



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 41-45 Deane St (051-A-020/021)

Issued to Timothy Higgins

Date of Issue 28 March 1996

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. 951318, 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

Duplex/Two Family Dwelling

Limiting Conditions: TEMPORARY

See memo dated 27 March 1996 from J. Seymour to M. Wing listing six (6) conditions of approval. Front steps to be made permanent with 30 days (28 April 1996).

This certificate supersedes certificate issued

Approved:

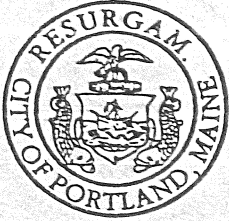
3/27/96 *Marland Wing*

(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.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Marland Wing, Code Enforcement Officer
FROM: James Seymour, Acting Development Review Coordinator *JRS*
DATE: March 27, 1996
RE: Temporary Certificate of Occupancy for 41-45 Deane Street

I have reviewed the duplex at 41-45 Deane Street and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

1. It appears that lot grading may be necessary later in the spring when the soils are less saturated with snow melt. All disturbed areas should be filled and graded to conform to the natural grade and provide positive drainage away from the house.
2. The disturbed lot area shall be loamed, seeded and mulched no later than May 14, 1996 and approved by the Development Review Coordinator.
3. Erosion Control Measures such as siltation fencing must be installed immediately at the limit^s of construction disturbance, and along the proposed edge of the sidewalk. All measures must be constructed in accordance with the BMP's (Best Management Practices) for erosion control as published by the Maine D.E.P. Erosion control shall be installed no later than April 1, 1996.
4. All landscaping and tree planting must be completed and reviewed by the Development Review Coordinator by May 14, 1996
5. All improvements to include driveway entrance paving, sidewalk, and esplanade construction must be completed in the Spring of 1996. All construction within the City's right-of-way shall be in accordance with the Technical Standards and Details as published by Public Works. All right-of-way construction shall be completed by May 20, 1996. If the developer is unable to complete by this date, a notification shall be submitted to the City Planning and Public Works Department stating when the improvements/construction will occur and the reasons for delay.
6. It shall be the responsibility of the applicant to maintain and clean the street of tracked soils as a result of the site construction or associated activity. This shall be the applicants responsibility until all the site improvements have been completed and disturbed areas total stabilized.

cc: Kathi Staples PE, City Engineer