

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 080603

PERMIT ISSUED
JUL 7 2000

This is to certify that PEDERSEN JAN A & JERRY SCHROEDER ITS/William L. & S
has permission to Tear down 1st, 2nd & 3rd floor decks and replace with new deck and add 2' to 3rd floor deck
AT 20 SHERIDAN ST L 017 G01 6001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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.

Classification of inspection must be given and when permission procedure before this building or part thereof is closed or services closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cuss
Health Dept. _____
Appeal Board _____
Other _____
Department Name

7/7/00 Chf K/M
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: 08-0603	Issue Date: 7/7/08	CBL: 017 G016001
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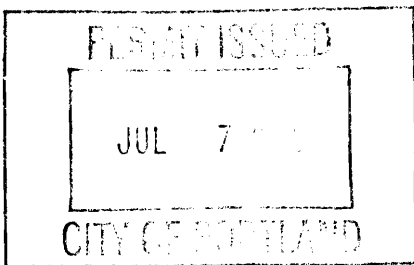
Location of Construction: 20 SHERIDAN ST	Owner Name: PEDERSEN JAN A & JERI L SCH	Owner Address: 20 SHERIDAN ST	Phone:
Business Name:	Contractor Name: William Hall & Sons	Contractor Address: 334 A Granite St Yarmouth	Phone: 2078465042
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-6

Past Use: Multi-unit - 4 family	Proposed Use: Multi-unit - Tear down 1st, 2nd & 3rd floor decks and replace w/ new decks add 2' to 3rd floor deck legal use - 4 d.u. (permit 97-1325)	Permit Fee: \$110.00	Cost of Work: \$9,000.00	CEO District: 1
Proposed Project Description: Tear down 1st, 2nd & 3rd floor decks and replace w/ new decks add 2' to 3rd floor deck within existing footprint. (no expansion) (13'8" x 8')		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied see conditions	INSPECTION: Use Group: R-2 Type: 5B IRL-2007	
		Signature: <i>Craig Cuss</i>	Signature: <i>CR</i> 7/7/08	
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: 05/30/2008	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 6/10/08 <i>ABM</i>	Date: _____	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 _____

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0603	Date Applied For: 05/30/2008	CBL: 017 G016001
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Location of Construction: 20 SHERIDAN ST	Owner Name: PEDERSEN JAN A & JERI L SCH	Owner Address: 20 SHERIDAN ST	Phone:
Business Name:	Contractor Name: William Hall & Sons	Contractor Address: 334 A Granite St Yarmouth	Phone (207) 846-5042
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	

Proposed Use: Multi- unit - four family - Tear down 1st, 2nd & 3rd floor decks and replace w/ new decks in the existing footprint. (no expansion)	Proposed Project Description: Tear down 1st, 2nd & 3rd floor decks and replace w/ new decks in the existing footprint - 13'8" x 8'. (no expansion)
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 06/10/2008
Note: Original application was to expand the third floor deck by 2'. This is not permitted because the existing decks are legally non-conforming and the expanded deck would not meet the rear setback. Ok to Issue: <input checked="" type="checkbox"/>			
<ol style="list-style-type: none"> 1) This permit is being issued with the condition all three decks will be rebuilt within the existing footprint. 2) This property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval. 3) 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: Chris Hanson	Approval Date: 07/07/2008
Note: Ok to Issue: <input checked="" type="checkbox"/>			
<ol style="list-style-type: none"> 1) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard. Stair treads shall not be less than 11". Stair risers shall not be more than 7". 2) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each. 3) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor. 4) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 06/13/2008
Note: Ok to Issue: <input checked="" type="checkbox"/>			
<ol style="list-style-type: none"> 1) All means of egress to remain accessible at all times 2) These are decks only. 			

Comments:
6/10/2008-amachado: Spoke to Brian Hall, the contractor, and told him that the third floor deck could not be expanded.



