

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

Location of Construction: 25 Jackson St., Portland, Me. 04103		Owner: Paul & Robin Fagone		Phone: (207) 878-7539		Permit No <b>990414</b> <div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>MAY 4 1999</b>  <b>CITY OF PORTLAND</b> </div>	
Owner Address: 25 Jackson St., Portland 04103		Lessee/Buyer's Name:		Phone:			Permit Issued: <div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>MAY 4 1999</b> </div>
Contractor Name: Paul & Robin Fagone		Address: 25 Jackson St. Portland		Phone: (207) 878-7539			
Past Use: Single Family		Proposed Use: Same w/ Home Occupation		COST OF WORK: \$1,000.00 PERMIT FEE: \$25.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group 13 Type: 577 Signature: [Signature]			
Proposed Project Description: Home Occupied Hair Salon				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: S.P.		Date Applied For: May 3rd, 1999				<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	
1. This permit application does not 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..						<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	
<b>CERTIFICATION</b> 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 <div style="text-align: right;">May 3rd, 1999</div>						<b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____	
SIGNATURE OF APPLICANT		ADDRESS:		DATE:		CEO DISTRICT <div style="border: 1px solid black; width: 40px; height: 40px; text-align: center; margin: 0 auto;">2</div>	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:			

# COMMENTS

5/6/99 - Work complete - appears to be done per plans -

plumbing - OK - Issuing C.O. / TM

Inspection Record		
	Type	Date
Foundation:	N/A	N/A
Framing:		
Plumbing:	OK	5/26/99
Final:	OK	5/26/99
Other:		



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 25 Jackson St.

CBL- 382-B-006

Issued to Paul & Robin Sagone

Date of Issue

**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. 990414, 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

1st Floor - Front Right

APPROVED OCCUPANCY

Hair Salon - Single Family w/ Home  
Occupation

Use Group R3 Type 5B

BOCA '1996

Limiting Conditions:

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.

# BUILDING PERMIT REPORT

DATE: 4 MAY 1999 ADDRESS: 25 Jackson ST. CBL: 382-B-006  
 REASON FOR PERMIT: Change of use single family dwelling / with home occupancy  
 BUILDING OWNER: Paul & Robin Fagone  
 PERMIT APPLICANT: SAH / Contractor  
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

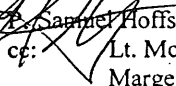
## CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*27, \*30, \*34

- X1. 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. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. 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). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & 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, H-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. (Handrails shall be a minimum of 36" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. 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. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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. (Section 1018.6)
16. 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. (Section 1010.1)
17. 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. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. 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 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) Section 920.3.2.
20. 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. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- X 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 34. All rules For a Home occupancy must be Followed. (See attached rules).
35. \_\_\_\_\_
36. \_\_\_\_\_

 Samuel Hoffses, Building Inspector  
cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

PSH 12-14-98

\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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: <u>25 Jackson St. Portland Me 04103</u>			
Tax Assessor's Chart, Block & Lot Number Chart# <u>382</u> Block# <u>B</u> Lot# <u>006</u>		Owner: <u>Paul + Robin Fagone</u>	
Owner's Address: <u>25 Jackson St. Portland</u>		Telephone# <u>(207) 878-7539</u>	
Lessee/Buyer's Name (If Applicable)		Cost Of Work: <u>\$ 1000</u>	Fee: <u>\$ 25</u>
Proposed Project Description: (Please be as specific as possible) <u>C/O Home Occ Hair Salon</u>			
Contractor's Name, Address & Telephone <u>See</u>		Rec'd By: <u>[Signature]</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

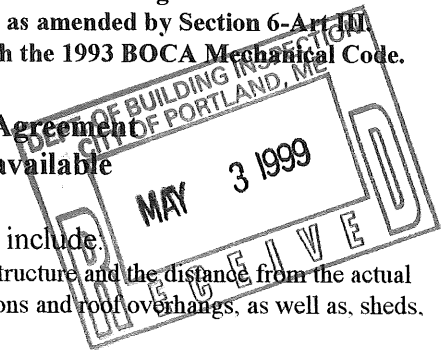
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: <u>Robin Fagone</u>	Date: <u>5/3/99</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.



