

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE
CITY OF PORTLAND

PERMIT ISSUED

JUL 26 2005

Permit Number: 050983

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

DB

This is to certify that MCGOVERN TERRY J & DENYCE J Nichols Building C
 has permission to Build front porch 10'6" x 24" porch
 AT 174 SHERWOOD ST 428 B025001

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 written permission procured before this building or part thereof is altered or enclosed-in. **HEAVY 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 _____
 Department Name _____

Jeanne Bourke 7/26/05
 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: 05-0983	Issue Date: JUL 26 2005	CBI: 428 B025001
Owner Address: 174 SHERWOOD ST	Phone:	
Contractor Address: 16 Allagash Way Windaham	Phone: 2078927007	
Permit Type: Additions - Dwellings	Zone: RS	
Permit Fee:	Cost of Work: \$0.00	CEO District: 4
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 7/26/05	
Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Location of Construction: 174 SHERWOOD ST	Owner Name: MCGOVERN TERRY J & NANC
Business Name:	Contractor Name: Don Nichols Building Contracting
Lessee/Buyer's Name	Phone:
Past Use: Single Family Home	Proposed Use: Single Family Home/ Build front porch 10'6" x 24" porch
Proposed Project Description: Build front porch 10'6" x 24" porch	

Permit Taken By: Idobson	Date Applied For: 07/20/2005	Zoning Approval
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<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>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: JMB 7/26/05</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: JMB</p>
	<p><i>OK Setback based on adjacent lots</i></p>		

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: 05-0983	Date Applied For: 07/18/2005	CBL: 428 B025001
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Location of Construction: 174 SHERWOOD ST	Owner Name: MCGOVERN TERRY J & NANC	Owner Address: 174 SHERWOOD ST	Phone:
Business Name:	Contractor Name: Don Nichols Building Contracting	Contractor Address: 16 Allagash Way Windaham	Phone (207) 892-7007
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use:	Proposed Project Description: Build front porch 10'6" x 24" porch
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/26/2005

Note: **Ok to Issue:**

- 1) Approved using the adjacent lot setback average for the front yard, inspector please verify the measurements.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/26/2005

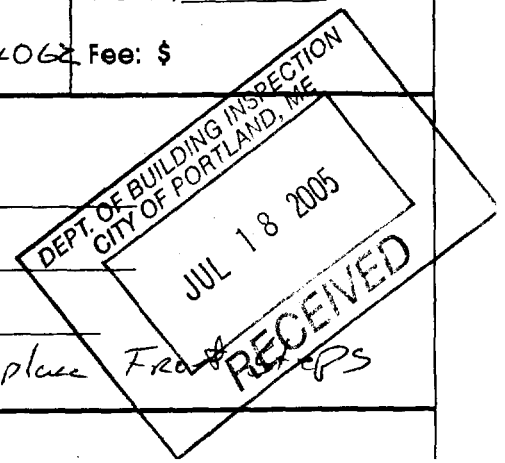
Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Inspections procedures outlined with contractor over the phone, he agreed to call for footings/setbacks and final for completion.

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.

Total Square Footage of Proposed Structure 252		Square Footage of Lot	
Chart# 48 428 B	Lot# 25	erry +	
Lessee/Buyer's Name (if Applicable)		Applicant name, address & telephone: Don Nichols 16 Allagash Way Windham ME 04062 892 7077	Cost Of Work: \$ 15,000. Fee: \$
Current use: <u>Residential</u>			
If the location is currently vacant, what was prior use: <u>NA</u>			
Approximately how long has it been vacant: <u>NA</u>			
Proposed use: <u>Same</u>			
Project description: Front Porch 10'6" X 24'; Replace Front Steps			
Contractor's name, address & telephone:			
Who should we contact when the permit is ready: <u>Don Nichols</u>			
Mailing address: 16 Allagash Way Windham, ME 04062		Call 756-1575 892 7077	
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:			

