



Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division



Location: 112 BEVERLY ST

CBL: 333 H023001

Issued To: BROWN CHRISTOPHER S & ANNA O BROWN JTS

Issued Date: 07/13/2015

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. 060602 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY BUILDING

Single Family Dwelling

Use Group R3

Type 5B

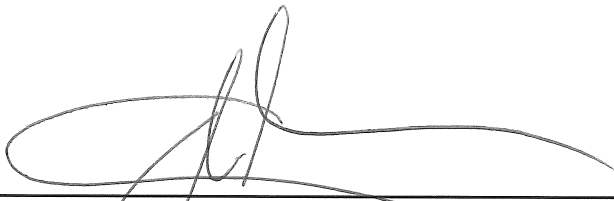
BOCA 93

LIMITING CONDITIONS: None

This Certificate supercedes the certificate issued under permit # 951167, Dated 2-14-1996 and verifies compliance with site requirements only.

Approved: /S/

Inspector



Inspection Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



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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. 951167 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY BUILDING

Single Family Dwelling
Use Group R3
Type 5B
BOCA 93

LIMITING CONDITIONS: None

This Certificate supercedes certificate # — and verifies compliance w/ site requirements.

Approved: /S/

Inspector

Inspection Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

Building Inspections - Re: 112 Beverly St

From: Philip DiPierro
To: Boyd, Kerry; Inspections, Building
Date: 7/13/2015 12:24 PM
Subject: Re: 112 Beverly St
Attachments: 333-H-023.pdf

Hi everyone, just to give you a brief history, when the house was originally constructed a temporary CO was issued on February 14, 1996 due to incomplete site work. All work was to have been completed by May 14, 1996 but a final inspection was never completed. When I inspected the site in February 2015 I noticed the required 2 street trees were missing. I authorized the re-issuance of the temporary CO in February 2015 with the understanding a final inspection would be completed in June.

I've re-inspected the site, the trees have been planted, and all other conditions of approval listed in the original temporary CO memo from Jim Seymour (attached), have been completed. All site plan requirements for the issuance of a permanent CO have been met. It's my understanding that Kerry would like to have a final certificate of occupancy. This is a question for the Inspections Office, can a final certificate of occupancy now be issued? I'm also in the process of releasing the performance guarantee for the trees that were planted. A check will be mailed within the next week or so.....thanks for your patience.

Let me know if you have any questions. Thanks.

Phil

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
Fax 207 756-8258

>>> Kerry Boyd <kerrysboyd@gmail.com> 7/8/2015 2:32 PM >>>

Thank you so much for the quick reply. I've been in communication with Phil and our realtor Harper Lee Collins quite a bit over the last 5 or 6 months so I know Phil has some knowledge of it. I'll dig through everything I have so we can clear it up when Phil returns. Thanks again for the help.

On Wed, Jul 8, 2015 at 2:26 PM, Building Inspections <buildinginspections@portlandmaine.gov> wrote:

Hi Kerry

I reviewed the account; there isn't anything on there that would hit the level of a certificate of occupancy. A C of O is for a new structure from the ground up or if you are changing the use of the property. Neither permit is in our system; only one for a deck (which would not yield a C of O.)

I have cc'd Phil on this so maybe he can shed some light on this and clarify.

>>> Kerry Boyd <kerrysboyd@gmail.com> 7/8/2015 2:20 PM >>>

Good Afternoon,

My name is Kerry Boyd, I am the previous owner of 112 Beverly St in Portland. I need to schedule an inspection of that property to gain a permanent certificate of occupancy. We currently have a temporary one in place because we needed to plant two trees in the front yard; that has been taken care of.

I reached out to Phil DiPierro last week but we have not been able to connect. I understand he is out on vacation this week.

The city is also holding \$500 in escrow until this has been completed so I'm also looking for some information on the steps I need to take to get the money back. Thanks so much.

Kerry Boyd

207-272-0071

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

Location of Construction: 112 Beverly St		Owner: RJ Grondin		Phone:		Permit No: 951167	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Custom XXXXX Built Homes of Maine		Address: 27 Main St, Windham, ME		Phone: 04062 892-3149		Permit Issued: NOV - 7 1995	
Past Use: Vacant Land		Proposed Use: 1-fam Dwelling		COST OF WORK: \$ 70,000.00		PERMIT FEE: \$ 370.00	
Proposed Project Description: Construct 1-fam Dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>93</i> Type <i>5B</i> <i>BOCA 93</i>		Signature: <i>Hoffe</i>	
Signature:		Signature:		Signature:		Signature:	
Date:		Date:		Date:		Date:	
Permit Taken By: Mary Gresik		Date Applied For: 19 October 1995		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: <i>OK</i> <i>11/6/95</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

PERMIT ISSUED
NOV - 7 1995
CITY OF PORTLAND

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

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

PERMIT ISSUED WITH LETTER

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 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: *Dan McCarthy* ADDRESS: DATE: 01 November 1995 - Permit kouted
19 October 1995 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

Action:
 Approved
 Approved with Conditions
 Denied

Date: *11/6/95*
[Signature]

CEO DISTRICT *7*
D. Jordan



CITY OF PORTLAND, MAINE
Department of Building Inspection

333-H-023

Certificate of Occupancy

Issued to Custom Built Homes

LOCATION 112 Beverly Street

Date of Issue February 14, 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. 951167, 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

Single Family Dwelling

Limiting Conditions: TEMPORARY

See attached memo dated February 12, 1996 from James Seymour to David Jordan listing four (4) conditions of approval. Same tubes to be installed by May 14, 1996. This certificate supersedes certificate issued

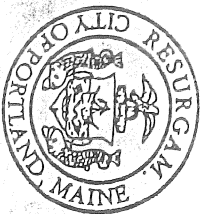
Approved:

(Date)

Inspector

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

DATE: February 12, 1996

RE: Temporary Certificate of Occupancy for 112 Beverly Street

I have reviewed the single family residence at 112 Beverly 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. At the time of my inspection, the ground surface was covered with 1 foot of snow making it difficult to review the lot grading. It appears that lot grading may be necessary in the spring. There may be a problem with the elevations at the rear of the house. These elevations of the rear yard should be graded to conform to the natural grade and provide positive drainage away from the house. A swale is also necessary to provide positive drainage for off-site flows crossing the rear of the lot. A meeting may be required in the spring with the developer to discuss drainage easement grading and how it will service this lot and others.
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. Two trees need to be planted along the street frontage to meet the City requirement. Trees shall be planted and reviewed by May 14th.
4. Erosion control fencing or approved equal shall be installed along the drainage easement swale and across area subject to shallow flows. All erosion control measures shall be installed as soon as the ground is thawed enough to properly set in place. Measure must be in place prior to April 1, 1996.

cc: Kathi Staples PE, City Engineer