General Building Permit Application

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

Location/Address of Construction: <u>20 Sheridan St. Portland Me.</u>		
Total Square Footage of Proposed Structure/Area <u>343 sq ft.</u>		Square Footage of Lot <u>5,200 sq ft Approximately</u>
Tax Assessor's Chart, Block & Lot Chart# <u>17</u> Block# <u>6</u> Lot# <u>16</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Jan Pederson</u> Address <u>20 Sheridan St.</u> City, State & Zip <u>Portland, Me 04101</u>	Telephone: <u>775 2012</u> <u>415.3733</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>9,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>110</u>
Current legal use (i.e. single family) <u>4 Unit Apartment And Owner Residence ??</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Tear down 1st 2nd + 3rd floor decks and replace them with new ones, _____</u> Possibly Add 2nd To 3rd Floor Deck		
Contractor's name: <u>William S. Hall & Sons</u> Address: <u>334 A Granite St.</u> City, State & Zip <u>Yarmouth Me 04096</u> Telephone <u>(207) 846-5042</u> Who should we contact when the permit is ready: <u>Brian Hall</u> Telephone: <u>(207) 899-6855</u> Mailing address: <u>334 A Granite St. Yarmouth Me. 04096</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, 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: Jan A. Pederson Date: 5-29-08

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

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Old Port Title Co.
Peoples Heritage Savings Bank and its Title Insurer

18-20 Sheridan Street
Portland, Maine

Job Number: 303-09
Inspection Date: 11-05-97
Scale: 1" = 20'

The monumentation is ~~not~~ in harmony with current deed description.
The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"
The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.
The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0014 B.

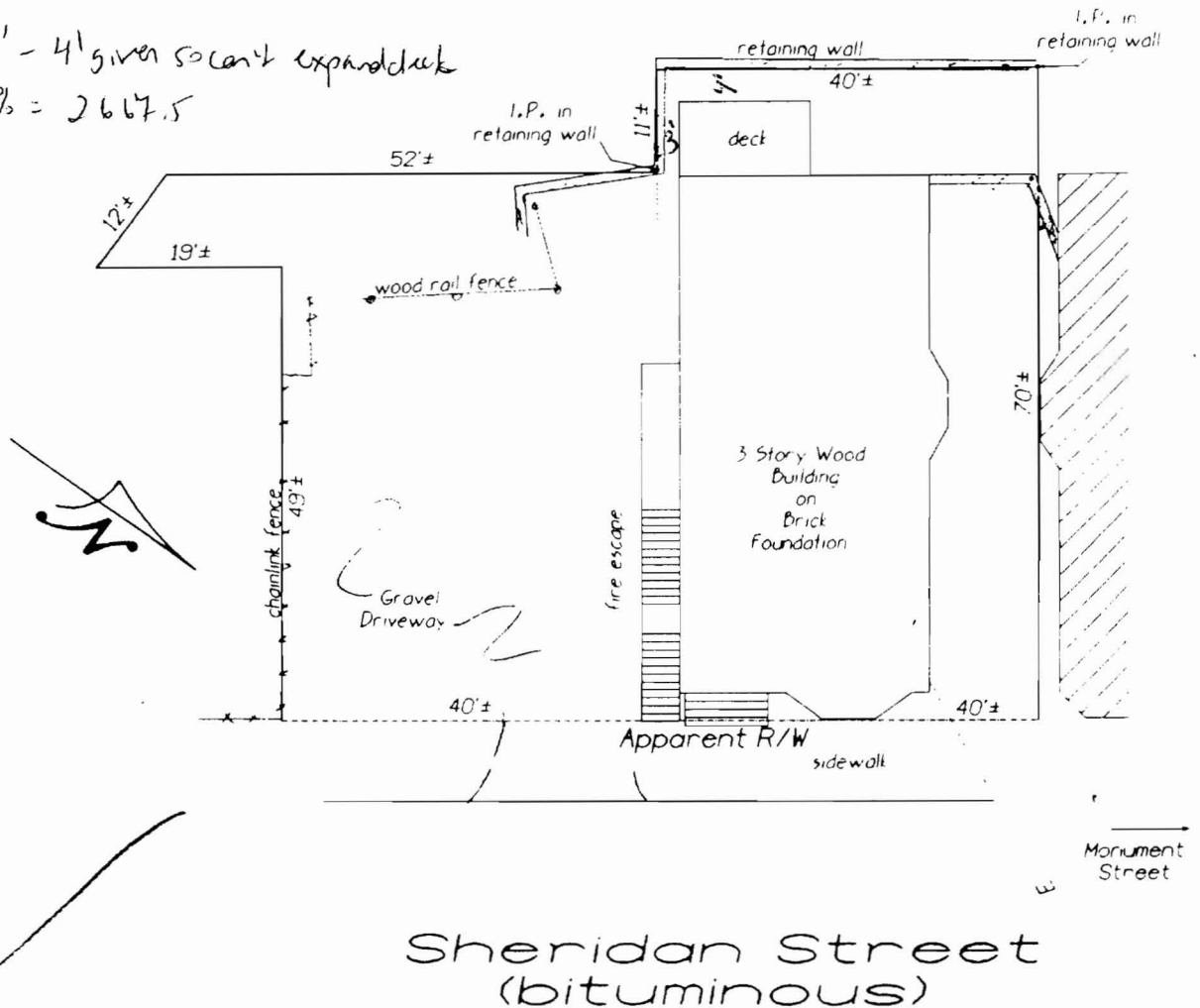
BUYER: Jan Pederson
SELLER: Robert & Donata Nelson