Inspection Services  
Michael J. Nugent  
Manager



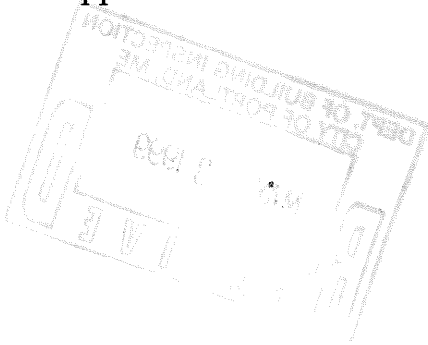
Department of Urban Development  
Joseph E. Gray, Jr.  
Director

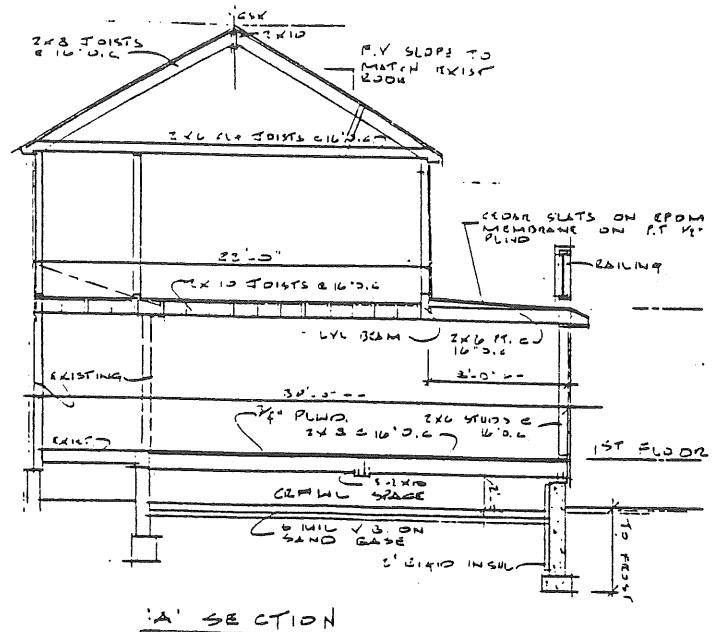
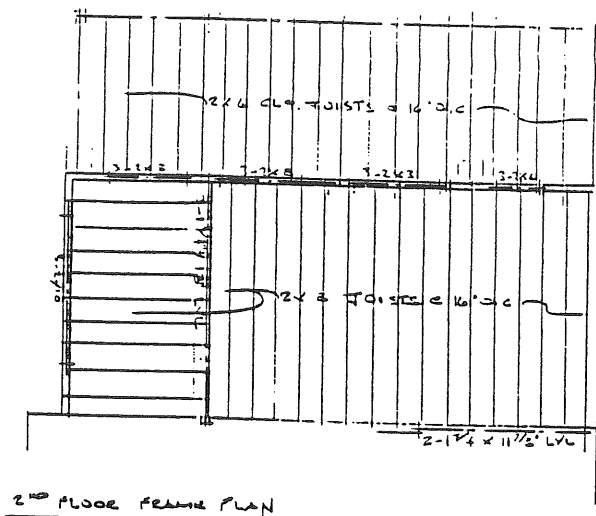
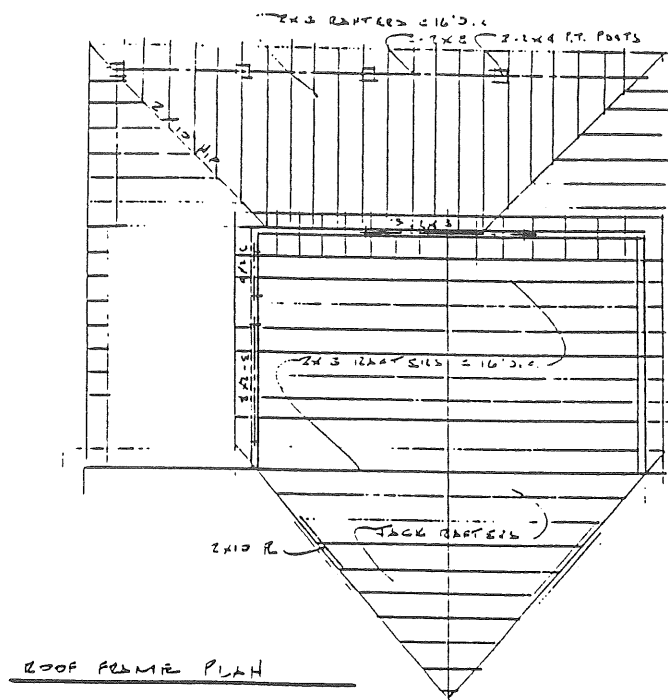
## CITY OF PORTLAND

