



## Planning &amp; Urban Development Department

Jeff Levine, AICP, Director  
Marge Schmuckal, Zoning Administrator

7/22/2014

Attention: Shaun Donovan  
U.S. Department of Housing & Urban Development  
451 7<sup>th</sup> Street S.W.  
Washington, D.C. 20410

Applicant: Rockport Mortgage Corporation  
17 Rogers Street  
Gloucester, MA 01930-5014

RE: Cumberland Park Place – 447 Cumberland Ave – 036-F-020 (the “Property”)

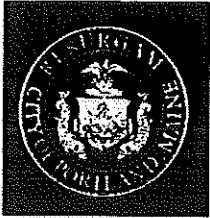
## To Whom It May Concern:

1. This Property is zoned R-6 with a Historic Overlay zone.
2. The Property is in compliance with local zoning codes and is considered legally non-conforming as to land area per dwelling unit and for required number of parking spaces and for setbacks.
3. The Property is not pending a change of zoning.
4. Under section 14-385 the building(s) can be rebuilt in the same footprint and volume based on the requirements of the ordinance.
5. To the best of my knowledge, the Property is free of any applicable code violations.
6. The last inspection date was 11/13/09. A copy of that inspection is attached. Inspections are based upon complaint or request.
7. The local Building Code that is enforced is the Maine Uniform Building and Energy Code (MUBEC). Please see enclosed information on what is covered under those codes. The Building Code that was enforced at the time of construction was the BOCA Building Code.
8. The records do not shown any data concerning former or current underground storage tanks.
9. A final Certificate of Occupancy is available and enclosed.
10. Granted appeals, site plan approvals and building permits are available and enclosed.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine  
(207) 874-8695



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Jeff Levine, AICP, Director*

*Marge Schmuckal, Zoning Administrator*

To Whom It May Concern:

Under the City's Land Use Ordinance 14-385 (see attached), there is an allowance to rebuild a legal, nonconforming building after it is destroyed by sudden or accidental acts. This section of the Ordinance applies to all areas and zones within the City of Portland, Maine.

Very truly yours,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator

2/17

Sec. 14-385. Restoration or reconstruction within an existing footprint of damaged nonconforming structure.

A nonconforming structure damaged by fire, explosion, flood, riot, act of the public enemy, accident of any kind, decay or otherwise may be restored or rebuilt only where:

- (a) The restoration or reconstruction is of a building which is nonconforming only as to land area, setbacks or any other dimensional requirements; and
- (b) Where the restoration or reconstruction will occur entirely within the existing footprint and previous shell of the building and will not create a new nonconformity; and
- (c) Restoration or reconstruction occurs within one (1) year for a nonconforming non-residential structure, or two (2) years for a nonconforming residential structure, of the initial damage where such damage is sudden and accidental. Note that for buildings in Shoreland zones, state regulations may also govern and provide for a shorter period for restoration or reconstruction of nonconforming structures; and
- (d) Restoration or reconstruction necessitated by decay must be completed within one (1) year of the demolition of the building or the commencement of the restoration or reconstruction, whichever occurs first; and
- (e) Any reconstruction, under this provision, in the residential R-6 zone on a lot with 10,000 square feet or less, other than the exact restoration of a previously existing building on the site, shall comply with the applicable standards contained within the Planning and Development Design Manual; and
- (f) A nonconforming building located in the R-6 which is destroyed by fire, explosion, flood, riot, act of the enemy, or accident may be rebuilt under the small residential lot development provisions of the R-6 zone as if the lot were vacant as of January 1, 2005 and such reconstruction shall meet the setback requirements contained therein to the extent practicable; otherwise the building shall be reconstructed within the footprint of the previously existing building such that any nonconformity will not be enlarged.

For the purpose of this section, the footprint of a building is the perimeter of the foundation supporting a structure.

(Code 1968, § 602.17.E; Ord. No. 89-88, 7-19-88; Ord. No. 284-99, §2, 5-17-99, enacted as an emergency; Ord. No. 254-05/06, 6-5-06; Ord. No. 61-07/08, 10-1-07; Ord. No. 240-09/10, 6-21-10; Ord. No. 139-12/13, 2-4-13)

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\*Editor's note—Ord. No. 89-88, adopted July 19, 1988, amended this section to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 89-88.