R-6

lotsize = 5335

rear setback = 20' - 4' given so can't expand deck

lot coverage = 57% = 2667.5



[Handwritten signature]

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS

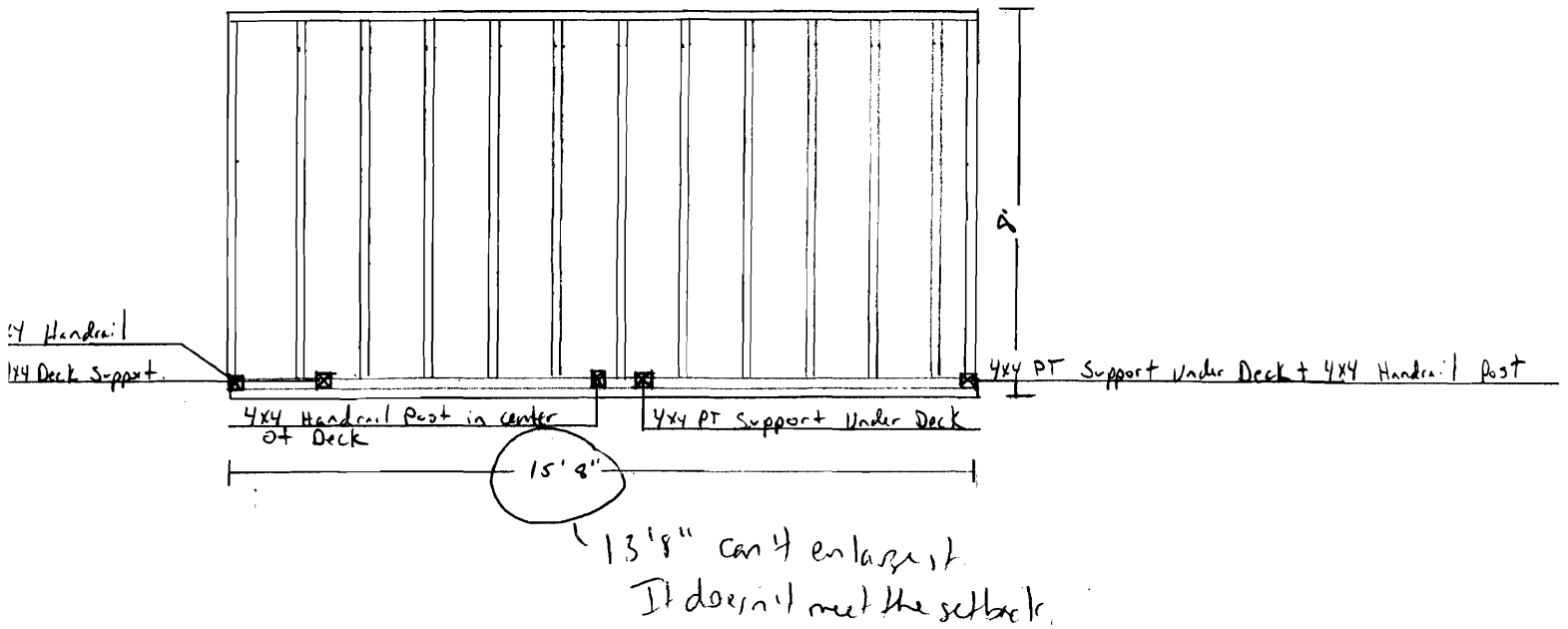
BRUCE R. BOWMAN, INC.
P.O. Box 12 A
Cumberland, Maine 04021
Phone (207) 829-3959
Fax (207) 829-3522



