURANCE PROTECTION FOR INDUSTRIAL AND INDIVIDUALS  
 Est. 1868

*Chas. E. Jordan & Co.*







# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS. <b>87-89</b>	STREET <b>Monument</b>	BLDG. NO.	CARD NO. <i>1 of 2</i>	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK <b>17 B</b>	LOT <b>12</b>	CURR. DESC.
TAXPAYER ADDRESS AND DESCRIPTION			RECORD OF TAXPAYER			YEAR	BOOK	PAGE	PROPERTY FACTORS			
JOHNSTON ANNIE M 157 CONGRESS ST. CITY  LAND & BLDGS. MONUMENT ST. #87-89 & SHERIDAN ST. #45-49 ASSESSORS PLAN 17-8-12 AREA 3440 SQ. FT.									TOPOGRAPHY		IMPROVEMENTS	
									LEVEL	<input checked="" type="checkbox"/>	WATER	
									HIGH		SEWER	
									LOW		GAS	
									ROLLING		ELECTRICITY	
									SWAMPY		ALL UTILITIES	<input checked="" type="checkbox"/>
									STREET		TREND OF DISTRICT	
PAVED	<input checked="" type="checkbox"/>	IMPROVING										
SEMI-IMPROVED		STATIC	<input checked="" type="checkbox"/>									
DIRT		DECLINING										
SIDEWALK	<input checked="" type="checkbox"/>											
TILLABLE		PASTURE										
		WOODED										
		WASTE										

LAND VALUE COMPUTATIONS AND SUMMARY							LAND VALUE COMPUTATIONS AND SUMMARY							ASSESSMENT RECORD			INCREASE	DECREASE										
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19 60	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	1950	1951	1960	19	19	19	19	19	19	19	19	19	19	19	
42	80	20°	91	18°	760									LAND	500													
														BLDGS.	4175													
														TOTAL	4675													
														LAND	500													
														BLDGS.	4175	25												
														TOTAL	4675													
TOTAL VALUE LAND TOTAL VALUE BUILDINGS TOTAL VALUE LAND AND BUILDINGS							TOTAL VALUE LAND TOTAL VALUE BUILDINGS TOTAL VALUE LAND AND BUILDINGS																					
SQ. FT. TO-FROM CH.      BLK.      LOT							SQ. FT. TO-FROM CH.      BLK.      LOT																					
SQ. FT. TO-FROM CH.      BLK.      LOT							SQ. FT. TO-FROM CH.      BLK.      LOT																					
LAND VALUE COMPUTATIONS AND SUMMARY							LAND VALUE COMPUTATIONS AND SUMMARY																					
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	LAND														
														BLDGS.														
														TOTAL														
TOTAL VALUE LAND TOTAL VALUE BUILDINGS TOTAL VALUE LAND AND BUILDINGS							TOTAL VALUE LAND TOTAL VALUE BUILDINGS TOTAL VALUE LAND AND BUILDINGS																					
SQ. FT. TO-FROM CH.      BLK.      LOT							SQ. FT. TO-FROM CH.      BLK.      LOT																					
SQ. FT. TO-FROM CH.      BLK.      LOT							SQ. FT. TO-FROM CH.      BLK.      LOT																					
YEAR	ORIG. COST	RENTAL					1/2					YEAR	ORIG. COST	RENTAL					1/2									
YEAR	SALE PRICE	EXPENSE					300.00					YEAR	SALE PRICE	EXPENSE					300.00									
YEAR	U. S. R. S.	NET					1080 + 580					YEAR	U. S. R. S.	NET					1080 + 580									

RECORD OF BUILDINGS

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

YEAR 19

YEAR 19

1ST 30  
2ND 30  
3RD 30  
TOTAL 90  
90 x 12 = 1080  
12/15/59 2359 A.M.H.