Switch To

Print

Violations

Close

Complaint ID: 14718 Status: Closed Date: #####

Time: 10:18 AM District: 2

CBL: 036 F020001 Street Address: 447 CUMBERLAND AVE

One Sol ID

Description of Location:

Inspector: Rioux Jonathan

Category: General Assistance Pre-qualification

Complaint: Please inspect 448 Cumberland Ave Apt 13. The LL is HH Sawyer Realty who can be reached at 772-6579. The GA client is Hannah Fader. The LL states that the unit will be ready on 11-4-09. CONFIRMED INSPECTION FOR 11/13/09 @ 1pm. CONTACT: CHRIS 772-6579

Name

Phone 1

Phone 2

Fax #

Best Time To Reach

Address

City, State, Zip: Portland ME

Comments: PASS

Response To Complainant

Complainant's Mood

Owner: OLD CUMBERLAND ASSOCIATES

Mail Addr: 170 NEWBURY ST

BOSTON MA 02116

CreatedBy: dlh

CreateDate: 11/05/2009

ModBy: mme

ModDate: 11/13/2009



CITY OF PORTLAND



BUILDING CODES



**Adopted by the State as the Maine Uniform Building and Energy Code (MUBEC):**

View State amendments at <http://www.maine.gov/dps/bbcs/>

**Effective December 1, 2010, the State of Maine adopted the statewide Maine Uniform Building and Energy Code (MUBEC) which consists of four International Code Council (ICC) codes and four standards.**

**A. Maine Uniform Building and Energy Code "MUBEC" consists of the following codes:**

- 2009 International Residential Code (IRC)
- 2009 International Building Code (IBC)
- 2009 International Existing Building Code (IEBC)
- 2009 International Energy Conservation Code (IECC)

**The following standards are also adopted as part of the MUBEC:**

**B. The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standards:**

- 62.1 - 2007 (Ventilation for Acceptable Indoor Air Quality)
- 62.2 - 2007 (Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings)
- 90.1 - 2007 (Energy Standard for Buildings except Low-Rise Residential Buildings) editions without addenda.

**C. E-1465-2006, Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings.**

6/81

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Weston Associates, Inc.

B. Property Location 447-457 Cumberland Ave.

C. Applicant's Interest in Property:

- Owner
- Tenant
- Other \_\_\_\_\_

D. Property Owner same

E. Owner's Address 11 Beacon St.

F. Zone (Circle One):

- R-1 R-2 R-3 R-5 R-6 R-4
- R-P B-1 B-2 B-3 A-B
- I-P I-1 I-2 I-2b I-3 I-3b I-4
- RPZ W-1

G. Site Plan Approval required yes

H. Present Use of Property \_\_\_\_\_

I. Section(s) to Which Variance Related 602.24.C

J. Reasons Why Permit Cannot be Issued bdg. area will be 7,744 sq. ft. instead of 6,080 max. allowed. Area of lot is 15,200 sq. ft. rather than 31,000 sq. ft. min. required. 6 off street parking spaces will be provided rather than 31 required.

K. Requested Variance Would Permit 4 story 6,644 sq. ft. addition for 9 family units & 22 elderly units

L. Notice Sent to \_\_\_\_\_ Adjacent Property Owners

*Joe Gray, City Staff*

II. Appearances

A. Those Advocating Variance

B. Those Opposing Variance

*George Ross, Victor Isaac*

*Walter Scott, architect*

*John R. Murrell, Sherman St.*

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

*Sandstone Map, Plans by owner*

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons *Slopes away from Curtilage*

B. If yes, the unique physical conditions: (Check One)  
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons \_\_\_\_\_

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons \_\_\_\_\_

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons will enhance the neighborhood

V. Specific Relief Granted

After a public hearing held on June 11, 1981, the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) \_\_\_\_\_



( ) Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Thomas J. Murphy Chairman  
Carl D. Zygac  
Accounting  
Ernest J. ...  
Frank E. ...  
Marshall A. ...

Condition:

That 3 additional parking spaces be  
created (other than the 6 on-site)  
for use by painters.

Approved unanimously

11/81

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Weston Associates Inc.

B. Property Location 447-457 Cumberland Avenue

C. Applicant's Interest in Property:

Owner  
 Tenant  
 Other DEVELOPER

D. Property Owner Weston Associates Inc.

E. Owner's Address 11 Beacon Street, Boston, MA 02108

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6 R-4  
R-P B-1 B-2 B-3 A-B  
I-P I-1 I-2 I-2b I-3 I-3b I-4  
RPZ W-1

G. Site Plan Approval required yes

H. Present Use of Property \_\_\_\_\_

I. Section(s) to Which Variance Related Section 602.7.B.2., 602.7.B.6.  
602.7.B.8 & 602.14.B.1

J. Reasons Why Permit Cannot be Issued Rt. side lot line 1' rather than 12' min  
Bldg. area 7,380 sq. ft. rather than  
6,080 sq. ft., lot area 15,200 sq. ft. rather than 43,000 sq. ft. min., seven off-street  
parking spaces rather than 43 in the R-6 Residential Zone. (Lot area 1,000 sq. ft. per dwell  
Unit).