*Congratulations !!!!!*

### **Building or Use Permit Application Additions/Alterations/Accessory Structures To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read **ALL** of the information and if you need any further assistance please call 874-8703 or 874-8693.





**Figure 4. Typical Framing and Cross Section**



## Submission Requirements Residential Construction

When a property owner is proposing either a new structure or an addition, this office requires:

- A plot or site plan, showing the shape and dimensions of the entire lot, all existing and proposed structures on the lot and the distance that the structures are from all lot lines. For a new dwelling the plan must be prepared by a registered design professional. For dwelling additions, the plan can be prepared by the owner or agent. (See Figure 1)

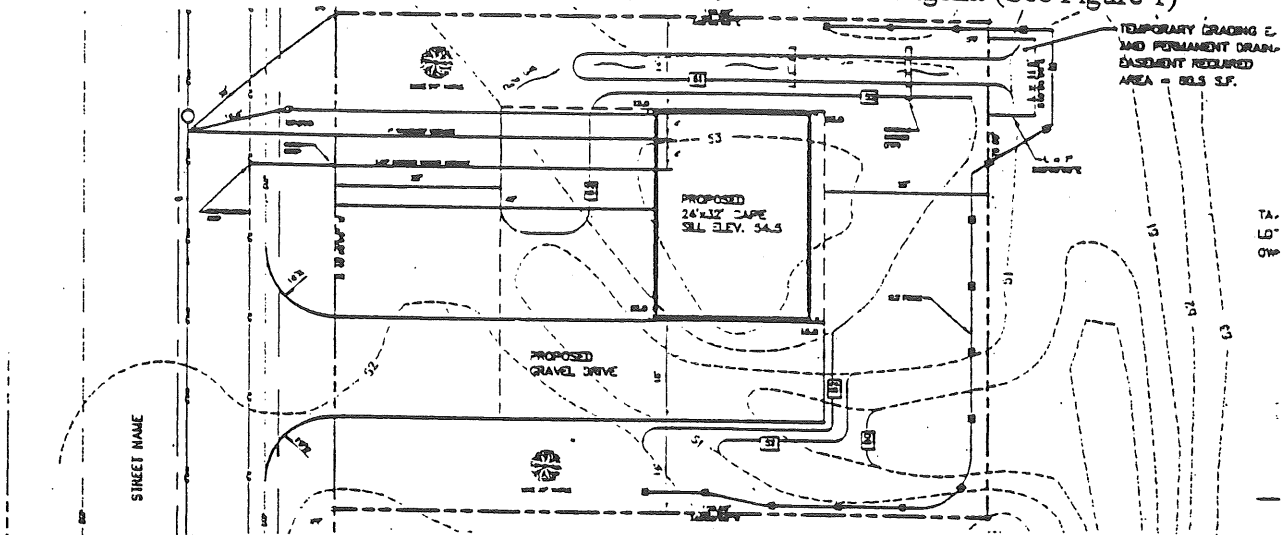


Figure 1. Typical Plot Plan

As can be seen, it is easy to establish the extent of compliance with the required setbacks and lot coverage.