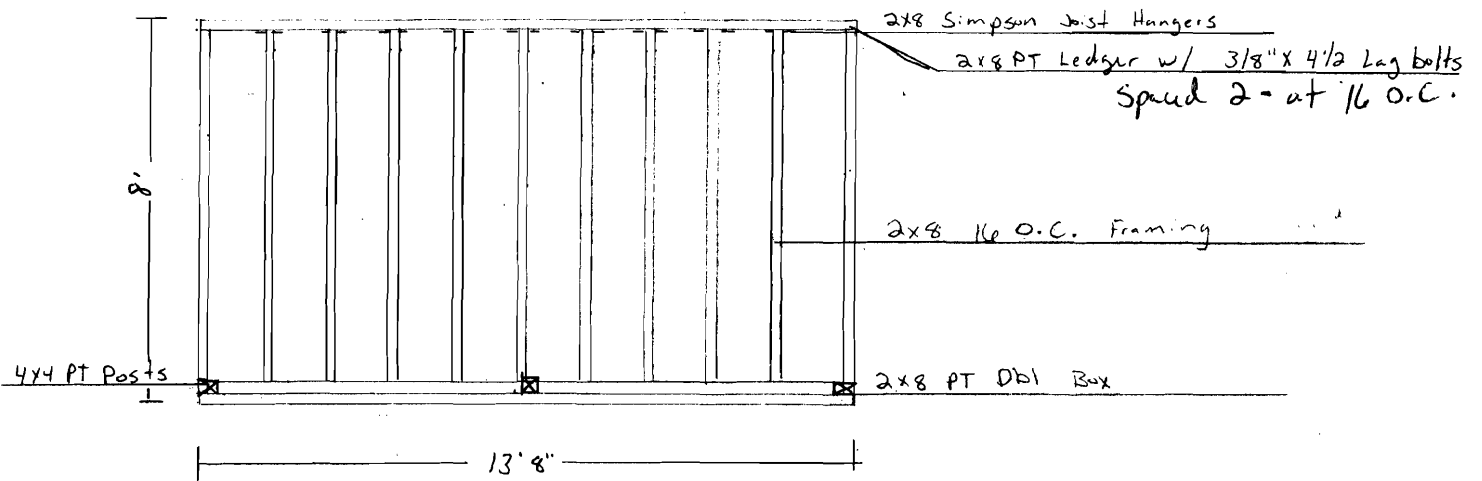
PLAN BOOK _____ PAGE _____ LOT _____
DEED BOOK 8944 PAGE 154 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *[Signature]*