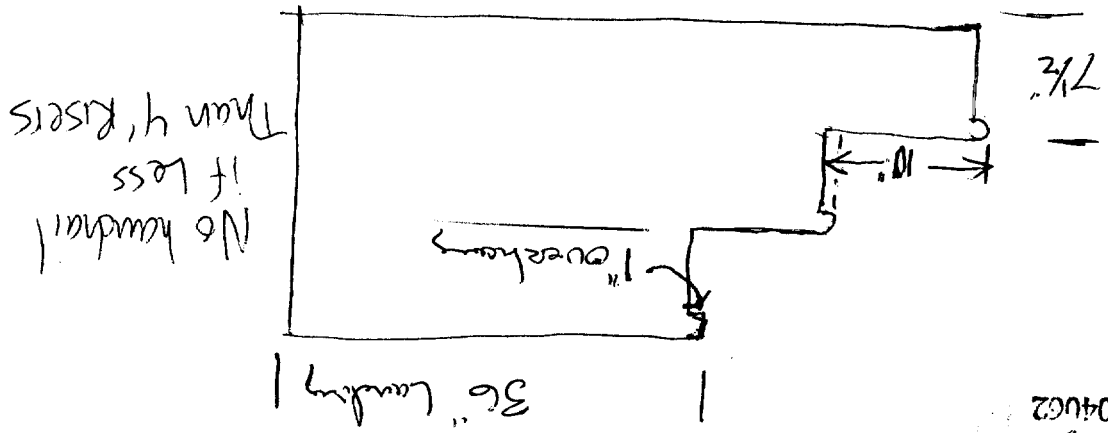
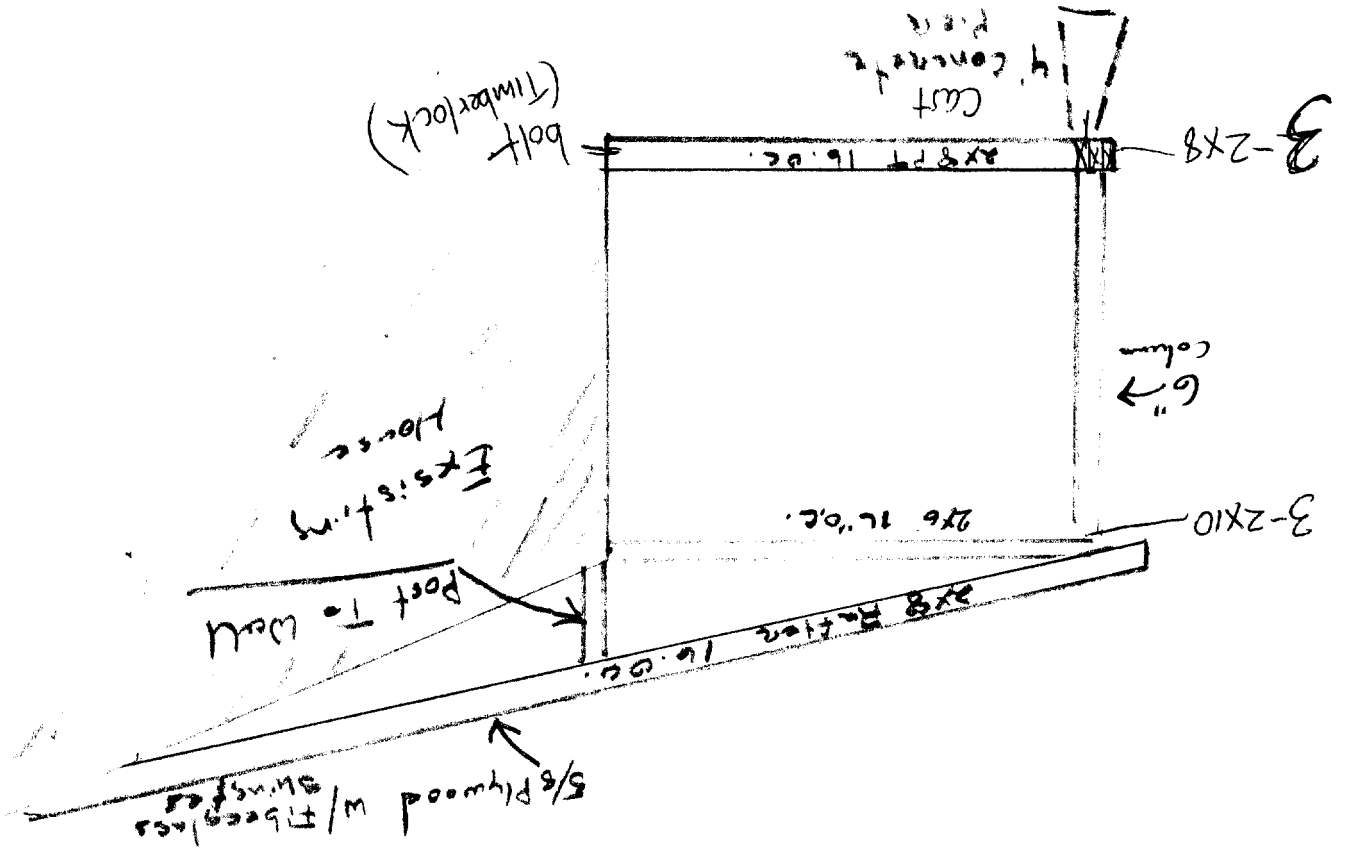


IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: **Don O. Nichols** Date: **7/18/05**

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



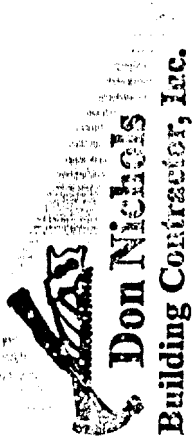
16 Allagash Way
Windham, ME 04092

Building Contractors, Inc.

Don Nichols



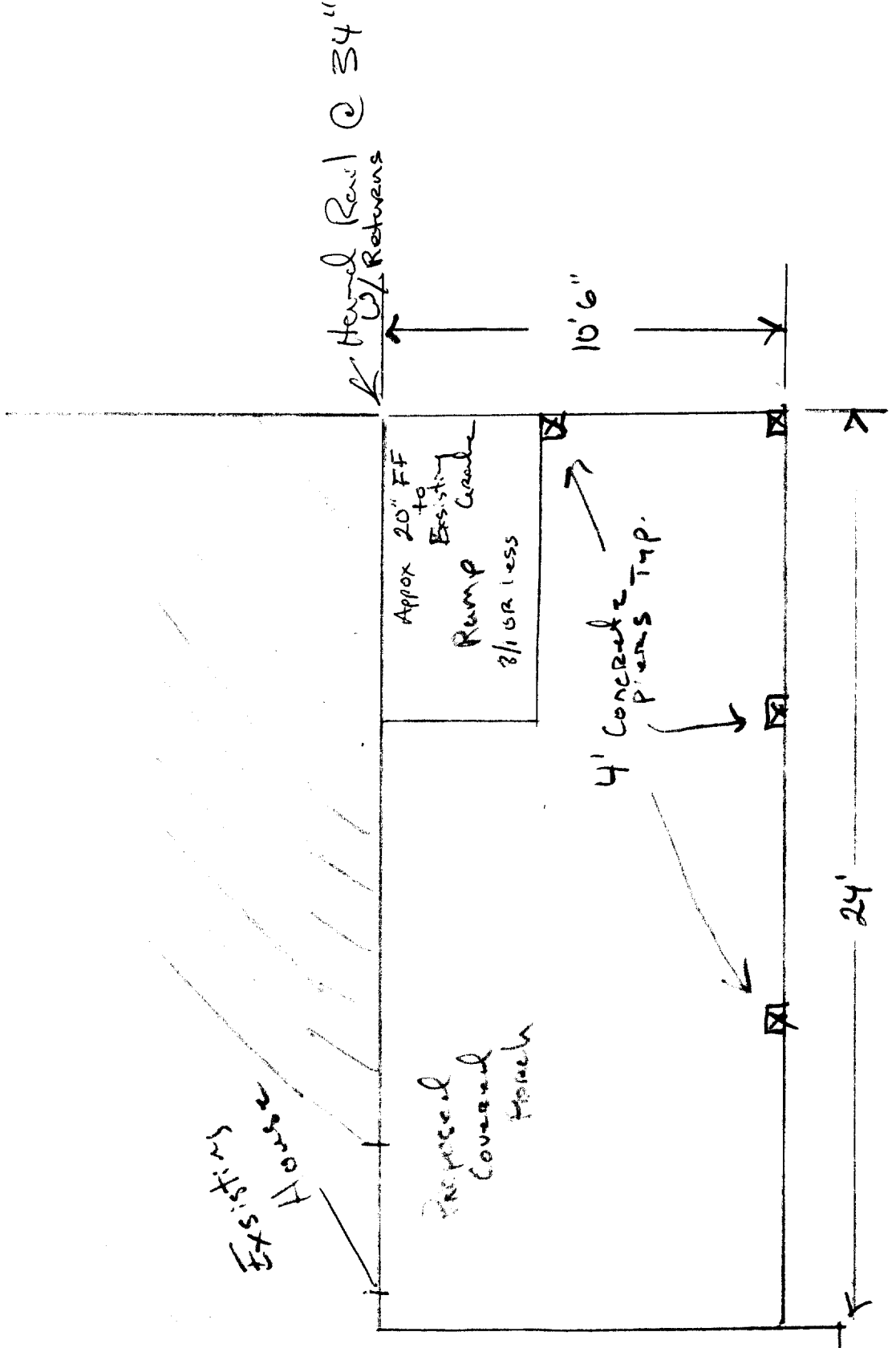
Nancy + Tony McQueen
174 Sherwood St.
Windham ME 04093



