

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

PERMIT ISSUED
Permit Number 050920
AUG 10 2005
PERMIT ISSUED
CITY OF PORTLAND
AUG 10 2005
CITY OF PORTLAND

This is to certify that Froehlich Denise &/Wentworth Allen

has permission to Re-store front porch

AT 11 Sheridan St

City of Portland 017 F02400

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 inspection must be given and written permission procured before this building or part thereof is altered or closed-in. 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. Capt. George Carr 7-2-05
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Handwritten Signature]
8/9/05
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: 05-0920	Issue Date:	CBL: 017 F024001
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Location of Construction: 11 Sheridan St	Owner Name: Froehlich Denise &	Owner Address: 11 Sheridan St	Phone: PERMIT ISSUED
Business Name:	Contractor Name: Wentworth Allen	Contractor Address: 4 Wekks Court	Phone: 207 9857703
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6
Past Use: Multi Family Hom	Proposed Use: Multi Family Home/ Re-store front porch	Permit Fee: \$57.00	Cost of Work: \$4,000.00
<p><i>Legal Use, Three (3) Residential dwelling units</i></p>		CITY OF PORTLAND	CEO District: 1
Proposed Project Description: Re-store front porch		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>R-2</i> Type: <i>SB</i> <i>IBC 2003</i>
		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:

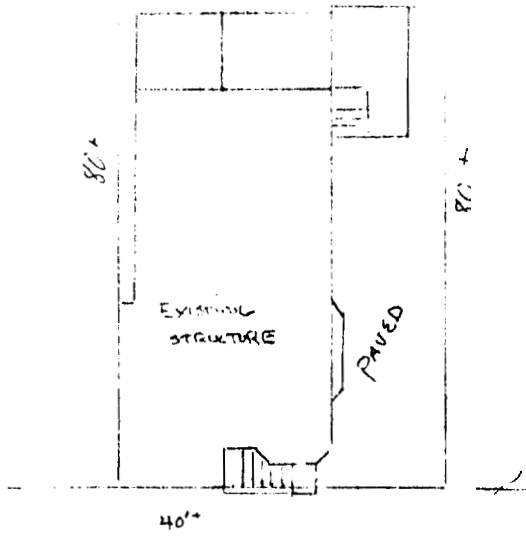
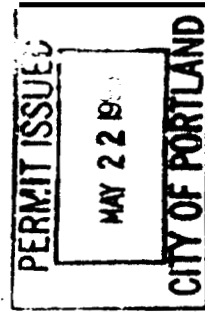
Permit Taken By: Idobson	Date Applied For: 07/07/2005	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void 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>		Special Zone or Reviews <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"/> Denied <i>restoration is within the existing footprint</i> <i>ok w/ conditions</i> Date: <i>7/21/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

