

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

Please Read Application And Notes, If Any, Attached

## BUILDING INSPECTION PERMIT

Permit Number: 061026

This is to certify that BACK BAY PROPERTIES INC  
has permission to Change of Use from 5 unit residential to 1 unit C-1's

AT 115 SHERWOOD ST 429 A002001

provided that the person or persons who perform or supervise the work in 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.

PERMIT ISSUED  
JUL 26 2006  
CITY OF PORTLAND

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

Verification of inspection must be given and when permit is processed before this building or part thereof is occupied or services rendered thereon. FOUR NOTICES REQUIRED.

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

*[Signature]*  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

# EXPIRED

**PERMIT ISSUED**  
 JUL 26 2006  
 429 A002001

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 06-1026	Issue Date: JUL 26 2006	CBL: 429 A002001
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Location of Construction: 115 SHERWOOD ST	Owner Name: BACK BAY PROPERTIES LLC	Owner Address: 878 NORTH RD	Phone: CITY OF PORTLAND
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: S1/RS

Past Use: Residential 5 unit  <i>1 legal use: 5 dwelling units</i>	Proposed Use: Change of use Condominium Conversion- Change of Use from 5 unit residential to 5 unit Condo's	Permit Fee: \$1,125.00	Cost of Work: \$1,125.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>TO NFPA 101</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>07/21/06</i>	

Proposed Project Description: Change of Use from 5 unit residential to 5 unit Condo's	Signature: <i>Greg [unclear]</i>	Signature: <i>[unclear]</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: Idobson	Date Applied For: 07/13/2006	<b>EXPIRED</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 <input type="checkbox"/> <i>Special conditions</i> Date: <i>7/20/06</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 <i>Appn</i> Date: _____
	<b>EXPIRED</b>		

**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> 06-1026	<b>Date Applied For:</b> 07/13/2006	<b>CBL:</b> 429 A002001
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<b>Location of Construction:</b> 115 SHERWOOD ST	<b>Owner Name:</b> BACK BAY PROPERTIES LLC	<b>Owner Address:</b> 878 NORTH RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Ownership - Condo Conversion	

<b>Proposed Use:</b> Change of use Condominium Conversion- Change of Use from 5 unit residential to 5 unit Condo's	<b>Proposed Project Description:</b> Change of Use from 5 unit residential to 5 unit Condo's
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# EXPIRED

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ana Machado      **Approval Date:** 07/20/2006  
**Note:**      **Ok to Issue:**

- PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.
- 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.
- 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.
- This property shall remain as five (5) dwelling units. 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:** 07/21/2006  
**Note:**      **Ok to Issue:**

- This is a Change of ownership ONLY permit. It does NOT authorize any construction activities.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 07/21/2006  
**Note:**      **Ok to Issue:**

- Entire structure shall comply with NFPA 101 "Existing apartments"

**Comments:**  
11/2/2009-amachado: This property is no longer owned by Back Bay Properties. The new owner is Redfern Properties, LLC. Certificates of occupancy were never issued. This permit has expired.



# 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>115 Sherman Street</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot <u>8742</u>
Tax Assessor's Chart, Block & Lot Chart# <u>429</u> Block# <u>A</u> Lot# <u>2</u>	Owner: <u>Stephen Sanderson</u> <u>202 US Rt one PMB 221</u> <u>Falmouth ME 04105</u>	Telephone: <u>749-3998</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Stephen Sanderson</u> <u>202 US Rt 1 PMB 221</u> <u>Falmouth, ME 04105</u>	Cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ _____
<p>Current specific use: <u>5 Unit</u></p> <p>If vacant, what was the previous use? _____</p> <p>Proposed Specific use: _____</p> <p>Project description: <u>Rehab - 5 Unit building under Current Building Permit</u></p> <p style="text-align: right;"><u>750 Condo Fee</u> <u>375 COO</u> <hr/><u>1125<sup>00</sup> / 100</u></p>		
Contractor's name, address & telephone: <u>Stephen Sanderson 202 US Rt one, PMB 221</u> <u>Falmouth ME 04105</u>		
Who should we contact when the permit is ready: <u>Stephen Sanderson</u>		
Mailing address: _____ Phone: <u>207-749-3998</u>		