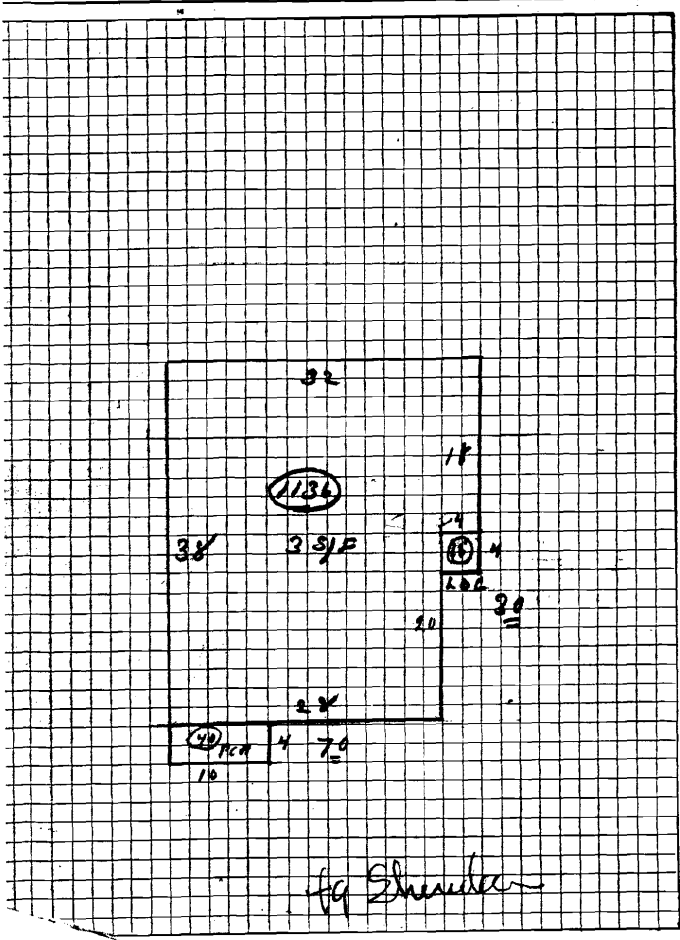
304

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST		BATHROOM	2 ✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	2 ✓
1/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	2 ✓
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	2 ✓
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS	✓	PINE	✓	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD		NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES				TOILET FL. & WCOT.	
ASBES. SHINGLES				LIGHTING	
STUCCO ON FRAME		ATTIC FLR. & STAIRS		ELECTRIC	✓
STUCCO ON TILE		INTERIOR FINISH		NO LIGHTING	
BRICK VENEER			B 1 2 3	NO. OF ROOMS	
BRICK ON TILE		PINE	✓	BSMT.	2ND 5
SOLID BRICK		HARDWOOD	✓	1ST 5	3RD 2
STONE VENEER		PLASTER	✓	OCCUPANCY	
CONC. OR CIND. BL.		UNFINISHED	✓	SINGLE FAMILY	
		METAL CLG.		TWO FAMILY	
TERRA COTTA				APARTMENT	✓
VITROLITE		RECREAT. POOM		STORE	
PLATE GLASS		FINISHED ATTIC		THEATRE	
INSULATION		FIREPLACE		HOTEL	
WEATHERSTRIP		HEATING		OFFICES	
ROOFING		PIPELESS FURNACE		WAREHOUSE	
ASPH. SHINGLES	✓	HOT AIR FURNACE		COMM. GARAGE	
WOOD SHINGLES		FORCED AIR FURN.		GAS STATION	
ASBES. SHINGLES		STEAM	1 ✓	ECONOMIC CLASS	
SLATE TILE		HOT WAT. OR VAPOR		OVER BUILT	
METAL		NO HEATING	2-3 ✓	UNDER BUILT	
COMPOSITION				DT. 6-6-50	AR. 7
ROLL ROOFING		GAS BURNER		LD. 98	PD. 5
INSULATION		OIL BURNER		MS. 98	CK. 1
		STOKER		SUMMARY OF BUILDINGS	