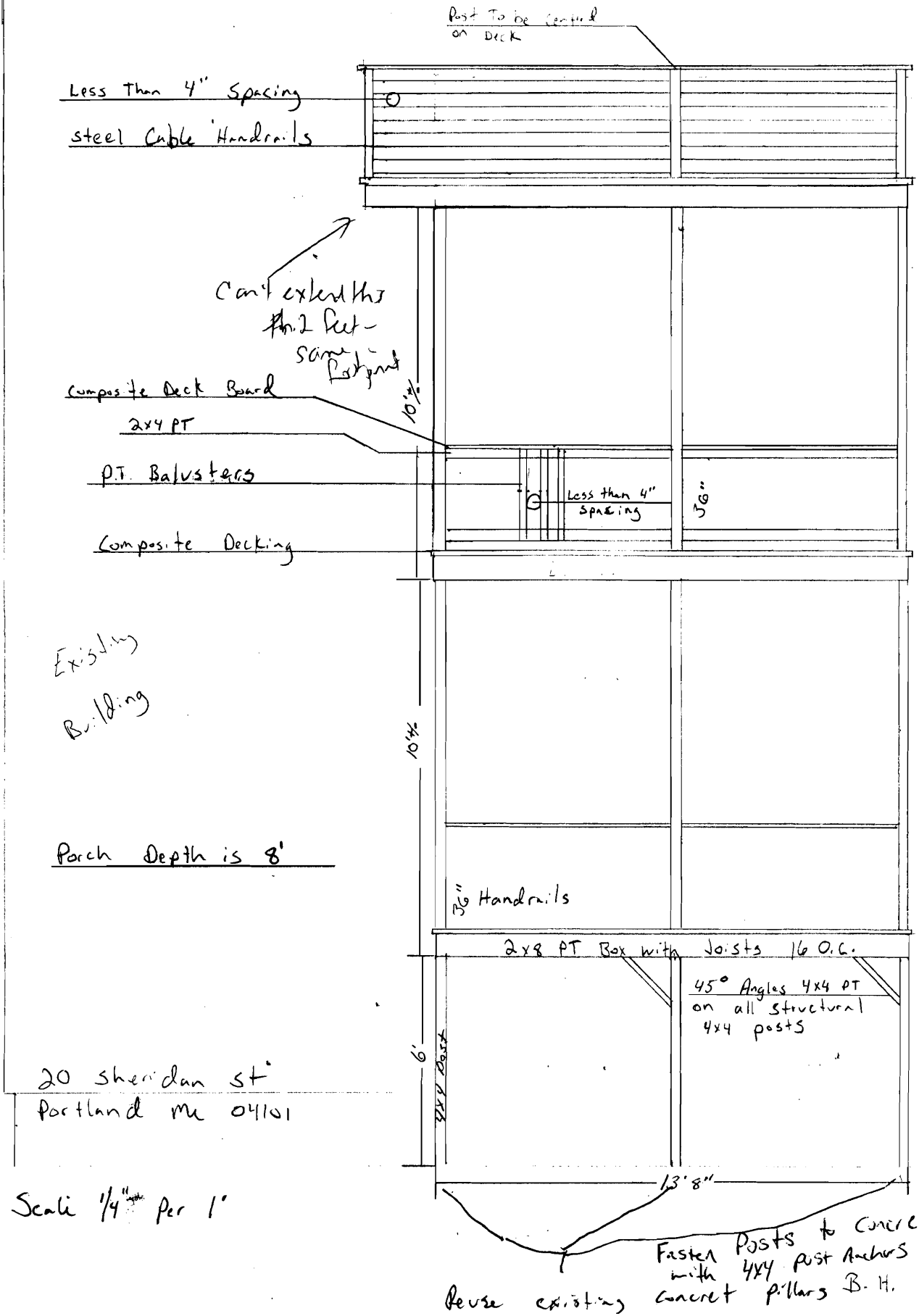
3rd Floor Deck Framing



1st & 2nd Floor Deck Framing

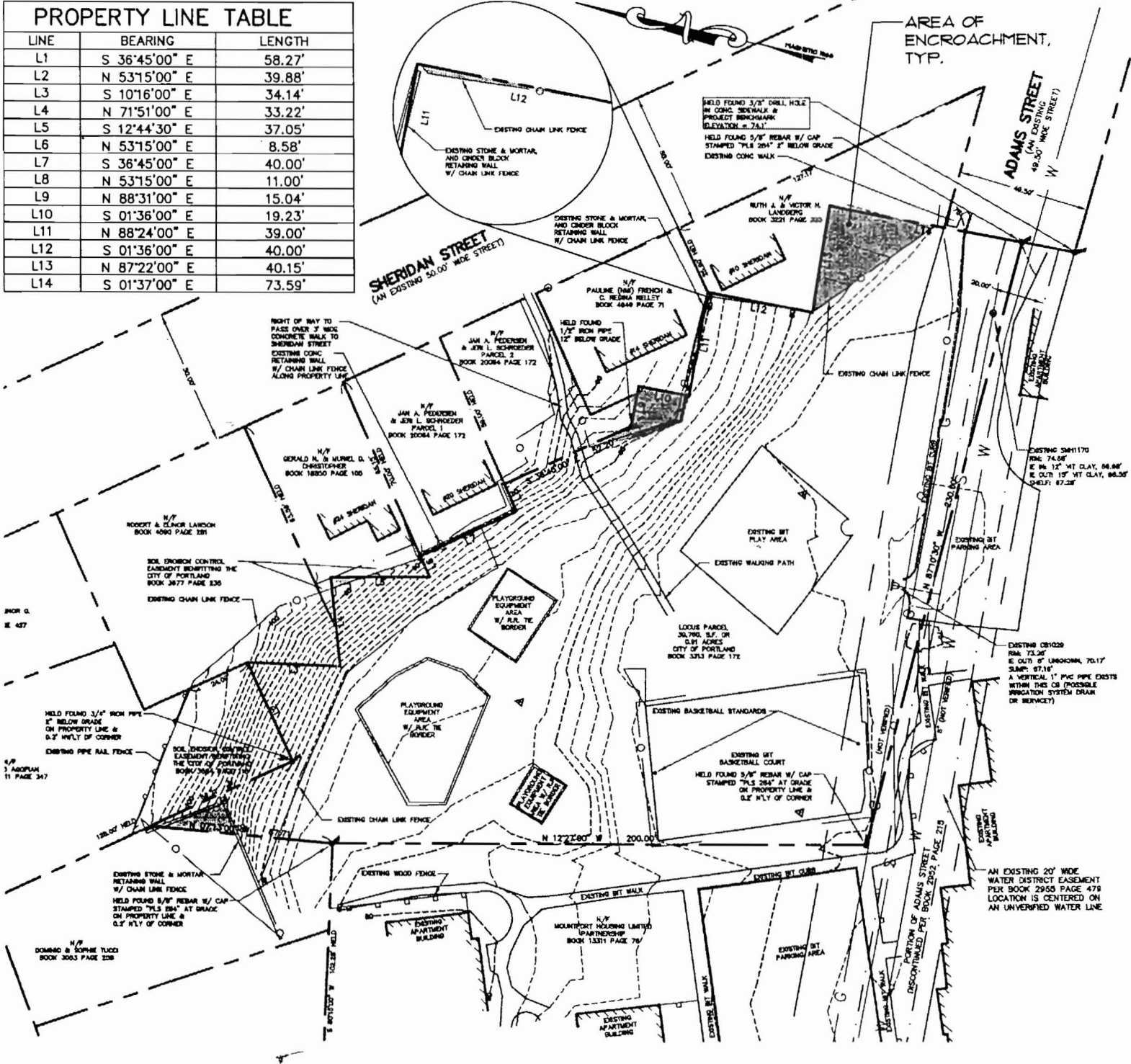


NO Over Hang Allowed
PER Ann M.



PROPERTY LINE TABLE

LINE	BEARING	LENGTH
L1	S 36°45'00" E	58.27'
L2	N 53°15'00" E	39.88'
L3	S 10°16'00" E	34.14'
L4	N 71°51'00" E	33.22'
L5	S 12°44'30" E	37.05'
L6	N 53°15'00" E	8.58'
L7	S 36°45'00" E	40.00'
L8	N 53°15'00" E	11.00'
L9	N 88°31'00" E	15.04'
L10	S 01°36'00" E	19.23'
L11	N 88°24'00" E	39.00'
L12	S 01°36'00" E	40.00'
L13	N 87°22'00" E	40.15'
L14	S 01°37'00" E	73.59'



GENERAL NOTES:

