

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

Please Read Application And Notes, if Any, Attached

BUILDING INSPECTION

## PERMIT

Permit Number: 060684

This is to certify that City Of Portland/Random Objects Inc.  
has permission to Change of Use to eight condominiums with artist studio occupancy in each cond.  
AT 83 Sherman St 048 D013001

**PERMIT ISSUED**  
JUN 7 2006  
CITY OF PORTLAND

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of this 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.

Notification of inspection must be given and when permission is procured before this building or part thereof is leased or occupied. 24 HOUR NOTICE IS REQUIRED.

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

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
other \_\_\_\_\_  
DepartmentName

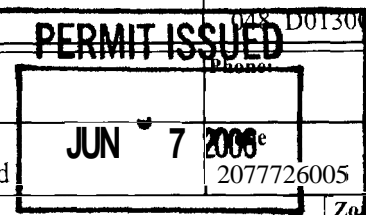
*[Signature]*  
Director - Building & Inspection Services

**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: 06-0684	Issue Date:	CBL: 048 D013001
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Location of Construction: 83 Sherman St	Owner Name: City Of Portland
Business Name:	Contractor Name: Random Orbits Inc.
Lessee/Buyer's Name	Phone:

Owner Address: 389 Congress St	Contractor Address: 70 Merrill St Portland 2077726005
Permit Type: Change of Use - Conversion	
Zone: R-6	

Current Use: School	Proposed Use: Change of Use; from school to eight condominiums, with artist home occupation in each condominium
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Permit Fee: \$3,546.00	Cost of Work: \$325,000.00	CEO District: 2
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>3B</i> <i>6/6/06</i>	

**Proposed Project Description:**  
Change of Use to eight condominiums with artist home occupation in each condo.

Signature: *Greg Case*      Signature: *Andrew...*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved     Approved w/Conditions     Denied

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

Permit Taken By: dmartin	Date Applied For: 05/09/2006
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## Zoning Approval

- 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**

Shoreland *NA*

Wetland

Flood Zone *Panel 13 zone*

Subdivision

Site Plan *2006-0020*

Maj  Minor  MM

*OK with conditions*  
Date: *5/31/06*

**Zoning Appeal**

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

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

**Historic Preservation**

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

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

**City of Portland. Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-0684	<b>Date Applied For:</b> 05/09/2006	<b>CBL:</b> 048 D013001
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<b>Location of Construction:</b> 83 Sherman St	<b>Owner Name:</b> City Of Portland	<b>Owner Address:</b> 389 Congress St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Random Orbits Inc.	<b>Contractor Address:</b> 70 Merrill St Portland	<b>Phone</b> (207) 772-6005
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Condo Conversion	

Change of Use; from school to eight condominiums, with artist home occupation in each condominium

Change of Use to eight condominiums with artist home occupation in each condo.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/31/2006

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

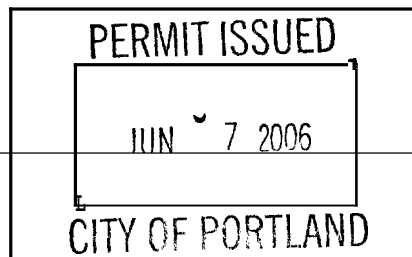
- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained. Any changes to the artists home occupations as outlined in your submittal, such as area of use, or increase area of use, shall require a separate permit thru this office along with specific information as to the changes.
- 3) 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.**
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 5) Separate permits shall be required for any new signage.
- 6) 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.
- 7) This property shall remain an eight (8) family condominium with artist home occupations in the basement area. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 06/06/2006

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

- 1) Plumbing, Electrical and HVAC plans and permits are required.
- 2) Unit entry doors must be rated, cyurrent plans indivcate that they are not. Peter Bass, as represented by David Lloyd has agreed to comply with this requirement.

- 2) Fire alarm system to comply with NFPA 72
- 3) Sprinkler system to comply with NFPA 13
- 4) All building construction to comply with NFPA 101



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<b>Business Name:</b>	<b>Contractor Name:</b> Random Orbits Inc.	<b>Contractor Address:</b> 70 Merrill St Portland	<b>Phone</b> (207) 772-6005
<b>Tenant/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Condo Conversion	

**Dept:** Fire      **Status:** Approved      **Reviewer:** Cptn Greg Cass      **Approval Date:** 02/22/2006

**Note:**      **Ok to Issue:**

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Jean Fraser      **Approval Date:** 05/09/2006

**Note:** Fourth condition not yet addressed as it requires approval of the proposed fence along Mellen Street after an artist is selected and prior to its construction.      **Ok to Issue:**

- 1) That the developer contribute \$1400 towards the City's Residential Tree Program to cover the cost of purchasing and planting seven (7) trees in the vicinity of the project (based on the provision of one tree per unit less the cost of the street tree at the corner of Sherman Street and Mellen Street to be planted as part of the project). The contribution shall be provided prior to issuance of a building permit. This condition purposefully deviates from the standard two trees per unit in recognition of the City and applicant's desire to provide affordable housing; and
- 2) The final recording subdivision plat will be completed to the satisfaction of the Associate Corporation Counsel and include the identified correction to the north boundary (abutting the Market), a note regarding waste disposal arrangements, and a listing of any conditions imposed by the Planning Board, and will be submitted for the Planning Boards signature;
- 3) That the selected proposal for a "privacy fence" along the boundary to Mellen Street be submitted for Staff review and approval prior to its construction.
- 4) That the condominium documents shall be revised and approved by the Associate Corporation Counsel in order to reflect home-occupation square footage;

**Comments:**

6/6/2006-mjn: Units entry doors are not rated, Spoke with David Lloyd, a change is required.