- For new construction, structural alterations, or additions, plans showing structural details must be provided. Minimally they should include foundation plans, including drainage and support column spacing framing details, floor plans and a cross section. (See Figures 2, 3 & 4)

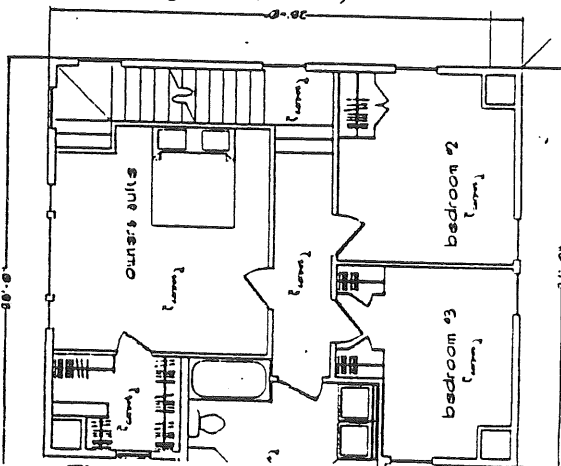


Figure 3. Typical Floor Plan

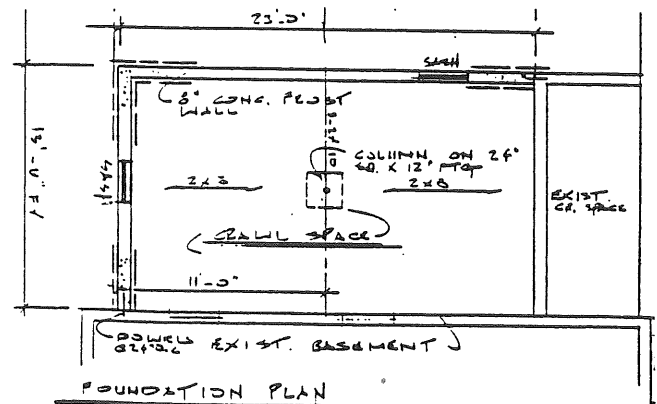


Figure 2. Typical Foundation Plan

Home Occupation - Hair Salon

Robin Fagone  
25 Jackson Street  
Portland, Me 04103

Dear Marge Schmuckal,

Here is the information needed for the home occupation and how it meets the given criteria.

1. {A} no the home occupation will not exceed more than 500sq ft or more that 25% of the existing dwelling.

{B} n/a

{C} Storage materials will not be dominate part of the occupancy. Hair Salon matericals will be kept within the Salon itself.

{D} There will be only one nonilluminated exterior sign that will not exceed a total area of two square feet, affixed to the building and will not project more than one foot.

{F} Parking can be accomodated off-street.

{G} n/a

{H} There will only be one resident employed by the home occupation.

{I} n/a

{J} n/a

2. {A} - {M} n/a

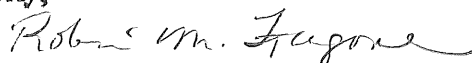
{N} There will be no more than two hair dryers at the present time, one portable dryer.

{O}- {BB} n/a

3. {A} n/a

Thank you for your consideration.

Sincerely,



Robin M. Fagone

**WARRANTY DEED****Joint Tenancy****Maine Statutory Short Form**

85493

**KNOW ALL PERSONS BY THESE PRESENTS, That**

Sharon Kuhn


of Portland, County of Cumberland, State of Maine,

for consideration paid, grant to Paul S. Fagone and Robin M. Fagone

of Portland, County of Cumberland, State of Maine,

whose mailing address is 1638 Forest Avenue, Portland, Maine 04103

with warranty covenants, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached EXHIBIT A.