APT. COMPUTATIONS

UNIT	1951		
1136 S. F.	9590		
S. F.			
ADDITIONS	+100		
1-3/8/24	+150		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING	-700		
PLUMBING	-350		
TILING			
TOTAL	8790		
FACT + 5	480		
REP. VAL.	9270	9320	



OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR	
APT	A	3	FR	C	36		F	9270	50	4640	100	4180	2500
	B									GRAD	2770	1650	
	C							9320	50	4660	100	4190	2525
	D												
	E												
	F												
	G												
YEAR	1951	1951 TOTAL BLDGS.										6950	4150
TAX VAL.	4150												
OLD VAL.													
CHANGE													

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	87-89	Monument		2 OF 2			5		17	B	12	

TAXPAYER ADDRESS AND DESCRIPTION

RECORD OF TAXPAYER	YEAR	BOOK	PAGE

PROPERTY FACTORS			
TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	
STREET		TREND OF DISTRICT	
PAVED		IMPROVING	
SEMI-IMPROVED		STATIC	
DIRT		DECLINING	
SIDEWALK			
TILLABLE	PASTURE	WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
<i>SEE CARD 1 OF 2</i>						
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

ASSESSMENT RECORD				INCREASE	DECREASE
1950	LAND				
	BLDGS.				
	TOTAL				
1951	LAND				
	BLDGS.				
	TOTAL				
1952	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET 580

## RECORD OF BUILDINGS

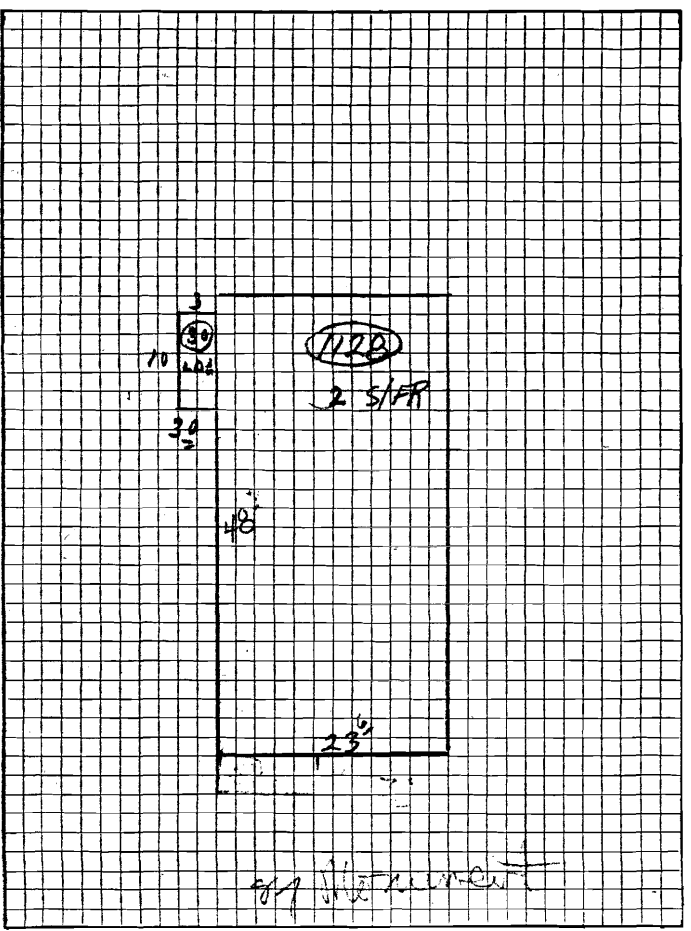
GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