# EXPIRED

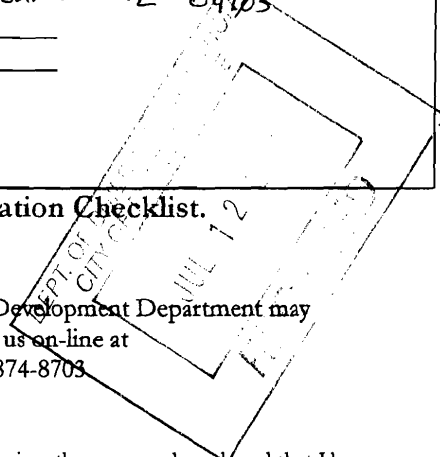
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: <u>[Signature]</u>	Date: <u>7/12/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Submit with Condominium Conversion Permit Application

**Project Data:**

Address: 115 Sherwood St Portland Me 04103

C-B-L: 429-A-2

Number of Units in Building: 5 units

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 Purchased vacant building				
Unit 2				
Unit 3				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

**EXPIRED**

If more units, submit same information on all units

Length of time building owned by applicant 4/4/2005 - purchased

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES  NO  (check one) Permits on file # 05-0582

Type and cost of building improvements associated with this conversion that do not require permits:

- \$ \_\_\_\_\_ Exterior walls, windows, doors, roof
- \$ \_\_\_\_\_ Insulation
- \$ \_\_\_\_\_ Interior cosmetics (walls/floors/hallways/refinishing, etc.)
- \$ \_\_\_\_\_ Other (specify)

June 9, 2006


Marge Schmukal  
City of Portland  
389 Congress St  
Portland, ME 04101

Dear Marge Schmukal,

I am attaching this letter as explanation of the project we have on 115 Sherwood St Portland ME. On 4/4/2005 we purchased the building from Richard M Hebert. The building was vacant at closing. We have never had tenants in the building. We attempted to locate Richard's new contact information prior to making application but were unsuccessful. When we bought the building it was in very rough shape. From what we understand, it was also in the process of being foreclosed on. We chose never to put tenants in because we felt it was unsuitable for tenants based on the property inspection we had done prior to close. Therefore, we went into a complete rehab soon after we closed.

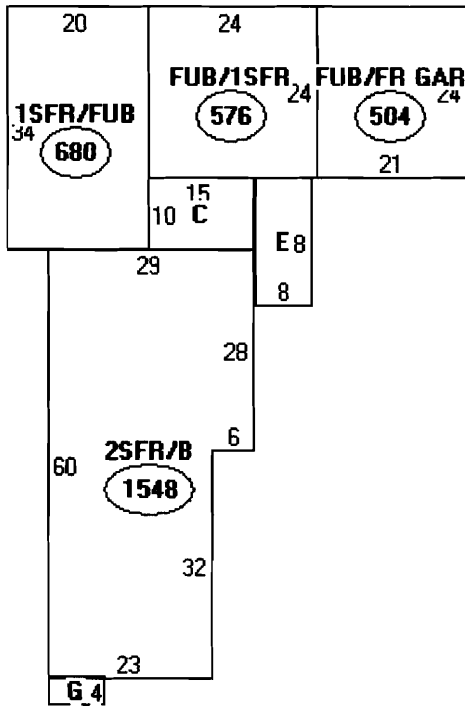
Please feel free to contact me at 749-3998 with any questions on this project.

Sincerely,



Stephen Sanderson

**EXPIRED**



Descriptor

- A: 2SFR/B  
1548 sqft
- B: 1SFR/FUI  
680 sqft
- C: 1SFR/B  
150 sqft
- D: FUB/1SFR  
576 sqft
- E: STONE P.  
144 sqft
- F: FUB/FR G  
504 sqft
- G: OFF  
32 sqft