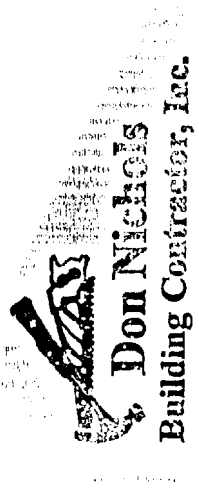
Don Nichols
Building Contractor, Inc.

16 Allagash Way
Windham, ME 04062

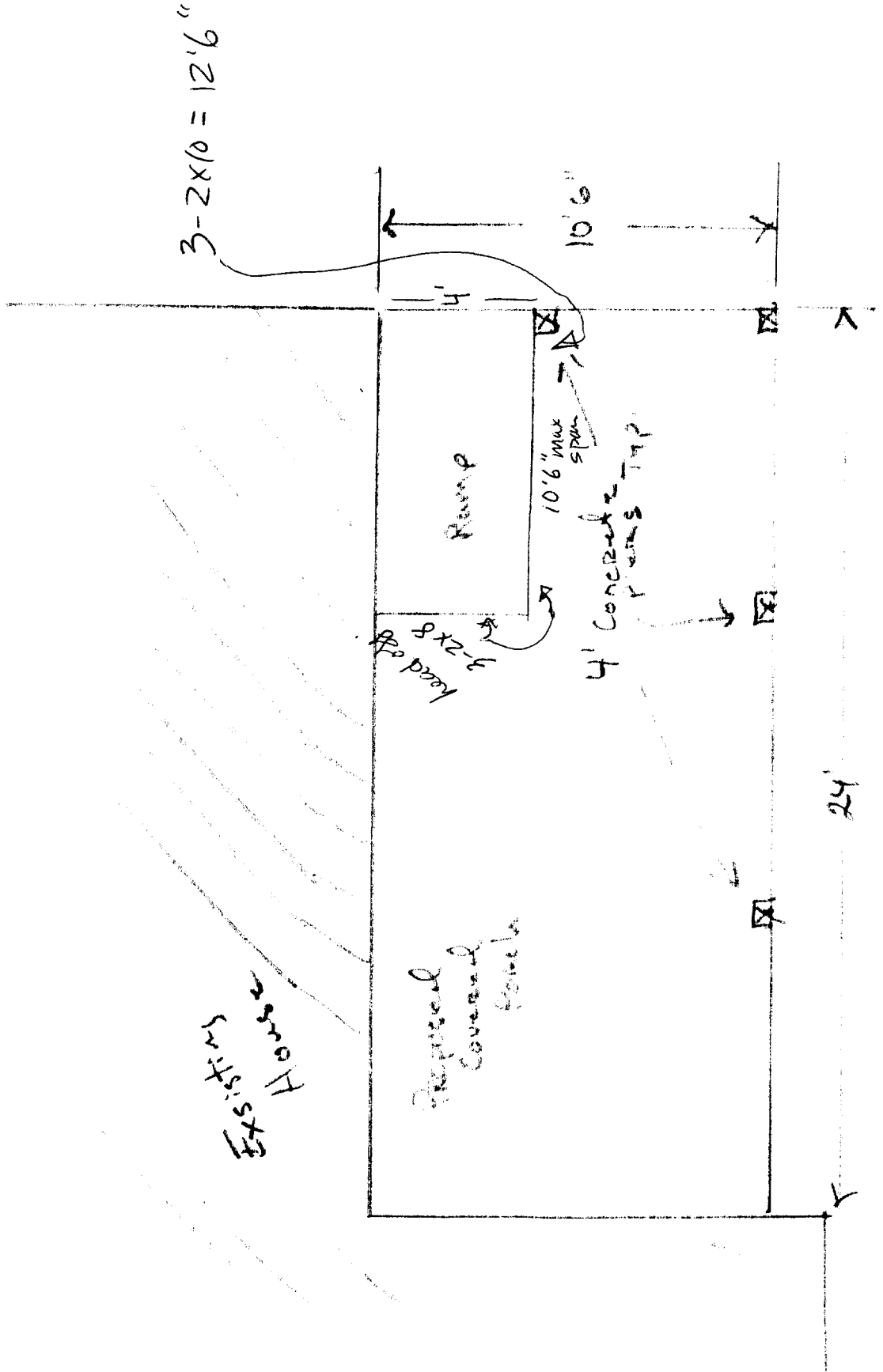
Nancy & Terry McGovern
174 Sherwood St.
Portland, ME 04105