**WITNESS** our/my hand(s) and seal(s) this 27th day of November, 1998.**Signed, Sealed and Delivered in  
presence of:**  
Sharon Kuhn**STATE OF MAINE**

November 27, 1998

**COUNTY OF Cumberland**

Then personally appeared the above named Sharon Kuhn and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,



Notary Public

Printed

Michele D. Brooks

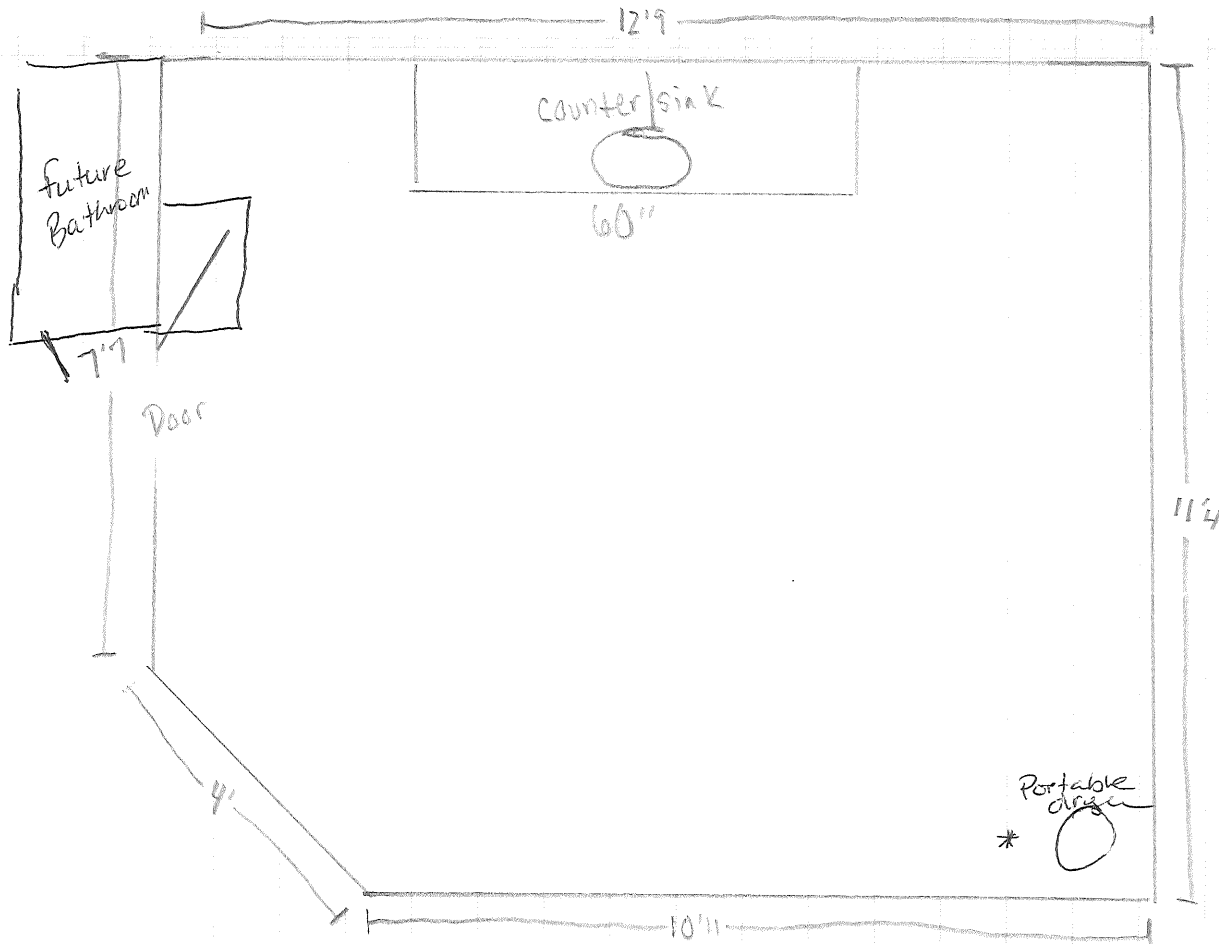
Name:

