

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

This is to certify that BRADLEY LISA G & MICHAEL F B... has permission to Change of use to -2 unit Conversion AT 54 MOODY ST

provided that the person or persons... of the provisions of the Statutes 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.

OTHER REQUIRED APPROVALS

Fire Dept. Health Dept. Appeal Board Other

Department Name

PERMIT ISSUED Permit Number: 050775 JUN 28 2005 CITY OF PORTLAND

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

Handwritten signature and date 6/20/05

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0775	Issue Date: PERMIT ISSUED JUN 28 2005	CDL: 003 M009001
Owner Address: 52 MOODY ST	Phone:	
Contractor Address: Portland	Phone:	
Permit Type: CITY OF PORTLAND	Zone: R-6	

Location of Construction: 54 MOODY ST	Owner Name: BRADLEY LISA G & MICHAEL
Business Name:	Contractor Name: Owner
Lessee/Buyer's Name	Phone:

Past Use: 2 unit rental	Proposed Use: Change of use to -2 unit Condo - no construction
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Permit Fee: \$450.00	Cost of Work: \$450.00	CEO District: 1
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>5B</i> <i>IRC 2003</i>
Signature:	Signature:

Proposed Project Description:
Change of use to -2 unit Condo - no construction

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: ldobson	Date Applied For: 0611412005
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Zoning Approval		
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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with computer</i> Date: <i>6/27/05</i>	Zoning Appeal <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 Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____

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.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE	

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0775	Date Applied For: 06/14/2005	CBL: 003 M009001
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Location of Construction: 54 MOODY ST	Owner Name: BRADLEY LISA G & MICHAEL	Owner Address: 52 MOODY ST	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	
Proposed Use: Change of use to -2 unit Condo - no construction		Proposed Project Description: Change of use to -2 unit Condo - no construction	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/27/2005**Note:** 6/27/05 left message for owner - questioned the conversion - there was a previous permit #00-1231 issued for **Ok to Issue:**
the same thing with an occupancy permit and all - were condo docs ever filed at the registry? - spoke to Mike Bradley. Apparently the previous owner never registered condo docs with the registry of deeds

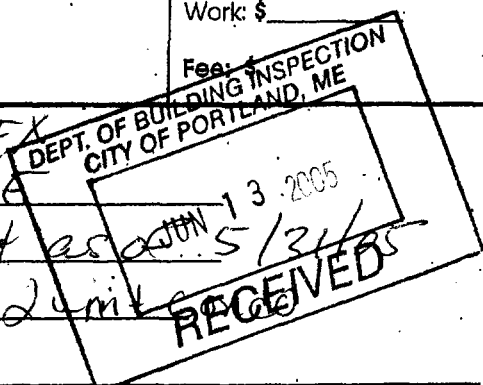
- 1) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) This property shall remain a two (2) family condominium dwelling with the issuance of this permit and subsequent issuance of the certificate of occupancy. Any change of use shall require a separate permit application for review and approval. Please note that all State regulations concerning condominium conversions shall also be met.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 06/28/2005**Note:** **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

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 arrangement must be made before permits of any kind are accepted.

Location/Address of Construction: <u>52 MOODY ST. PORTLAND 0410.1</u>		
Total Square Footage of Proposed Structure <u>2188</u>		Square Footage of Lot <u>.048 Acres</u>
Tax Assessor's Chart, Block & Lot Chart# <u>003</u> Block# <u>M</u> Lot# <u>009001</u>	Owner: <u>LISA & MICHAEL BRADLEY</u> <u>JTS</u>	Telephone: <u>775-2646</u>
Lessee/Buyer's Name (if Applicable):	Applicant name, address & telephone:	Cost Of Work: \$
Current use: <u>OWNER OCCUPIED DUPLEX</u>		
If the location is currently vacant, what was prior use: <u>SAME</u>		
Approximately how long has it been vacant: <u>1/2 vacant as of 5/31/05</u>		
Proposed use: <u>CONDO CONVERSION 2 unit</u>	Project description:	

Contractor's name, address & telephone:

Who should we contact when the permit is ready: LISA & MICHAEL BRADLEY
 Mailing address: 52 MOODY ST
PORTLAND, ME 0410 775-2646

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 775-7646

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: Lisa Bradley Date: 6-10-05
Michael Bradley Date: 6-10-05

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

Submit with Condominium Conversion Permit Application

Project Data:

Address: 52-54 MOODY ST, PORTLAND 04101

C-B-L: _____

Number of Units in Building: 2

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 BRADLEY (OWNER)	775-2446	19 mos.	N/A	N/A
Unit 2 UNOCCUPIED	N/A	N/A	N/A	N/A
Unit 3				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 19 mos.

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES _____ NO _____ (check one)

Type and cost of building improvements associated with this conversion that do not require permits:

- \$ _____ Exterior walls, windows, doors, roof
- \$ _____ Insulation
- \$ _____ Interior cosmetics (walls/floors/hallways/refinishing, etc.)
- \$ _____ Other (specify)

April 1, 2025

Michael & Lisa,

I wanted to thank you both for being great landlords.