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

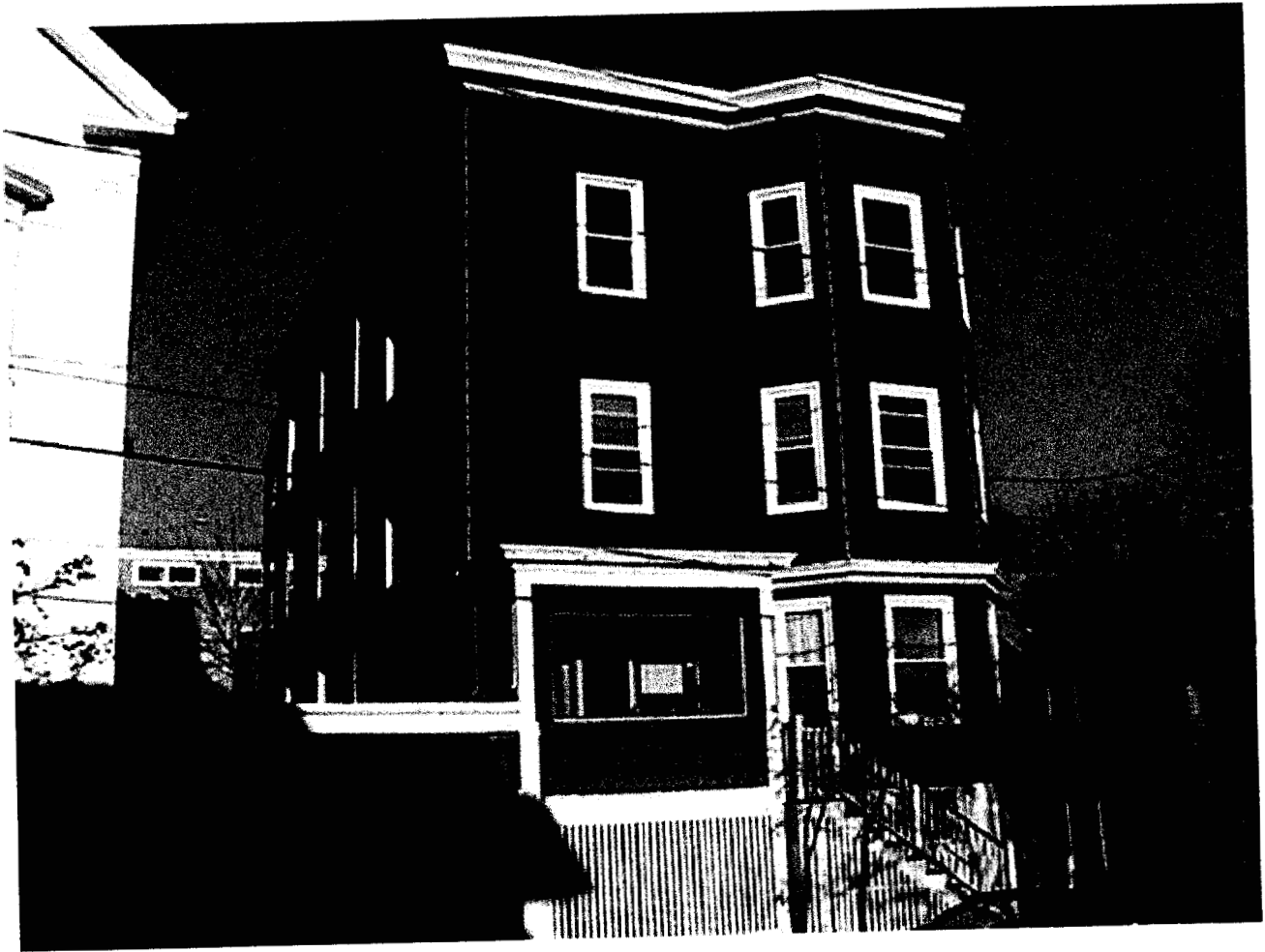
250401



PLOT PLAN WITH REVISED STAIR SYSTEM
1" = 20' 4/28/94

From
microfiche
7/29/05

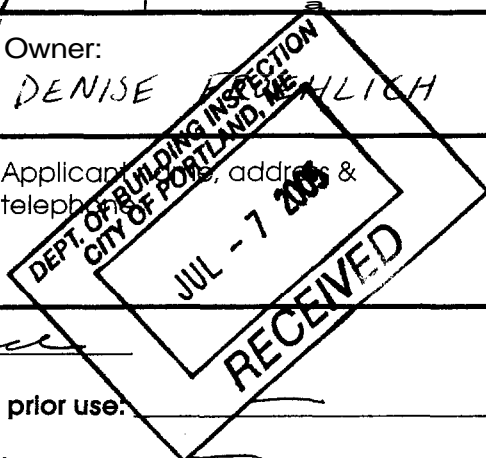
Robert W. Perkins
Elizabeth Lowman
11 Sheridan Street
Portland, Maine