1ST 24  
2ND 24  
 TOTAL 48

ZDA

41x12 576

YEAR 19	YEAR 19



CONSTRUCTION									
FOUNDATION		FLOOR CONST.			PLUMBING				
CONCRETE		WOOD JOIST		✓	BATHROOM	2	✓		
CONCRETE BLOCK		STEEL JOIST			TOILET ROOM				
BRICK OR STONE	✓	MILL TYPE			WATER CLOSET				
PIERS		REIN. CONCRETE			LAVATORY				
CELLAR AREA FULL	✓	FLOOR FINISH			KITCHEN SINK	2	✓		
1/4 1/2 3/4			B	1 2 3	STD. WAT. HEAT	2	✓		
NO. CELLAR		CEMENT	✓		AUTO. WAT. HEAT				
EXTERIOR WALLS		EARTH			ELECT. WAT. SYST.				
CLAPBOARDS	✓	PINE	✓	✓	LAUNDRY TUBS				
WIDE SIDING		HARDWOOD			NO PLUMBING				
DROP SIDING		TERRAZZO			TILING				
NO SHEATHING		TILE			BATH FL. & WCOT.				
WOOD SHINGLES					TOILET FL. & WCOT.				
ASBES. SHINGLES		ATTIC FLR. & STAIRS			LIGHTING				
STUCCO ON FRAME				✓	ELECTRIC	✓			
STUCCO ON TILE		INTERIOR FINISH			NO. OF ROOMS				
BRICK VENEER			B	1 2 3	BSMT.	2ND	5		
BRICK ON TILE		PINE	✓	✓	1ST	3RD	2		
SOLID BRICK		HARDWOOD			OCCUPANCY				
STONE VENEER		PLASTER	✓	✓	SINGLE FAMILY				
CONC. OR CIND. BL.		UNFINISHED			TWO FAMILY	✓			
		METAL CLG.			APARTMENT				
TERRA COTTA					STORE				
VITROLITE		RECREAT. ROOM			THEATRE				
PLATE GLASS		FINISHED ATTIC	✓	✓	HOTEL				
INSULATION		FIREPLACE			OFFICES				
WEATHERSTRIP		HEATING			WAREHOUSE				
ROOFING		PIPELESS FURNACE		✓	COMM. GARAGE				
ASPH. SHINGLES	✓	HOT AIR FURNACE			GAS STATION				
WOOD SHINGLES		FORCED AIR FURN.			ECONOMIC CLASS				
ASBES. SHINGLES		STEAM			OVER BUILT				
SLATE TILE		HOT WAT. OR VAPOR			UNDER BUILT				
METAL		NO HEATING	2nd	✓	DT. 6-6-50	AR. 7			
COMPOSITION		GAS BURNER			LD. 98	PD.			
ROLL ROOFING		OIL BURNER			MS.	CK. 50			
INSULATION		STOKER			SUMMARY OF BUILDINGS				

COMPUTATIONS			
UNIT	1951		
1128 S. F.	5920		
S. F.			
ADDITIONS	+ 30		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC 1/2	+ 290		
FINISH			
FIREPLACE			
HEATING	- 630		
PLUMBING	+ 350		
TILING			
M-F	+ 590		
TOTAL	6550		
FACT. +	+ 300		
REP. VAL.	6850		

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	
DWC.	A	2 S/F	C	51		F	6850	1070	3080	2070	2770	1650
	B											
	C											
	D											
	E											
	F											
	G											

YEAR	1951	1951 TOTAL BLDGS.	
TAX VAL.		19	19
OLD VAL.	1650	19	19
CHANGE		19	19

**Department of Planning & Development**  
Lee D. Urban, Director



**CITY OF PORTLAND**

**Division Directors**  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

March 17, 2003

Matthew Alcorn  
4 Macy St  
Portland, ME 04102

RE: 49 Sheridan St. Parking Space

CBL: 017 B012001

Dear Mr. Alcorn:

On March 6, 2003, the Portland Planning Authority granted minor site plan approval to construct a single parking space at 49 Sheridan Street. As shown on the approved plan, the parking space will be located at the greatest distance possible from the Monument/Sheridan Street intersection

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.

