



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1011-1013 Washington Ave (171-A-051)

Issued to Jandie Development Corp.

Date of Issue 27 December 1995

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. 950519, 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 dated 13 December 1995 from James Seymour to David Jordan listing six (6) conditions of approval.

This certificate supersedes  
certificate issued

Approved:

12-27-95 *David Jordan*  
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(Date) Inspector

*James Seymour*  
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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: David Jordan, Code Enforcement Officer

FROM: James Seymour, Acting Development Review Coordinator *JS*

DATE: December 13, 1995

RE: Temporary Certificate of Occupancy for 1003-1013 Washington Avenue

I have reviewed the two duplex development at 1003-1013 Washington Avenue 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. At the time of my inspection, the ground surface was covered with 12"-15" of snow making it difficult to review the lot grading. It appears that lot grading may be necessary in the spring. 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 at the limited of construction disturbance as so as the ground is unfrozen enough to install. 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 7, 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. The existing Central Maine Power pole located in the middle of the driveway entrance shall be relocated immediately. Failure to relocate the pole before January 9, 1996 could result in the termination of the Temporary Certificate of Occupancy. The existing condition is dangerous for the access of the duplex development and traffic flow along Washington Avenue. If the developer cannot relocate this pole by the above date then they must provide documentation for either a date when the pole will be located or a temporary alternative method for safe access to the duplexes.

cc: Kathi Staples PE, City Engineer