



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 76 Tide Mill Rd

CBL 212 A054001

Issued to Kurzius Robert E/East Coast Development LLC

Date of Issue 12/30/2003

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. 03-0693 , 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

entire

APPROVED OCCUPANCY

single family with garage
use group ; R3
type: 5B
BOCA 1999

Limiting Conditions:

- temporary until June 1, 2004
1. One street tree needed
 2. Grass catch
 3. Verify adherence to no cut buffer zone

**This certificate supersedes
certificate issued**

Approved:

12/30/03
.....
(Date)

P. Rowe
.....
Inspector

[Signature] 12/30/03
.....
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.

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

Permit Number: 030693

PERMIT

This is to certify that Kurzcius Robert E/East Coast Developme

has permission to Build 2,647 +/- s.f. Single fam w/ 24' x 24' gara

AT 76 Tide Mill Rd Call 212 A054001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

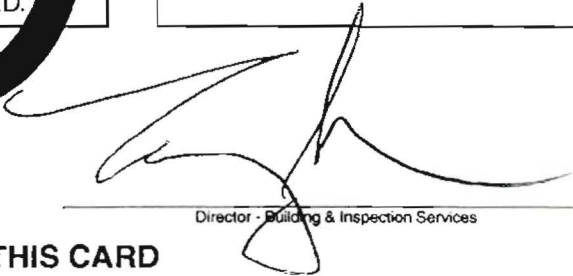
Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. **HEAR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. PERMIT ISSUED
Health Dept. _____
Appeal Board AUG 01 2003
Other _____

Department Name



Director - Building & Inspection Services

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0693	Issue Date: AUG 01 2003	CBL: 212 A054001
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Location of Construction: 76 Tide Mill Rd	Owner Name: Kurzius Robert E	Owner Address: Po Box 562 CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: East Coast Development LLC	Contractor Address: 33 Eastfield Rd. Portland	Phone: 2073189984
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R2

Past Use: Vacant Land	Proposed Use: Single Family: Build 2,647 +/- s.f. Single family w/ 24' x 24' garage	Permit Fee: \$1,428.00	Cost of Work: \$190,000.00	CEO District: 3
<p><i>Mike Rogan 218-9984</i></p>		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: 5B BOCA 99	
		Signature:	Signature:	

Proposed Project Description: Build 2,647 +/- s.f. Single family w/ 24' x 24' garage	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: kwd	Date Applied For: 06/16/2003	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 12 Zone</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i># 2003-0121</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>6/24/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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*1/11/04
h646
-5LL0*

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 provision of the code(s) applicable to such permit.

7/5/03 - Forms in for footings - all stung out

Checked setbacks - OK - OK to pour footings.

9-
10/18/03 ~~to~~ drainage, coating done, okay to backfill ^{MM} go

10/22/03 For Check In - ok - note: discussed tree Riser Requirements as all stairs are temp construction stairs at this time ①

12/19/03 Final - stairs all wrong except for main stairs. ~~Also~~ needs chimney certificate. A row

12/22/03 Stairs ① from ^{not ok.} house to garage ② from breezeway ^{not ok.} to exterior ③ riser on ^{bulky} cellar stairs missing - need change. Cellar stairs ok.

Stairs from garage to outside ok. Got chimney disclosure.

1/3/23/03 ~~OK~~ OK for go. AR

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: December 30, 2003
RE: C. of O. for #76 Tidemill Road
(CBL 212A054) (ID 2003-0121)

After visiting the site, I have the following comments:

Site work incomplete:

1. One street tree needed.
2. Grass catch.
3. Verify adherence to no cut buffer zone.

I anticipate this work can be completed by **June 1, 2004**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager

File: O:\plan\drc\tidemill76a.doc



Site plan 2003-0121

03-0693

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 76 Tide Mill Road (Lot 9)		
Total Square Footage of Proposed Structure 3,224 +/- SF	Square Footage of Lot 16,639 SF	
Tax Assessor's Chart, Block & Lot Chart# 212 Block# A Lot# 054	Owner: Robert Kurzius	Telephone: 633-6100
Lessee/Buyer's Name (If Applicable) Tide Mill Associates	Applicant name, address & telephone: Michael Rogers 440 Forest Ave, Portland 04101 775-5600	Cost Of Work: \$ 190,000.00 Fee: \$ 1,728.00

Current use: Undeveloped Lot

If the location is currently vacant, what was prior use: N/A

Approximately how long has it been vacant: N/A

Proposed use: Single family residence +/- 2,647 SF

Project description: Construct a four bedroom, 2.5 bath Colonial with a two car garage.

Contractor's name, address & telephone: **East Coast Development
33 Eastfield Road, Portland 04102 776-8187**

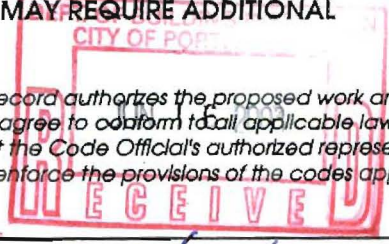
Who should we contact when the permit is ready: Michael Rogers, 318-9984

Mailing address: **440 Forest Avenue, Portland 04101**

We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. **PHONE: 318-9984**

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.



Signature of applicant: [Signature] Date: 6/16/03

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