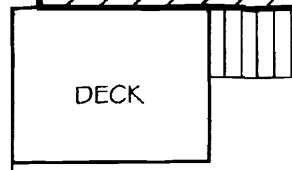
The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

N/F  
ANN MARIE C. TUCKER  
10630 / 312



DECK

S32°52'26"E 80.00'

N/F  
MARGARET J.  
McCAIN  
12651 / 166

N57°05'50"E 46.98'

LOT AREA = 3,498 SQ. FT.  
HACIENDA CONDOMINIUM

#87 MONUMEN

5 UNITS  
3 STORY WOOD FRAME  
BLDG FOOTPRINT = 2,200 S.F.

#49 SHERIDAN ST.

DECK  
153 Sq. Ft.

Structure  
178 Sq. Ft.

FFE = 121.4

45.4'

C.E.  
STAIRS

C.E.

PORCH C.E.

S37°31'13"E 80.24'

PROPOSED  
CURB CUT

SHERIDAN STREET

2.5 feet

5'-0"

39.4'

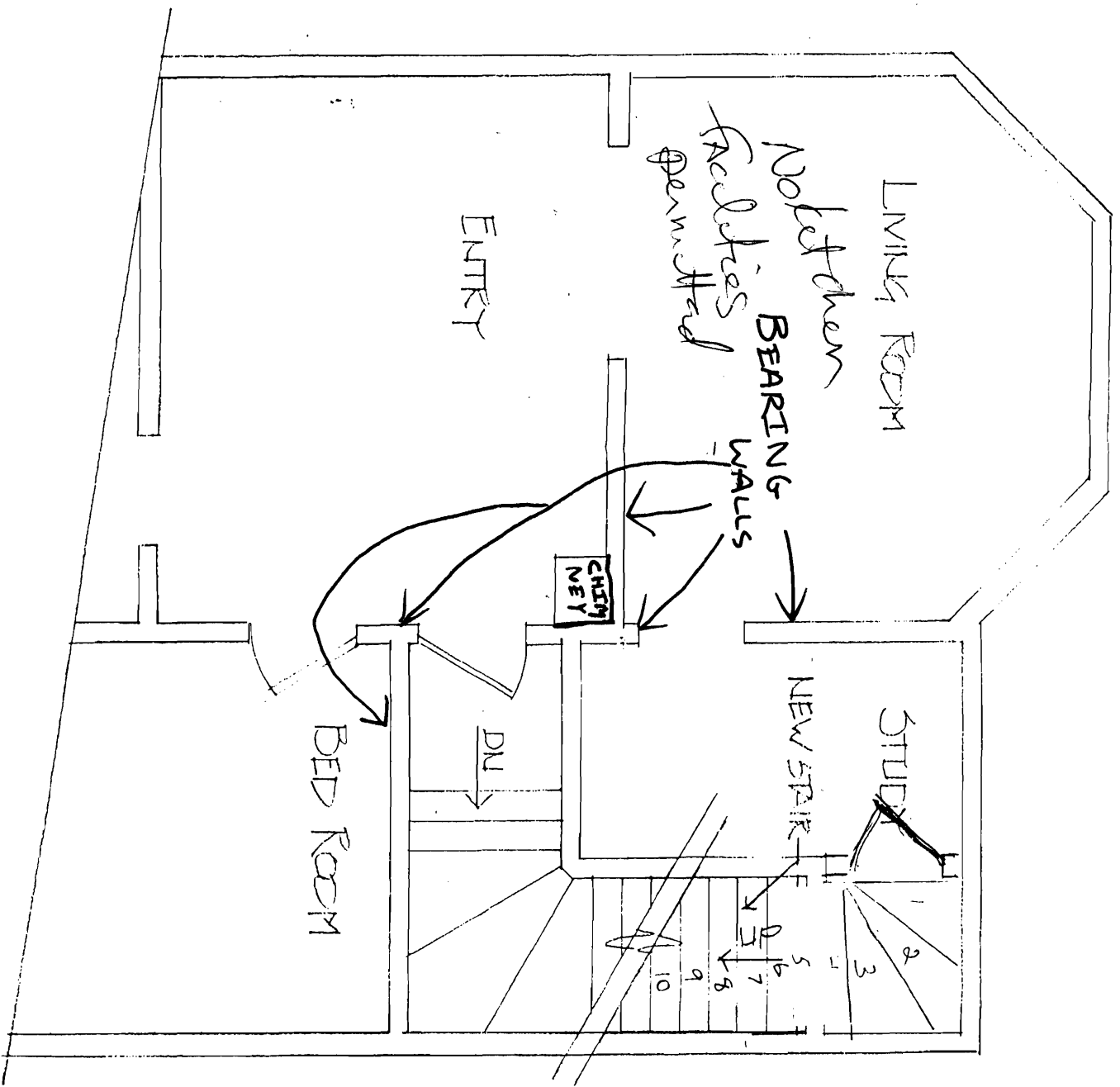
75.3'