Nancy & Terry McGovern
174 Sutherland St.
Portland, ME 04105



16 Allagash Way
Windham, ME 04062



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	428 B025001
Location	174 SHERWOOD ST
Land Use	SINGLE FAMILY
Owner Address	MCGOVERN TERRY J & NANCY J JTS 174 SHERWOOD ST PORTLAND ME 04103
Book/Page	
Legal	428-B-25-26-27 SHERWOOD ST 174-182 12000SF

Current Valuation Information

Land	Building	Total
\$27,930	\$86,940	\$114,870

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$68,700	\$132,300	\$201,000	\$157,935

Property Information

Year Built 1947	Style Cape	Story Height 1	Sq. Ft. 1,551	Total Acres 0.275	
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 7	Attic Full Finsh	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1976	24X26	C	A
SHED-FRAME	1	1980	6X12	C	A

Sales information

Date	Type	Price	Book/Page
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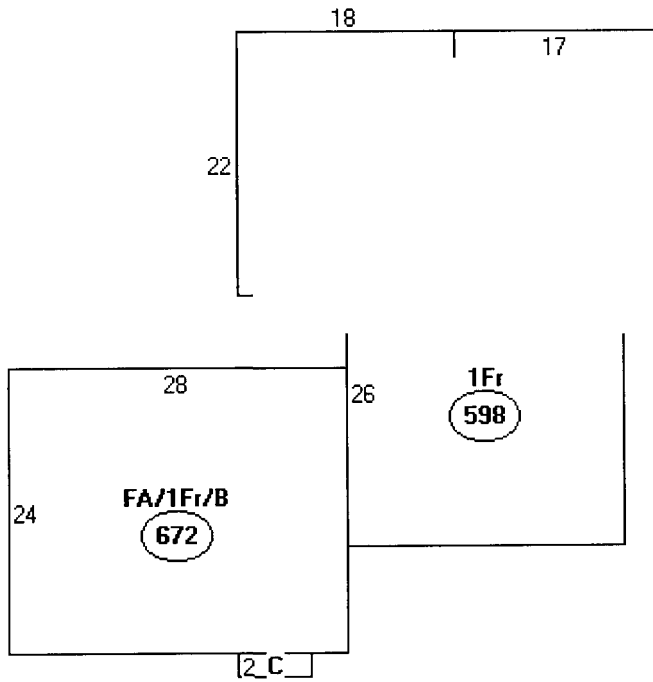
Picture and Sketch

Picture	Sketch	Tax Map
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[Click here](#) to view Tax Roll Information.

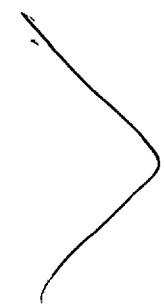
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

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



Descriptor/Area

- A: FA/1Fr/B
672 sqft
- E: 1Fr
593 sqft
- C: FEAY
12 sqft
- D: EP
239 sqft
- E: WD
351 sqft



1,922
 624
 72

 2618
 252 New

 2870

Lot 12,000
 x 40%

 4800 SF

OK