Attorney at Law

My Commission Expires:

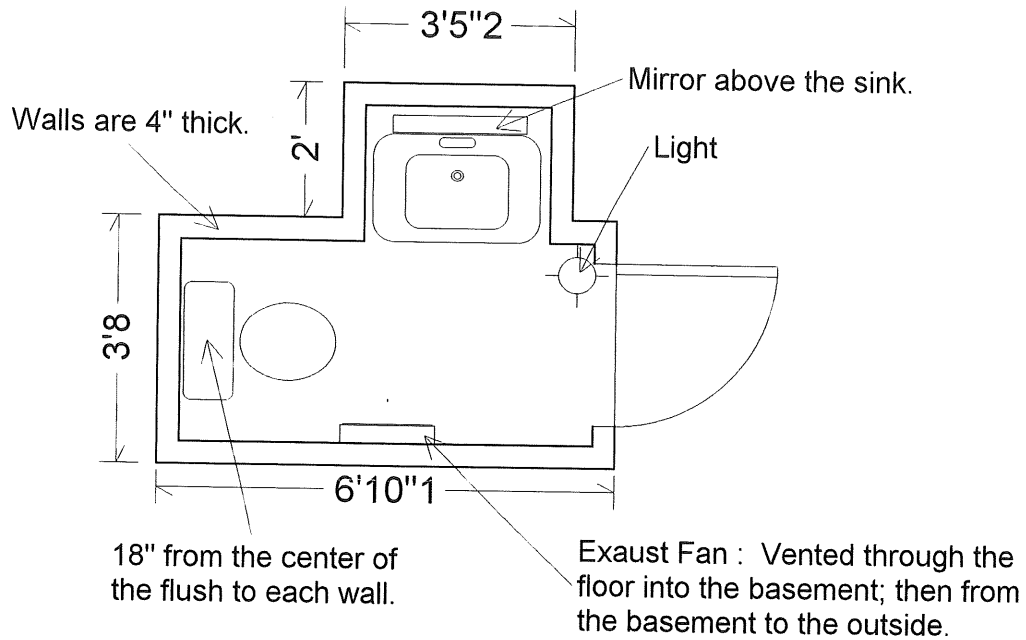
MAINE REAL ESTATE TAX PAID

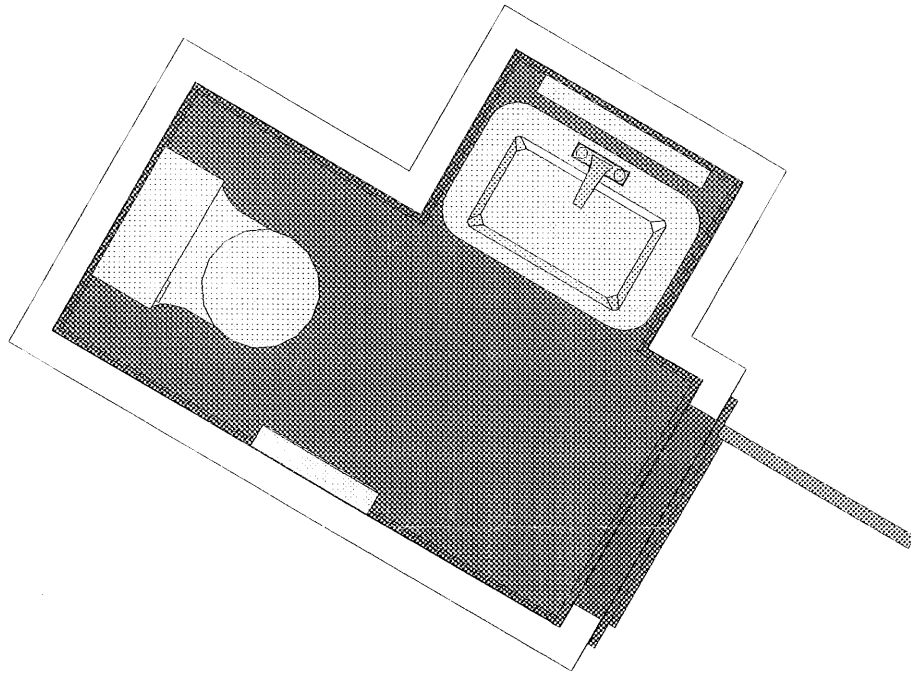
(See  
Attached  
Bathroom  
plan)