5.5'

8.9'

5.5'

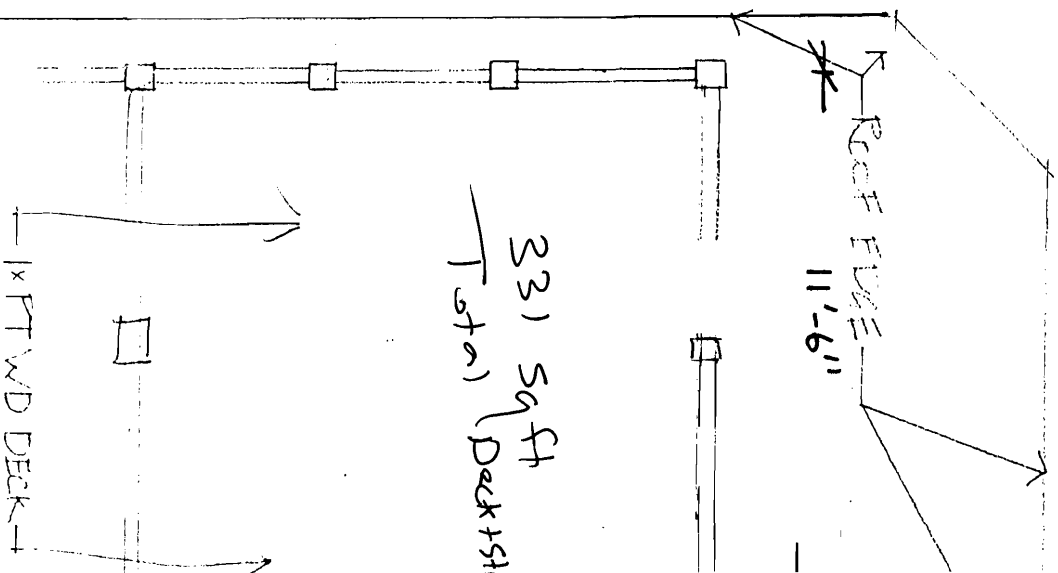
BRI



3RD FLOOR PLAN

1/4" = 1'-0"

