

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

Location of Construction: 65 Sherman St		Owner: 201 State St, Inc.	Phone:	Permit No: 970690
Owner Address:		Lessee/Buyer's Name:	Phone:	Business Name:
Contractor Name: Sentry		Address: 336 Riverside St Portland, ME 04103		Phone: 797-7799
Past Use: Multi Fam	Proposed Use: Same	COST OF WORK: \$ 6,320.00	PERMIT FEE: \$ 50.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUL - 2 1997 CITY OF PORTLAND </div>
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: Install Fire Alarm System		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		
Permit Taken By: Mary Gresik		Date Applied For: 24 June 1997		

Zone: **R-1** CBL: **048-D-019**

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: **Tim Johnson** ADDRESS: _____ DATE: **24 June 1997** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT 5

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

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Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Sentry		Address: 536 Riverside St Ptld, ME 04103		Phone: 797-7799		Permit Issued: JUL - 2 1997	
Past Use: Multi Fam		Proposed Use: Same		COST OF WORK: \$ 6,320.00		PERMIT FEE: \$ 50.00	
Proposed Project Description: Install Fire Alarm System		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: R-6 CBL: 048-D-019	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	
Permit Taken By: Mary Gresik		Date Applied For: 24 June 1997		Signature: _____ Date: _____		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	

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..

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 provisions of the code(s) applicable to such permit

[Signature]
SIGNATURE OF APPLICANT Tim Johnson ADDRESS: _____ DATE: 24 June 1997 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENT

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: 6/25/97

[Signature]

CEO DISTRICT 5
[Signature]

Zoning Division
Marge Schmuckal
Zoning Administrator



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

CITY OF PORTLAND

RE: 65 Sherman Street - 48-D-19, R-6 zones
HCR Properties, LLC

April 10, 1998

To whom it may concern:

I have been asked to review the zoning compliance for the above property. This property is identified by the City of Portland Assessor as Map 48-D-19 with lot size of 4,750 square feet.

The property is located in the R-6 Residential Zone. Multi-family dwellings are permitted pursuant to the City of Portland Land Use Ordinance §14-136(1)(b). The current density requirements require 1000 square feet of land area per dwelling unit within an existing building. As such, the current ordinance would allow 4 units at the premises if the present use was not "grandfathered".

Records at the City of Portland indicate that this building with 17 apartments pre-existed the current ordinance and therefore are legally nonconforming pursuant to the Portland Land Use Ordinance §14-381 which allows uses existing as of June 5, 1957 to continue.

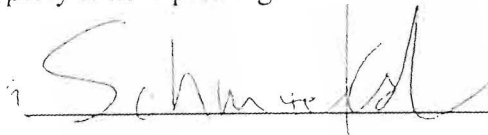
As such, the building complies with the zoning ordinance, including, but not limited to, all regulations regarding setbacks, density, parking and height. The current use is permitted without the necessity of rezoning, special exception, use permit or variance. I am not aware of any other permit or license which must be obtained to continue to operate the property as a 17 unit apartment building.

As a non-conforming use, the Ordinance allows for the continuation of the use unless there is a discontinuance of use of more than one year, pursuant to §14-387. In the event that the building is damaged to the extent that the cost of repairs exceeds two thirds of the market value of the property immediately proceeding that damage, reconstruction is allowed pursuant to §14-385 for buildings that are nonconforming only as to density and setbacks (such as this building) so long as reconstruction occurs within the existing footprint and occurs within one year.

An opinion was issued by me on July 2, 1997 confirming the nonconforming status of the 17 units, a copy of which is attached hereto as Exhibit A.

The premises are not in an historic district.

applications for rezoning of the property, or for a special or conditional use permit or variance in connection with the property is now pending.



Marge Schmuckal, Zoning Administrator

FIRE CODE PERMIT REPORT

DATE: 9/1/97 ADDRESS: 6. S. Sherman St

PERMIT TO: Security

OWNER/CONTRACTOR: Security

APPROVED _____ DENIED _____

CONDITIONS OF APPROVAL/DENIAL

1. The boiler or furnace shall be protected by enclosing with one hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment and smoke protected enclosure. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide a 0.15 gpm, per square foot of floor throughout the entire area. An indicating shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
2. All required Fire Alarm Systems shall have the capability of "Zone Disconnect" via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
3. All remote annunciators shall have a visible "trouble" indicator along with the Fire Alarm "Zone" indicators.
4. Any Master Box connected to the Municipal Fire Alarm System shall have a supervised Municipal Disconnect Switch.
5. All Master Box locations shall be approved by the Fire Department Director of Communications. A Master Box shall be located so that the center of the box is five feet above finished floor.
6. All Master Box locations are required to have a locked box (knoxbox).
7. A fire alarm acceptance report shall be submitted to the Portland Fire Department.
8. All underground tank removal(s) and/or installation(s) shall be done in accordance with the Department of Environmental Regulations (Chapter 691).
9. No cutting of tanks on site. Cutting of tanks is to be done at an approved tank disposal site.
10. Fire Dispatcher must be at least 48 hours in advance of removal and/or transportation of tanks.
11. All above ground L/P storage tanks shall be located in accordance with NFPA 58 Standards.
12. Any tank located near the path of vehicle movement shall be protected with appropriate permanent barricades.

048-D-019

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

RE: 65 Sherman Street

July 2, 1997

This notice is for the files of 65 Sherman Street. Our office has re-evaluated both our microfiche and the assessors records in order to determine the allowable use at this time. The pre-1957 assessor's records do show that 17 units existed at that time. There were no official permits to change from 17 to 16 units. At this point it is uncertain why 2 permits were taken out for only 16 units. It is my determination that 17 units have existed since 1957 and can be continued at this time. There should be no increases to the number of units on this property without the review and approvals of this office in the future.

Marge Schmuckal, Zoning Administrator/ Asst. Chief of Insp. Services

13. All piping shall be protected from possible mechanical damage and vandalism.
14. A 4" storz fire department connection is required.
15. Any new sprinkler construction over six sprinkler heads needs to have State Fire Marshal approval.
16. Any renovations of sprinkler systems over 20 sprinkler heads needs to have State Fire Marshal approval.
17. A sprinkler performance test shall be submitted to the Portland Fire Department after completion of sprinkler work.
18. State Fire Marshal approval is required for this project.

Lt. G. McDougall
Fire Prevention Officer
City of Portland

6/11/03