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>11 Sheridan St. Portland Me</u>		
Total Square Footage of Proposed Structure <u>96 square feet</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>17</u> Block# <u>F</u> Lot# <u>24</u>	Owner: <u>DENISE FROEHLICH</u>	Telephone: <u>207.286.4652</u>
Lessee/Buyer's Name (if Applicable) <u>—</u>	Applicant's name, address & telephone: <u>—</u>	cost Of Work: \$ _____ Fee: \$ <u>4,000.</u>
Current use: <u>front entrance</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>we have researched & designed according to historic records a restoration of the current porch.</u>		
Project description: <u>proposal for</u>		
Contractor's name, address & telephone: <u>Wentworth - Allen 4 wells Court Kennebunk, Me 04042</u>		
Who should we contact when the permit is ready: <u>DENISE FROEHLICH 985.7703</u>		
Mailing address: <u>APT #1 SHERIDAN ST. PORTLAND ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207.286.4652</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: <u>D Froehlich</u>	Date: <u>7.7.05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

11A 11

40.00' (40')

(fence)

GARDEN
GARDEN

GARDEN

GARDEN

DECK

DECK
LCF - unit 1

FIRST FLOOR ENCLOSED PORCH
LCF - unit 1

COMMON
PORCH

DECK

N57°25'34"E
79.49' (80')

3 STORY BUILDING

79.49' (80')

S57°25'34"W

GARAGE

PAVED DRIVE

PORCH
now use

40.00' (40')

N32°31'26"W

THH

(e) Units may be leased to third parties by their respective Unit Owners, provided no Unit may be leased for periods of less than six (6) months, and no lease shall have less than a thirty (30) day termination right, unless the terms of said lease are approved by the Trustees. No tenant under any lease shall have the right of subletting or assignment. All leases shall be terminable by the lessor or, upon the lessor's failure so to terminate, by the Trustees, in the event of material violation of the provisions of the Master Deed, this Declaration of Trust or any rules or regulations promulgated thereunder. No Unit may be used for transient rentals or rented on a nightly basis.

(f) No animals or reptiles of any kind shall be raised, bred, or kept in any Unit without the prior consent of the Trustees of the Condominium Trust, provided that no such prior consent shall be required for the keeping of dogs or cats or other customary house pets, but no more than two such animals in total, or an aquarium. With respect to any and all pets entitled or permitted hereunder to be kept within any Unit: (i) no such pet shall be kept, bred or maintained for any commercial purposes, and (ii) in no event shall any pet be permitted in any portion of the Common Areas and Facilities unless carried or on a leash, or be permitted under any circumstances in any grass or garden plot.

The restrictions set forth in paragraphs (a) through (f) above shall be for the benefit of all of the Unit Owners and the Condominium Trust, and (i) shall be administered on behalf of the Owners by the Trustees of the Condominium Trust, (ii) shall be enforceable solely by such Trustees, insofar as permitted by law, (iii) may be waived in specific cases by such Trustees and (iv) shall, insofar as permitted by law, be perpetual, and, to that end may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. No Unit Owner shall be liable for any breach of the provisions of this Section 7 except such as occur during his or her ownership of a Unit.

8. Limited Common Areas, Exclusive Use Areas, and Reserved Easements. Certain of the Units shall have exclusive use of certain portions of the Common Areas and Facilities, or shall have the benefit of certain easements, as follows:

9. Amendments. (a) This Master Deed may be amended by an instrument in writing, signed and acknowledged by a duly authorized trustee of the Condominium Trust pursuant to the Bylaws thereof, consented to in writing by Unit Owners owning at least 75% of the undivided interest in the Common Areas and Facilities, and duly filed with the York County Registry of Deeds, provided, however, that:

(i) The date on which an such instrument is first consented to by a Unit Owner shall be indicated thereon as the date thereof and no such instrument shall be of any force or effect unless the same shall have been so filed within six (6) months after such date;

(ii) No instrument of amendment which alters the dimensions of any Unit shall be of any force or effect unless the same has been consented to by the Unit Owner of the Unit so altered;



MATERIAL
24\"/>

bump out ?
material list from John
do change some
material for door ?

hloster@qui.net

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 017 F024001
 Location 11 SHERIDAN ST
 Land Use THREE FAMILY

