

Location of Construction: 21-23 South Grafton St		Owner: MJM	Phone:	Permit No: 970887
Owner Address: 426 Forest Ave	Lessee/Buyer's Name:	Phone:	BusinessName:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>AUG 15 1997</b>  <b>CITY OF PORTLAND</b> </div>
Contractor Name: MJM/Greg McCormack	Address: 426 Forest Ave Portland, ME 04101	Phone: 772-2127		
Past Use: Vacant Land	Proposed Use: Duplex	<b>COST OF WORK:</b> \$ 90,000.00	<b>PERMIT FEE:</b> \$ 470.00	
		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:	
Proposed Project Description: Construct Duplex		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____ Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: Mary Gresik	Date Applied For: 24 July 1997			<b>Zoning Appeal</b> <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

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: Greg McCormack ADDRESS: \_\_\_\_\_ DATE: 24 July 1997 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

PERMIT ISSUED  
 WITH REQUIREMENTS

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**  
 Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

CEO DISTRICT

*[Handwritten initials]*

COMMENTS

8-29-97 Foundation was poured before it was checked  
The setback <sup>are according</sup> <sub>to survey</sub> drawings. Stone has been put in

9-28-97 Framing is completed

10-22-97 Plumbing is still being done. Furnace is being installed

Inspection Record

	Type	Date
Foundation:	OK <i>WJ</i>	8-29
Framing:	OK <i>WJ</i>	9-27
Plumbing:	OK <i>WJ</i>	9-28
Final:		
Other:		

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <i>So. Grafton St</i> 21-23 South Grafton St		Owner: MJM	Phone:	Permit No: <b>970887</b>
Owner Address: 426 Forest Ave	Lessee/Buyer's Name:	Phone:	BusinessName:	<b>PERMIT ISSUED</b> AUG 15 1997 <b>CITY OF PORTLAND</b>
Contractor Name: MJM/Greg McCormack	Address: 426 Forest Ave Pt.1d, ME 04101	Phone: 772-2127		
Past Use: Vacant Land	Proposed Use: Duplex	<b>COST OF WORK:</b> \$ 90,000.00	<b>PERMIT FEE:</b> \$ 470.00	Zone: <i>R-5</i> CBL: 169-E-021/022
		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:	
Proposed Project Description: Construct Duplex		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		Zoning Approval: <i>OK with conditions</i> <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <i>8/14/97</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> amm <input type="checkbox"/>
		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>	Signature: _____ Date: _____	
Permit Taken By: Mary Gresik	Date Applied For: 24 July 1997			<b>Zoning Appeal</b> <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

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12 August 1997 - Permit Routed

<i>Greg McCormack</i>	426 Forest Ave.	24 July 1997	7722127
SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	PHONE:
---	--------

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**  
 Approved  
 Approved with Conditions  
 Denied

Date: *8/12/97*  
*K. Talbot*

**CEO DISTRICT** *b*  
*M. Leary*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 21-23 So. Grafton St (169-P-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 JI 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:

*[Signature]*  
-----

(Date)

Inspector

*[Signature]*  
-----

Inspector of Buildings

*[Handwritten initials]*

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.

Applicant: Greg McCormack

Date: 8/13/97

Address: 21-23 So. Grafton St

C-B-L: 169-E-21-22

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5

Interior or corner lot -

26x32

two

Proposed Use/Work - to construct New Duplex - No garage - 4x4' Decks on rear

Sewage Disposal - City

Lot Street Frontage - 50' min - 60' shown

Front Yard - 20' req. - 25' shown

Rear Yard - 20' req. - 20' + shown

Side Yard - 14' req. - 14' & 15' shown

Projections - chimneys shown on both sides - note: shows bay windows extending into setbacks shall NOT do that.

Width of Lot - 60' req. - 60' shown

Height - 35' max - 2 1/2 story shown - 23' high 1/2 way up the ridge

Lot Area - 6,000 sq ft min 9906 sq ft shown

Lot Coverage/ Impervious Surface - 40% max coverage - 3,962.4 sq ft max

Area per Family - 3,000 sq ft / unit or 6,000 sq ft max

Off-street Parking - 4 spaces req. - 4 spaces shown

Loading Bays - N/A

Site Plan - minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

26x32 = 832 sq ft  
2(4x4) = 32 sq ft  
864 sq ft

note: Chimneys can not extend more than 2' into the required Bay window shall not project into setbacks

# BUILDING PERMIT REPORT

DATE: 15 AUG 97 ADDRESS: 21-23 SO. Grafton St.  
REASON FOR PERMIT: To Construct a Two Family dwelling  
BUILDING OWNER: MJM  
CONTRACTOR: MJM/Greg McCormack  
PERMIT APPLICANT: ↑

APPROVAL: \*1 \*2 \*6, \*7 \*8, \*9 \*10 \*11 ~~DELETED~~  
\*12 \*16, \*21, \*25, \*26, \*27 \*28

## CONDITION(S) OF APPROVAL

- \* 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
  - \* 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
  3. Precaution must be taken to protect concrete from freezing.
  4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
  5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
  - \* 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
  - \* 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
  - \* 8. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, I-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
  - \* 9. Headroom in habitable space is a minimum of 7'6".
  - \* 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
  - \* 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
  - \* 12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
  13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
  14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
  15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
  - \* 16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
    - In the immediate vicinity of bedrooms
    - In all bedrooms
    - In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- \* 21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- \* 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- \* 26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- \* 27. All requirements must be met before a final Certificate of Occupancy is issued.

\* 28. A one(1) hour Fire wall must be constructed between  
the Two(2) dwelling units.