- THE RECORD OWNER OF THE LOCUS PROPERTY IS THE CITY OF PORTLAND BY DEED FROM PALMER TARNELLI, DONALD TARNELLI, AND BERNARD DELUAY RECORDED ON SEPTEMBER 29, 1972 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3313, PAGE 172.
- THE LOCUS PROPERTY IS DEPICTED ON THE CITY OF PORTLAND'S T-1 MAP 17 AS BLOCK G, LOT 23.
- THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS BASED ON GENERAL NOTE 4A.
- PLAN REFERENCES:
 - PLAN OF PROPERTY IN PORTLAND, MAINE FOR MUNJOY SOUTH URBAN RENEWAL PROJECT ME R-2 CONDEMNATION AREA II (SECTION A) BY H.L. & E.C. JORDAN COMPANY, DATED MAY 22, 1984 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 89, PAGE 7;
 - PLAN OF PROPERTY IN PORTLAND, MAINE FOR MUNJOY SOUTH URBAN RENEWAL PROJECT ME R-2 CONDEMNATION AREA II (SECTION B) BY H.L. & E.C. JORDAN COMPANY, DATED MARCH 16, 1985 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 89, PAGE 8;
 - LAND TITLE SURVEY OF MUNJOY SOUTH TOWNHOUSE APARTMENTS, PORTLAND, MAINE MADE FOR MAINLAND DEVELOPMENT CO. BY OWEN HASKELL, INC., DATED DECEMBER 30, 1986, AND ON FILE WITH OWEN HASKELL AS PROJECT NO. 98288P;
 - PLAN LABELED "THRESHOLD OF MAINE, MUNJOY SOUTH AREA" BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, AND ON FILE WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS AS PLAN NO. 547/21;
 - CITY OF PORTLAND WATER DISTRICT INFILTRATION-INFLOW ANALYSIS SHEET IV-3 AND ON FILE WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS;
 - CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS STREET WORKSHEETS AS ON FILE WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
- TOGETHER WITH THE FOLLOWING:
 - A 3 FOOT WIDE RIGHT OF WAY IN COMMON ACROSS A CONCRETE WALK TO SHERIDAN STREET AS DESCRIBED IN WARRANTY DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4648, PAGE 718 AND BOOK 20084, PAGE 172. A FOOT PATH TO SHERIDAN STREET EXISTS BETWEEN CHAIN LINK FENCES LYING ON THE NORTHEASTERLY SIDE OF THE LOCUS PROPERTY AS SHOWN HEREON;
 - SOIL EROSION CONTROL AS DESCRIBED BY AN EASEMENT RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3677, PAGE 235. A STEEP SLOPE EXISTS OVER THAT PORTION OF PROPERTY NOW OR FORMERLY OWNED BY GERALD N. & MARREL D. CHRISTOPHER AS SHOWN HEREON;
 - SOIL EROSION CONTROL AS DESCRIBED BY AN EASEMENT RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3684, PAGE 118. A STEEP SLOPE EXISTS OVER THAT PORTION OF PROPERTY NOW OR FORMERLY OWNED BY GERALD N. & MARREL D. CHRISTOPHER AS SHOWN HEREON;
- SUBJECT TO:
 - AN EASEMENT GRANTED THE PORTLAND WATER DISTRICT AS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2955, PAGE 215. A WATER LINE EXISTS WITHIN BOTH THE CURRENT ADAMS STREET AND THAT PORTION DISCONTINUED;
 - A SEWER LINE MAY EXIST WITHIN THE HISTORIC LOCATION OF CAREY LANE AS SHOWN BY PLANS ON FILE WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS. SEBAGO TECHNIQS, INC. DID NOT DETERMINE THE LOCATION OF CAREY LANE FOR THIS SURVEY.
- THE ELEVATIONS SHOWN HEREON ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) ESTABLISHED UTILIZING A TOPCON DUAL FREQUENCY GPS RECEIVERS POST PROCESSED USING BASELINE DATA FROM THREE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) LOCATED IN THE NORTHERN NEW ENGLAND REGION.

LEGEND

EXISTING	DESCRIPTION
---	PROPERTY/ROW EASEMENT
—○—	IRON PIPE/ROD
—●—	DRILLHOLE
—C1/L1—	CURVE/LINE NO. BUILDING
—	EDGE PAVEMENT
—	CURBLINE
—124—	CONTOURS
G	GAS
W	WATER
S	SEWER
—	STORM DRAIN
—	CATCH BASIN
—○—	SEWER/STORM MANHOLE
—○—	CHAIN LINK FENCE
—	PIPE RAIL FENCE
—	WOOD FENCE
—△—	SURVEY CONTROL