\* will be using (1) dryer which is  
Portable.

## Bathroom Plan for Robin Fagone's Hair Salon





1 copy

# FLOORPLAN

Client: Fagone, Paul & Robin  
Address: 25 Jackson Street  
Portland

File No.: ed810603

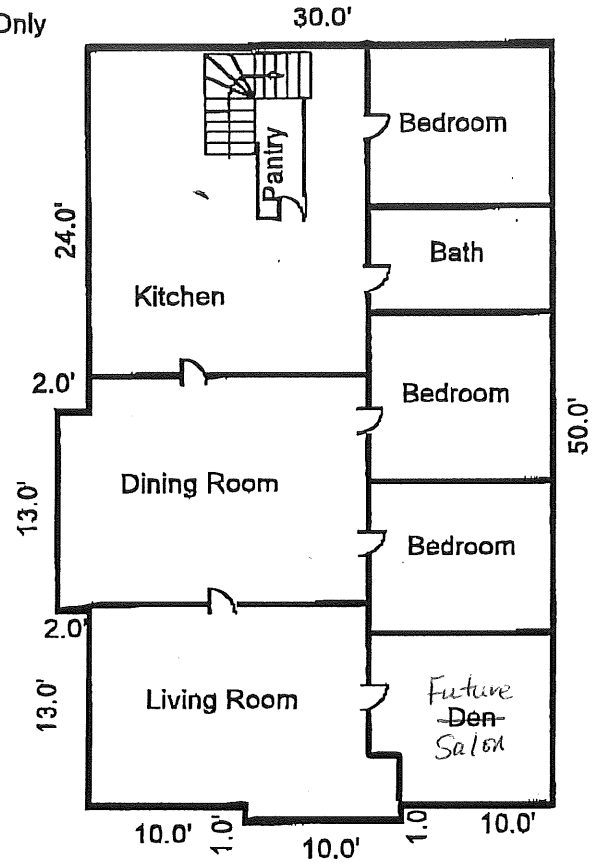
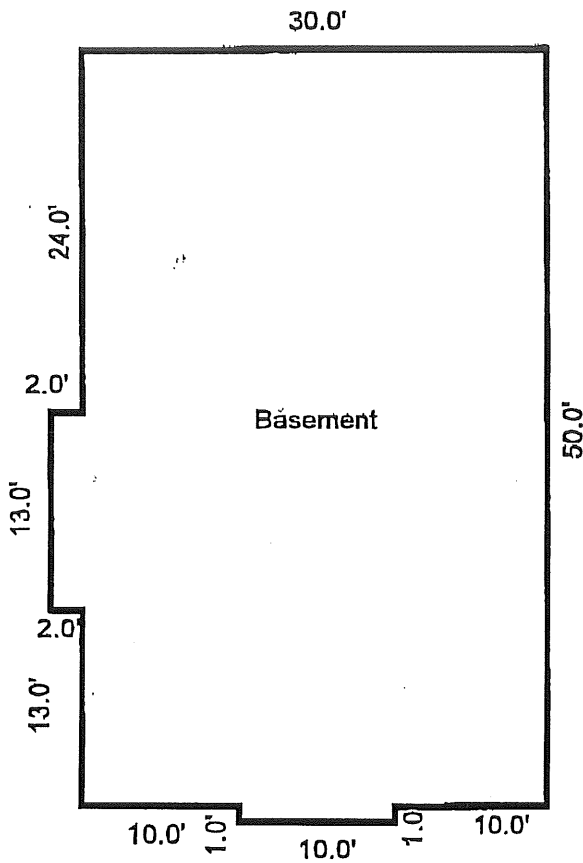
Case No.:

State: ME

Zip: 04103

Interior Not To Scale

Exhibit Only



Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Totals
GLA1	First Floor	1536.00	1536.00
BSMT	Basement	1536.00	1536.00

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
2.0	x	13.0	26.00
1.0	x	10.0	10.00
30.0	x	50.0	1500.00

# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering

382-A-B-006

2

## PROPERTY ADDRESS

Town Or Plantation	Portland
Street Subdivision Lot #	434 Summit Street

## PROPERTY OWNERS NAME

Last: Stewart	First: Judith
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Applicant Name:	Caron & Waltz.
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Mailing Address of Owner/Applicant (If Different)	P.O. Box 2400 SO. Portland, Maine 04116-2400
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## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

*Walter A. Miller*  
Signature of Owner/Applicant

6-21-99  
Date

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

### This Application is for

1. ☒ NEW PLUMBING  
2. ☐ RELOCATED PLUMBING

### Type Of Structure To Be Served:

1. ☒ SINGLE FAMILY DWELLING  
2. ☐ MODULAR OR MOBILE HOME  
3. ☐ MULTIPLE FAMILY DWELLING  
4. ☐ OTHER — SPECIFY \_\_\_\_\_

### Plumbing To Be Installed By:

1. ☒ MASTER PLUMBER  
2. ☐ OIL BURNERMAN  
3. ☐ MFG'D. HOUSING DEALER / MECHANIC  
4. ☐ PUBLIC UTILITY EMPLOYEE  
5. ☐ PROPERTY OWNER

LICENSE # 01525

Hook-Up & Piping Relocation Maximum of 1 Hook-Up		Column 2 Number Type of Fixture		Column 1 Number Type of Fixture	
<p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p><b>OR</b></p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p> <p><b>OR</b></p> <p>TRANSFER FEE [\$6.00]</p>			Hosebibb / Sillcock		Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal		Sink
			Drinking Fountain		Wash Basin
			Indirect Waste		Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
			Grease / Oil Separator		Dish Washer
			Dental Cuspidor		Garbage Disposal
			Bidet		Laundry Tub
			Other: _____	1	Water Heater
		<b>Fixtures (Subtotal) Column 2</b>	1	<b>Fixtures (Subtotal) Column 1</b>	
			0	<b>Fixtures (Subtotal) Column 2</b>	
			1	<b>Total Fixtures</b>	
			\$	<b>Fixture Fee</b>	
			\$	<b>Transfer Fee</b>	
			\$	<b>Hook-Up &amp; Relocation Fee</b>	
			\$ 12	<b>Permit Fee (Total)</b>	

SEE PERMIT FEE SCHEDULE  
FOR CALCULATING FEE

STATE COPY

plus 20.00 city fee===\$32.00





DELUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL., 207 775 1121  
FAX 207 870 0896

386-A-A-018

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

## MEMORANDUM

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Chris Earle, DRC Assistant  
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

**DATE:** September 6, 2000

**RE:** Certificate of Occupancy - 4 Alice Court (Lot #12)

On September 6, 2000, the site was reviewed for compliance with the conditions of approval.

It is our opinion that a **permanent certificate of occupancy could be issued**, assuming neither Code Enforcement nor Public Works has any outstanding issues.