  
P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

August 15, 1997

MJM/Greg McCormack  
426 Forest Ave.  
Portland, Me. 04101

RE: 21-23 So. Grafton St.

Dear Sir,

Your application to construct a duplex dwelling been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

**NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.**

### Site Plan Review Requirements

**Building Inspection:** Approved with conditions: See attached Site Plan sheet. M. Schmuckal  
**Development Review Coordinator:** Approved with conditions: See attached : J. Windel  
**Planning Div. :** Approved with conditions, see attached : K. Talbot  
**Fire Dept.:** : Approved with conditions, see attached. Lt. McDougall

### Building Code Requirements

1. Please read and implement attached building permit items 1, 2, 6, 7, 8, 9, 10, 11, 12, 16, 21, 25, 26, & 27.

Sincerely,

  
P. Samuel Hoffses  
Chief of Code Enforcement

c: M. Schmuckal, S. Wendel, K. Talbot, Lt. McDougall



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19970043  
I. D. Number

M.J.M  
Applicant  
426 Forest Ave, Portland, ME 04101  
Applicant's Mailing Address  
Greg McCormack  
Consultant/Agent  
772-2127 871-8695  
Applicant or Agent Daytime Telephone, Fax

7/24/97  
Application Date  
South Grafton, 21-23  
Project Name/Description

21- 23 S Grafton St  
Address of Proposed Site  
169-E-021/022  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 New Building     Building Addition     Change Of Use     Residential  
 Office     Retail     Manufacturing     Warehouse/Distribution     Parking Lot     Other (specify) **Duplex**

Proposed Building square Feet or # of Units 9,906 Sq Ft    Acreage of Site \_\_\_\_\_    Zoning \_\_\_\_\_

**Check Review Required:**

Site Plan (major/minor)     Subdivision # of lots \_\_\_\_\_     PAD Review     14-403 Streets Review  
 Flood Hazard     Shoreland     Historic Preservation     DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)     Zoning Variance     Other \_\_\_\_\_

Fees Paid: Site Plan \$300.00    Subdivision \_\_\_\_\_    Engineer Review \$121.00    Date: 8/11/97

**Planning Approval Status:**

Reviewer Kandice Talbot

**Approved**     Approved w/Conditions See Attached     Denied

Approval Date 8/11/97    Approval Expiration 8/11/98    Extension to \_\_\_\_\_  
 OK to Issue Building Permit    Kandice Talbot signature    8/11/97 date     Additional Sheets Attached

**Performance Guarantee**     **Required\***     Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>8/11/97</u> date	<u>\$900.00</u> amount	<u>4/15/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>8/11/97</u> date	<u>\$300.00</u> amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date	signature	
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

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 Office  Retail  Manufacturing  New Building  Warehouse/Distribution  Building Addition  Parking Lot  Change Of Use  Other (specify)  Residential **Duplex**  
 9,906 Sq Ft

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Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \$121.00 Date: 8/11/97

**DRC Approval Status:**

Reviewer Jim Wendel

Approved  Approved w/Conditions see attached  Denied

Approval Date 8/11/97 Approval Expiration 8/11/98 Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance Jim Wendel 8/11/97  
 signature date

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DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number \_\_\_\_\_

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9,906 Sq Ft  
Proposed Building square Feet or # of Units      Acreage of Site      Zoning

**Check Review Required:**

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 Flood Hazard       Shoreland       Historic Preservation       DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)       Zoning Variance       Other \_\_\_\_\_

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \$121.00 Date: 8/11/97

**Fire Approval Status:**

Reviewer Lt Mc Dougall

Approved       Approved w/Conditions see attached       Denied  
Approval Date 8/12/97      Approval Expiration \_\_\_\_\_      Extension to \_\_\_\_\_       Additional Sheets Attached  
 Condition Compliance      Lt Mc Dougalls      8/12/97  
signature      date

**Performance Guarantee**

Required\*       Not Required

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CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM

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**Fire Conditions for Approval**

Applicant must show hydrant within 800' of travel

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CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM

19970043

I. D. Number

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Consultant/Agent

772-2127

871-8695

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Address of Proposed Site

169-E-021/022

Assessor's Reference: Chart-Block-Lot

---

DRC Conditions for Approval

- Extend the down gradient swale to beside the parking spaces in the back of the house.

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**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19970043

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 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) Duplex

26 x 32 9,906 Sq Ft R-5 Zone  
 Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \$121.00 Date: 8/11/97

**Inspections Approval Status:**

Reviewer Marge Schmuckal

Approved  **Approved w/Conditions** see attached  Denied

Approval Date 8/14/97 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date

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\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>8/11/97</u> date	<u>\$900.00</u> amount	<u>4/15/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>8/11/97</u> date	<u>\$300.00</u> amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released			

21-23 South Grafton St

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM

19970043

I. D. Number

M.J.M

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Greg McCormack

Consultant/Agent

772-2127

871-8695

Applicant or Agent Daytime Telephone, Fax

7/24/97

Application Date

South Grafton, 21-23

Project Name/Description

21- 23 S Grafton St

Address of Proposed Site

169-E-021/022

Assessor's Reference: Chart-Block-Lot

**Inspections Conditions for Approval**

1. Exterior chimneys may not extend more than two feet into the required setback.
2. Bay windows SHALL NOT project into the required setbacks as per section 14-425. Please submit a revised final drawing to show this change.
3. Separate permits shall be required for future decks, garages, and/or pools.

CITY OF PORTLAND, MAINE  
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**Planning Conditions for Approval**

- a length of granite curb must be reset before certificate of occupancy will be issued

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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