Owner Address FROEHLICH DENISE & JOEL FERRIS JTS
 11 SHERIDAN ST
 PORTLAND ME 04101

Book/Page 20104/282
 Legal 17-F-24
 SHERIDAN ST 9
 3200 SF

Current Valuation Information

Land	Building	Total
\$30,660	\$131,780	\$162,440

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$156,300	\$213,500	\$369,800	\$266,120

Property Information

Year Built 1889	Style Old style	Story Height 3	sq. Ft. 4062	Total Acres 0.073		
Bedrooms 6	Pull Baths 3	Balf Baths	Total Rooms 15	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales information

Date	Type	Price	Book/Page
09/01/2003	LAND + BLDING	\$392,000	20104-282
04/12/2001	LAND + BLDING		16194-099
04/01/1998	LAND + BLDING	\$164,800	13741-033
08/01/1993	LAND + BLDING	\$96,000	10880-277

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[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](#).

[Click here to view comparable sales or below to view by:](#)
[Map](#)

Wentworth-Allen, Theron Wentworth 985-7214
4 Wells Court
Kennebunk, ME 04043
Work at 11 Sheridan Street Portland



Scope of work:

- Replace Decking and stairs
- Apply New trim around Existing posts
- Replace existing railing of balustrades with 42" High railing and 4" Between balusters
- Replace Lower Lattice work on existing framing

IV. NATURAL RESOURCES

State Goals: To protect the quality and *manage* the quantity of the **State's** water resources, including lakes, **aquifers**, great ponds, estuaries, rivers, and coastal areas. (Growth Management Act)

To protect the State's other critical **natural** resources, including without limitation, wetlands, **wildlife** and fisheries habitat, sand dunes, **shorelands**, scenic **vistas**, and unique **natural** areas. (Growth Management Act)

To **manage** the marine environment and its related resources to preserve and improve the ecological integrity and diversity of **marine** communities and habitats, to expand our understanding of the communities and habitats, to expand our understanding of the **Gulf of Maine** and coastal waters... (Coastal Management Policies)

To discourage **growth** and new development in coastal areas where, because of coastal **storms**, **flooding**, landslides or sea level rise, it is hazardous to human health and safety. (Coastal Management Policies)

To encourage and support cooperative state and municipal management **of** coastal resources. (Coastal Management Policies)

To protect and manage critical habitat and **natural** areas of state and national **significance** and **maintain** the scenic beauty and character of the coast even in areas where development occurs. (Coastal Management Policies)

To restore **and maintain** the quality of our fresh, marine, and estuarine waters to allow for the broadest possible diversity of public and private uses. (Coastal Management Policies)

To restore and **maintain** coastal **air** quality to protect the health of citizens and visitors and to protect enjoyment of the natural beauty and maritime characteristics of the Maine coast. (Coastal Management Policies)

Regional Goal: To **maintain** and, where possible, improve the quality of our natural environment **through** actions that **manage** resources **as a system** rather than as local segments.

Where resources are shared with other municipalities, **to** create a system for **soliciting comment from each other** as part **of the** continuing planning process.

Additional

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0920	Date Applied For: 07/07/2005	CBL: 017 F024001
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Location of Construction: 11 Sheridan St	Owner Name: Froehlich Denise &	Owner Address: 11 Sheridan St	Phone:
Business Name:	Contractor Name: Wentworth Allen	Contractor Address: 4 Wells Court Kennebunk	Phone: (207) 985-7703
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi Family Home/ Re-store front porch within the existing footprint	Proposed Project Description: Re-store front porch
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/12/2005

Note: 7/20/05 actually on hold - I can't tell whether this is an increase in the existing footprint or not - I left a message with the owner - the existing footprint is already on city property. **Ok to Issue:**
7/21/05 owner called and stated that these are superficial changes within the existing footprint

- 1) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 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 all changes are within the existing porch and stair footprint.
- 3) 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.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 08/09/2005
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 07/21/2005
Note: **Ok to Issue:**

