

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
BOULANGER NANCY

Located at
93 CUMBERLAND AVE

PERMIT ID: 2016-00874 **ISSUE DATE:** 10/11/2016 **CBL:** 013 I040001

has permission to **Construct new 3 story single family home**
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

N/A

/s/ Michael Russell, MS, Director

Fire Official

Building Official

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

Approved Property Use - Zoning
Single-family

Building Inspections

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

**Check the Status or Schedule an Inspection On-Line at
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases 6 months.**
- **If the inspection requirements are not followed as stated below, additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Final - DRC
Site VISIT

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

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|---|--|---------------------------------|--|----------------------------|
| City of Portland, Maine - Building or Use Permit | | Permit No: 2016-00874 | Date Applied For: 04/12/2016 | CBL: 013 I040001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: Single Family | Proposed Project Description: Construct new 3 story single family home | | | |
| <p>Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 10/07/2016</p> <p>Note: R-6 zone Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) The property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. <p>Dept: DRC Status: Approved w/Conditions Reviewer: Philip DiPierro & Jean Approval Date: 10/11/2016</p> <p>Note: This is subject to R6 Design Review and the final elevations prepared by an architect have been approved. Ok to Issue: <input checked="" type="checkbox"/> Any variations from the approved elevations would need further Design review & approval via the Planning Division.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. 2) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy. 3) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind. 4) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy. 5) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.) 6) That the CO for the occupation of the single family home shall not be issued until the retaining wall along the uphill boundary of the site is completed to the satisfaction of the City's Department of Permitting and Inspections. 7) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions. 8) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily. 9) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners. 10) A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy. | | | | |

- 11 The site shall be developed and maintained as depicted in the approved site plan, written submission of the applicant, and these written conditions of approval. The modification of the approved site plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.
- 12 This permit is approved on the basis of information provided by the applicant through her attorney Aaron Mosher, Esq. regarding her ownership of the property, including the right, title, and interest to install underground utilities under a right of way over Lot # 1, as described in a Warranty Deed executed on April 13, 2015 by Michael D'Amboise, referencing a previous Warranty Deed executed by Kristine A. Kurro on July 23, 2013, book 30804, page 261. The applicant has the burden of ensuring that she has a legal right to use the property as described in the application. The approval of this permit in no way relieves the applicant of this burden. Nor does this permit approval constitute a resolution in favor of the applicant of any issues regarding the property ownership or easement interpretation. The permit holder would be well-advised to resolve any such title problems before expending money in reliance on this permit.
- 13 This permit is approved subject to the applicant, contractor and any others working on the site complying with the requirements in the Construction Management Plan dated 10.10.2016 (stamped and included in the approved plan file set) that sets out operational limits and practices for the construction work. In addition, the contractor shall comply with the City Code relating to work in the ROW (Sec 25-116- Sec 25-162 in particular).
- 14 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.