

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 020974

This is to certify that Scott, Randall/n/a  
has permission to Change of Use from 4 units to condos  
AT 16 Sherman St 036 F007001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in.  
**48 HOUR NOTICE IS REQUIRED.**

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

**OTHER REQUIRED APPROVALS**

Fire Dept. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature]  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-0974	Issue Date:	CBL: 036 F007001
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Location of Construction: 16 Sherman St	Owner Name: Scott, Randall	Owner Address: 53 Bramhall Street	Phone: 207-761-7009
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Condo Conversion	Zone: R-6

Past Use: Residential / 4 Units	Proposed Use: Residential / Change of Use from 4 units to 4 condominiums.	Permit Fee: \$430.00	Cost of Work: \$30.00	CEO District: 2
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Proposed Project Description: Change of Use from 4 units to 4 condominiums. <i>for multi legal 4 unit</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B 11/12/02 <i>[Signature]</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: gg	Date Applied For: 08/30/2002	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	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 Date: <i>ok 9/3/02</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:
	<i>Presently VACANT</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

020974

# 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.

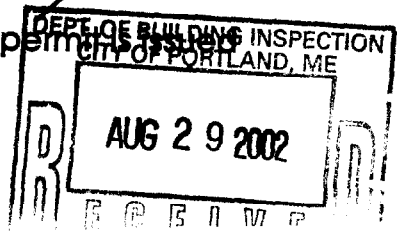
Location/Address of Construction: <u>16-18 Sherman St. Portland, Me 04102</u>		
Total Square Footage of Proposed Structure <u>3764</u>	Square Footage of Lot <u>5000 -</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>36</u> - Block# <u>F</u> - Lot# <u>7</u>	Owner: <u>Randall T. Scott</u>	Telephone: <u>207 761-7009</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Randall T. Scott #</u> <u>53 Bramhall St.</u> <u>Portland, Maine</u> <u>04102</u>	Cost Of <sup>Cosmetic</sup> Work: \$ <del>300.00</del> <u>300 -</u> Fee: \$ <del>300.00</del> <u>300 -</u> <u>4</u> units @ \$25.00 per unit \$ <u>100.00</u>
Current use: <u>Residential 1</u> number of units: <u>4</u>	\$ <u>300.00</u> <u>CUFO</u> <u>pd</u>	
Purposed use <u>Condos</u> number of units: <u>4</u>		
Project description: <u>Condo Conversion, Painting, repair -</u> <u>rotted deck/porch floor/roof</u>		
Contractor's name, address & telephone: <u>NONE</u>		
Who should we contact when the permit is ready: <u>Randall Scott</u>		
Mailing address: <u>53 Bramhall St.</u> <u>Portland, Maine 04102</u>		Phone: <u>207 761-7009</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>Randall T. Scott</u>	Date: <u>8/22/02</u>
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This is not a permit, you may not commence ANY work until the permit is issued.





CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 16-18 Sherman St. Portland, Maine  
04102

NUMBER OF UNITS: Four

TENANT NAME: None

TENANT'S UNIT #: None

TENANT'S TEL. #: None

TENANT'S PRESENT ANNUAL INCOME: None

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: None

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: \_\_\_\_\_

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

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL  
Replace deck flooring, replace carpets, new furnace  
for unit # 20, repair porch roof, painting  
& cleaning of interior units.  
decking only

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:

16-18 Sherman St.  
Portland, Me 04102

Assessor's chart: 36-

Block: F-

Lot: 7

Name of Owner: Randall Scott

Address: 53 Bramhall Portland, Maine 04102

Telephone No.: 207-761-7009

Name of Project: Keel Condo

No of Units to be Converted: Four

No. of Units applying for: Four

No. of Units in structure Four

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds TBA

Approved by: \_\_\_\_\_

ZONING: \_\_\_\_\_

Date: \_\_\_\_\_

No. of units approved (circle)

Fire Dept:

1 3 3 4 5 6 7 8 9 10  
others

Date: \_\_\_\_\_

Plumbing:

1 2 3 4 5 6 7 8 9 10  
others

Date: \_\_\_\_\_

Elec:

1 2 3 4 5 6 7 8 9 10  
others

Date: \_\_\_\_\_

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: 36-F-7
2. Number of units before conversion:
  - 2 units with 1 bedroom;
  - 2 units with 2 bedrooms;
  - \_\_\_\_\_ units with 3 or more bedrooms;
3. Monthly rent (range)  
(specify with or without util.)
  - 700.<sup>00</sup> w/o util.
  - 1300.<sup>00</sup> w/o util.
  - \_\_\_\_\_
4. Number of units after conversion:
  - 2 units with 1 bedroom;
  - 2 units with 2 bedrooms;
  - \_\_\_\_\_ units with 3 or more bedrooms;
5. Purchase Price (range)
  - 90,000.<sup>00</sup>
  - 180,000.<sup>00</sup>
  - \_\_\_\_\_
6. Length of time building owned by applicant? 1 month
7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit Furnace
  - Yes  No \_\_\_\_\_ (Please circle applicable permit type.)
8. Type and cost of building improvements associated with this conversion that do not require permits:
  - \$2000.<sup>00</sup> exterior walls, windows, doors, roof
  - \$100.<sup>00</sup> insulation
  - \$7000.<sup>00</sup> 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- \_\_\_\_\_
- b) Age of head of household- \_\_\_\_\_
- c) Number of children- \_\_\_\_\_
- d) Number of persons ages 60 or over- \_\_\_\_\_
- e) Will tenant purchase unit? \_\_\_\_\_
- f) If not, was (or will) relocation payment (be) made? \_\_\_\_\_
- g) If moving, check destination below:
  - i) Same Neighborhood- \_\_\_\_\_
  - ii) Elsewhere in Portland- \_\_\_\_\_
  - iii) Out of Portland- \_\_\_\_\_
  - iv) Unknown- \_\_\_\_\_

*N/A*



**Randall T. Scott  
53 Bramhall St.  
Portland, Maine  
04102**

**207 761 7009  
rtscott1954@msn.com**

August 29, 2002

City of Portland  
Zoning Planning and Urban Administration  
389 Congress St.  
Portland , Maine 04101

Dear Ms. Schmuckel:

Please find enclosed the completed form for condominium conversion.

The notice of intent for this building is to convert to four condominiums with no structural changes to the building.

There were no tenants in the building when I purchased it last month from Ms. Mary Ellen Fogg.

I intend to live at Sherman Street when we have finished the conversion, as my home at Bramhall Street is now on the market. There is no one living at Sherman Street at this time and will not be until the conversion is complete.

Please feel free to contact me at 775-6211, 761-7009, 450-9275 or the Sherman St. number 828-0049 if you have any questions.

Sincerely,



Randall Scott

Application ID Number:

2-0974

Delete

Save

Close

Department:

Building

Status: Approved with Conditions

Reviewer

Mike Nugent

Comments:

Approval Date

11/12/2002

Given On Date

OK to Issue Permit

Name

Mike Nugent

Date

11/12/2002

Date 2

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

This permit is an ownership-conversion permit only. No building construction is authorized by this permit.

Create Date:

08/30/2002

By

gg

Update Date:

11/12/2002

By

mjh