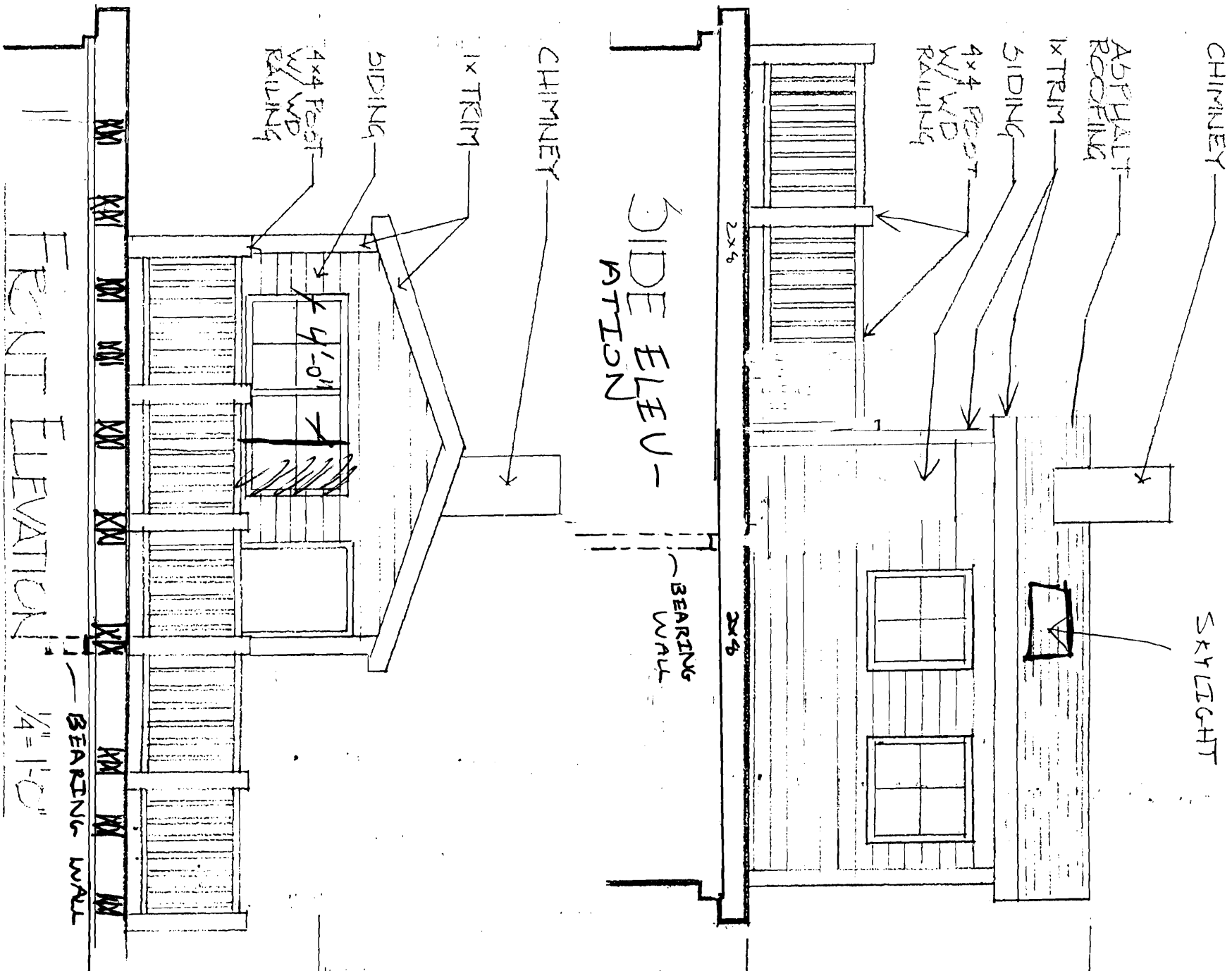
Total Sq. Footage for structure = 331 Sq. ft.



ROOF PLAN

1/4" = 1'-0"





SKYLIGHT

45'-0" ±  
TO. ROOF

35'-0" ±  
FFE

Measurements from  
lowest point on  
ground.

45' allowed  
with all be  
work shall be  
verified upon  
framing 15cm

WALL  
SECTION  
1'-0"

BEARING WALL

4'-1'-0"

INSPECTIONS COPY

2x8



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 49 Sheridan St

CBL 017 B012001

Issued to Hacienda Llc The/Applicant

Date of Issue 02/18/2003

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 02-1397, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance [REDACTED] of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit # 3

APPROVED OCCUPANCY

Residential Condominium  
Use Group: R-2  
Type: 5B

**Limiting Conditions:**

This occupancy permit is a use permit only. It does not certify building code compliance.

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

JLK  
6/25/03

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 49 Sheridan St

CBL 017 B012001

Issued to Hacienda Llc The/Applicant

Date of Issue 06/25/2003

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 02-1397, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance [REDACTED] of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit #2

APPROVED OCCUPANCY

Residential Condo  
Use Group: R-2  
Type: 5B

**Limiting Conditions:**

This occupancy permit is a use permit only. It does not certify building code compliance.

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from