



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 21-23 So. Grafton St (169-E-021/022)

Issued to MJM Associates

Date of Issue 12 December 1997

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. 970887, 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

Limiting Conditions: TEMPORARY:

See attached memo from J1 Wendel dated 18 Nov 97 listing six (6) conditions of approval which must be completed by 30 May 1998.

This certificate supersedes certificate issued

Approved:

12/12/97 *Merlin Leary*  
-----  
(Date) Inspector

*D. Samuel Hoff*  
-----  
Inspector of Buildings

*MJM*

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: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: November 18, 1997

RE: Request for Certificate of Occupancy  
21 South Grafton Street (169-E-021/022)

On November 18, 1997 I reviewed the site for compliance with the conditions of approval dated 8-11-97. The site had extensive snow cover at the time of my visit making it difficult to assess the completion of the work; my comments are:

1. The grading appears to conform with the approved plan; a berm was constructed along the right side property line to channel runoff to the street. Final loam and seeding is needed. A large stockpile of excess material needs to be removed.
2. Limits of the gravel drive and parking spaces appear appropriate; additional gravel appears to be needed.
3. The street number needs to be placed on the building.
4. The granite curb in the street that was out of vertical alignment was reset.
5. All site work shall be completed by May 30, 1998.
6. The building currently has tenants.

It is my opinion that a **temporary Certificate of Occupancy could be issued** assuming code enforcement has no outstanding issues.

cc: Kandi Talbot, Planner