K. Requested Variance Would Permit Construction of a 4-story 43 unit  
apartment building, at the above named location.

L. Notice Sent to \_\_\_\_\_ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

B. Those Opposing Variance

George Reese  
John Connor  
Walter Scott  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its record:)

plans, drawings  
\_\_\_\_\_  
\_\_\_\_\_

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons existing building now conforming shall be  
\_\_\_\_\_

B. If yes, the unique physical conditions: (Check One)  
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

- Yes/Agreement with statement  
 No/Disagreement with statement

Reasons cannot economically build on that lot  
with constraints upon it

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

- Yes/Agreement with statement  
 No/Disagreement with statement

Reasons \_\_\_\_\_

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

- Yes/Agreement with statement  
 No/Disagreement with statement

Reasons \_\_\_\_\_

V. Specific Relief Granted

After a public hearing held on 11/12/81, the Board of Appeals finds that: (Check One)

- Approval - All of the conditions required by Sec. 602.24C 3.b. (1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) They 1 <sup>on</sup> ~~approved~~ <sup>separately</sup> parking  
space be allocated for parking spots up

a total of 10 car spaces to be provided (7 on site & 3 leased) MPT

( ) Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

*approval.*

VI. Signatures of Board

*Paul D. Zayac* Chairman  
*Michael E. Woodcock*  
*Jacqueline G. Lopez*  
*Josephine S. Martinez*  
*Marion L. Katter*  
*Gregory E. Pignatelli*  
*Thomas J. Murphy*

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form**

270

Applicant Weston Assoc. Inc.  
11 Beacon St., Boston  
 Mailing Address  
43 unit apt, bldg  
 Proposed Use of Site  
15,200 sq. ft. / 7380 sq. ft.  
 Acreage of Site / Ground Floor Coverage

Date 11-20-81  
447-457 Cumberland Ave.  
 Address of Proposed Site  
36-R-20, 21, 23  
 Site Identifier(s) from Assessors Maps  
R-6  
 Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( x ) Yes ( ) No  
 Planning Board Action Required: ( x ) Yes ( ) No

Proposed Number of Floors 4  
 Total Floor Area 34,416

Other Comments: Appeal granted conditionally 11-12-81

Date Dept. Review Due: \_\_\_\_\_

**BUILDING DEPARTMENT SITE PLAN REVIEW**  
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
  - Requires Board of Appeals Action
  - Requires Planning Board/City Council Action

Explanation \_\_\_\_\_

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION <i>R-6</i>	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES		✓	✓	NA	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	
COMPLIES CONDITIONALLY																	✓	
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: Board of Appeals requested one offstreet parking space be used as a drop-off/pick-up space nearest entrance way (2 spaces to be provided on-site and three additional to be arranged by lease.)  
Warren J. Turver

SIGNATURE OF REVIEWING STAFF/DATE

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form**

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Mailing Address \_\_\_\_\_ Address of Proposed Site \_\_\_\_\_

Proposed Use of Site \_\_\_\_\_ Site Identifier(s) from Assessors Maps \_\_\_\_\_

Acres of Site / Ground Floor Coverage \_\_\_\_\_ Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

**PLANNING DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: APPROVED BY PLANNING BOARD 12/5/81

\_\_\_\_\_

\_\_\_\_\_

(Attach Separate Sheet If Necessary)

*Richard Knowlton* 12/10/81  
SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT  
Chairman

EUGENE S. MARTIN  
Secretary

JACQUELINE COHEN  
TIMOTHY E. FLAHERTY  
THOMAS J. MURPHY  
MERRILL S. SELTZER  
GAIL D. ZAYAC

November 19, 1982

447-457 Cumberland Avenue

Weston Associates Inc.  
11 Beacon Street  
Boston, MA 02108

cc: Winton Scott, Architect  
165 Commercial Street  
Portland, Maine 04111

Dear Sir:

Building permit and Certificate of Occupancy to construct a 4-story, 43 unit apartment building, at the above named location, are not issuable under the Zoning Ordinance for the following reasons:

- (1) The distance between the proposed building and the right side lot line will be about 1 ft. rather than the 12 ft. minimum required by Section 602.7.B.2.
- (2) The building area is 7,380 sq. ft. rather than the 6,080 sq. ft. maximum allowed. Section 602.7.B.6.
- (3) The area of this lot is about 15,200 sq. ft. rather than the 43,000 sq. ft. minimum required by Section 602.7.B.8 (1,000 sq. ft. per dwelling unit).
- (4) Seven off-street parking spaces will be provided rather than the forty-three required by Section 602.14.B.1 of the ordinance applying to the R-6 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall, to file the appeal on forms which are available here. A fee of \$50.00 for a Space & Bulk appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.C.3.b.1.

