



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1413 Riverside St (370-A-038)

Issued to Michael Jimino

Date of Issue 21 February 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. 950936, 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:

1. See memo dated 20 February 1996 from James Seymour to David Jordan listing seven (7) conditions of approval.
2. Side stair sonotubes to be reinstalled by 01 June 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.

**TO:** Dave Jordan, Code Enforcement Officer  
**FROM:** James Seymour, Acting Development Review Coordinator   
**DATE:** February 20, 1996  
**SUBJECT:** Temporary Certificate of Occupancy for 1413 Riverside Street

I have reviewed the single family residence at 1413 Riverside 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. The disturbed lot areas shall be winter hay mulched following the guidelines set forth by the Best Management Practices (BMP's) published by the Maine DEP, as soon as weather permits and approved by the Development Review Coordinator. Final grass vegetation of the lawn areas shall be in place by April 24, 1996. The applicant shall monitor areas to be grassed and will be responsible to vegetate or reseed areas as is necessary to accomplish the above condition.
2. Silt fencing shall be installed as soon as weather permits, or before April 1, 1996 whichever occurs first. Silt fence shall be installed in accordance with the MDEP's Best Management Practices (BMP's). Erosion control measures are needed across all areas of disturbance where concentrated flows from runoff will be created.
3. Access to the lot shall consist of a 10' wide driveway as was accepted and approved on the submitted site plan. The home site shall be only accessed through this one driveway. Any other access arrangement shall be submitted by plan to the Development Review Coordinator for approval.
4. The development of the abutting land, although under the same ownership shall require a separate site plan to be submitted and approved by the Portland Planning Authority.
5. The inlet and outlet ends of the drainage pipe across the lot front shall be lined and protected from erosion by stone riprap. Slopes should be no greater than 2:1 and stone size should be a minimum (D50 = 5 inches).
6. All damages property corner markers shall be reset at their proper location. With the winter plowing operations the property iron sets at the front has been bent over and should be verified.
7. Two City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a permanent Certificate of Occupancy. All trees and lawns shall be in place by April 24, 1996.

cc: Kathi Staples PE, City Engineer

/sp