Very truly yours,

Malcolm G. Ward  
Zoning Enforcement Officer

MGW/jmr



**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



MICHAEL E. WESTORY  
Chairman

EUGENE S. MARTIN  
Secretary

JACQUELINE COHEN  
TIMOTHY E. FLAHERTY  
THOMAS J. MURPHY  
MERRILL S. SELTZER  
GAIL D. ZAYAC

December 20, 1982

Mr. Louis A. Wood, Attorney  
Two Canal Plaza  
Portland, Maine 04112

Re: Weston Associates  
447-457 Cumberland Avenue

Dear Mr. Wood:

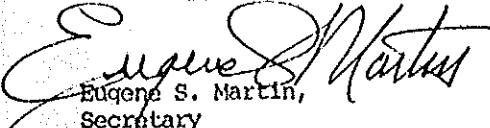
This is in response to a request by Mr. Kolb for clarification of the conditions of the Board of Appeals approval regarding the 5-story Cumberland Park Apartments for the elderly at 447-457 Cumberland Avenue. The Board approved variances and a site for 43 units of elderly housing on December 2, 1982, subject to the following condition:

That seven (7) off street parking spaces will be provided on-site.

In addition, all requirements outlined by the Chief of Inspection Services in his letter to Weston Associates (see copy attached) will be met.

Such approval by the Board was based on the information presented at a previous public hearing on October 26, 1981, when the site plan was originally approved by the Board of Appeals for this same location and satisfactory testimony offered at the December 2nd hearing to support the variances.

Sincerely,

  
Eugene S. Martin,  
Secretary

ESM/jwr

Enclosure

cc: P. Samuel Hoffses, Chief of Inspection Services  
File



# APPLICATION FOR PERMIT

## PERMIT ISSUED

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 01139

DEC 22 1981

ZONING LOCATION R-6 PORTLAND, MAINE, ... Oct. 22, 1981

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 447-457 Cumberland Avenue Weston Assoc. Inc. 11 Brown, Boston Ma.B.S. File District #1  #2  Telephone 617-227-7870

1. Owner's name and address ..... Telephone .....

2. Lessee's name and address ..... Telephone .....

3. Contractor's name and address Donbury Inc. - 33 Baxter Blvd, P. O. Box 792 Telephone 774-6254

4. Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building ..... No. families .....

Last use ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ 1,200,000 Fee \$ ~~600.00~~ 6,005.00

FIELD INSPECTOR—Mr. .... GENERAL DESCRIPTION 25.00 appeal fee  
\$50.-pd site plan review

This application is for:  
 Dwelling ..... Ext. 234  
 Garage .....  
 Masonry Bldg. ....  
 Metal Bldg. ....  
 Alterations .....  
 Demolitions .....  
 Change of Use .....  
 Other .....

To construct 34,216 square ft., 5 story building on subject site.  
43 units.

*Appeal sustained conditionally*  
*H. 12.81*

*50 APPEAL FEE*  
*NO. 1119182*  
Stamp of Special Conditions

This application is preliminary to the question of zoning, and in the event the applicant is not permitted to build the proposed building, the applicant shall be responsible for the cost of the appeal.

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1  2  3  4

Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... sold or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Jolsts and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....

On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....

Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ... number commercial cars to be accommodated ...  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER ..... Will work require disturbing of any tree on a public street? ..

ZONING: *A.K. N.G.T.* .....

BUILDING CODE: *James P. Callahan* .....

Fire Dept. .... Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Health Dept. ....

Others: .....

*M. A. Reese*

Phone # ... same



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 447-457 Cumberland Avenue

Issued to Weston Assoc, Inc.

Date of Issue Nov. 3, 1983

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 02/01139, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

43 Units

Limiting Conditions: LANDSCAPING SHOULD BE INSTALLED WITH CITY ARBORIST APPROVAL. FINAL SURFACES FOR DRIVEWAY AND SIDEWALK SHALL ALSO BE INSTALLED.

This certificate supersedes certificate issued

Approved:

11-4-83 *[Signature]*  
(Date) Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.