I am both happy and sad to pass on the news that I will not be renewing my lease in June of this year.

My personal life has grown to a great place and I will be officially moving in with my partner and for that I am very happy.

I am sad that I will be leaving that great apartment, it has been one of my favorite living spaces. The location and neighborhood is great and I shall miss it. I wish you both all the best.

Sincerely
J. Jones

2311

52-1445/2112
028464391

LISA G. BRADLEY
MICHAEL F. BRADLEY

DATE 6-10-05

PAY TO THE ORDER OF CITY OF PORTLAND ~~FOR~~ \$ 450.00
FOUR HUNDRED FIFTY DOLLARS AND NO DOLLARS

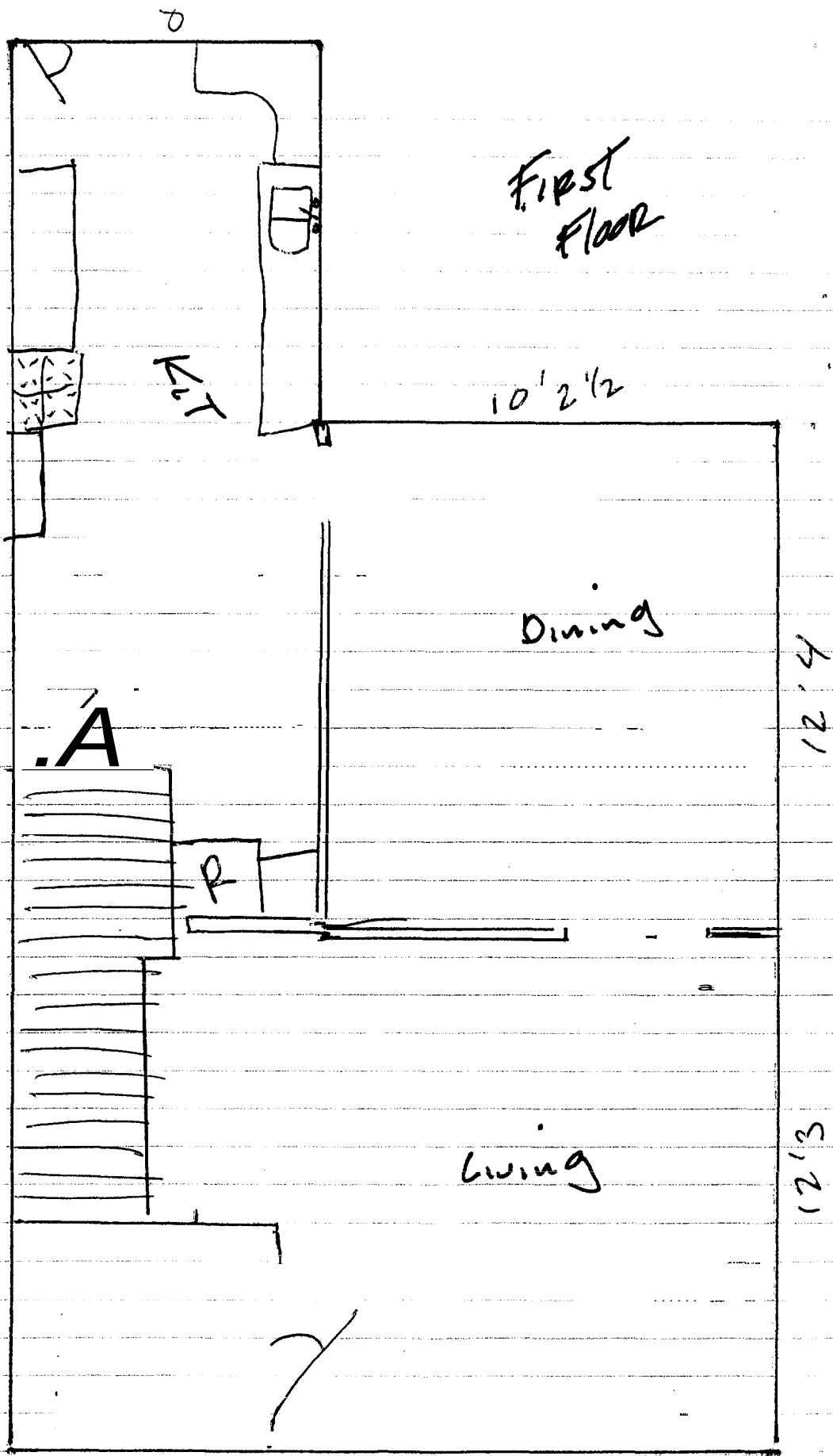


One Portland Square
Portland, ME 04103

Lisa Bradley

MEMO CASH ON HAND PER

11211274501 0231 513901 2311



Other side
is exact
mirror image

First
Floor

Dining

Living

10'

10' 2 1/2'

12' 4"

12' 3"

20'

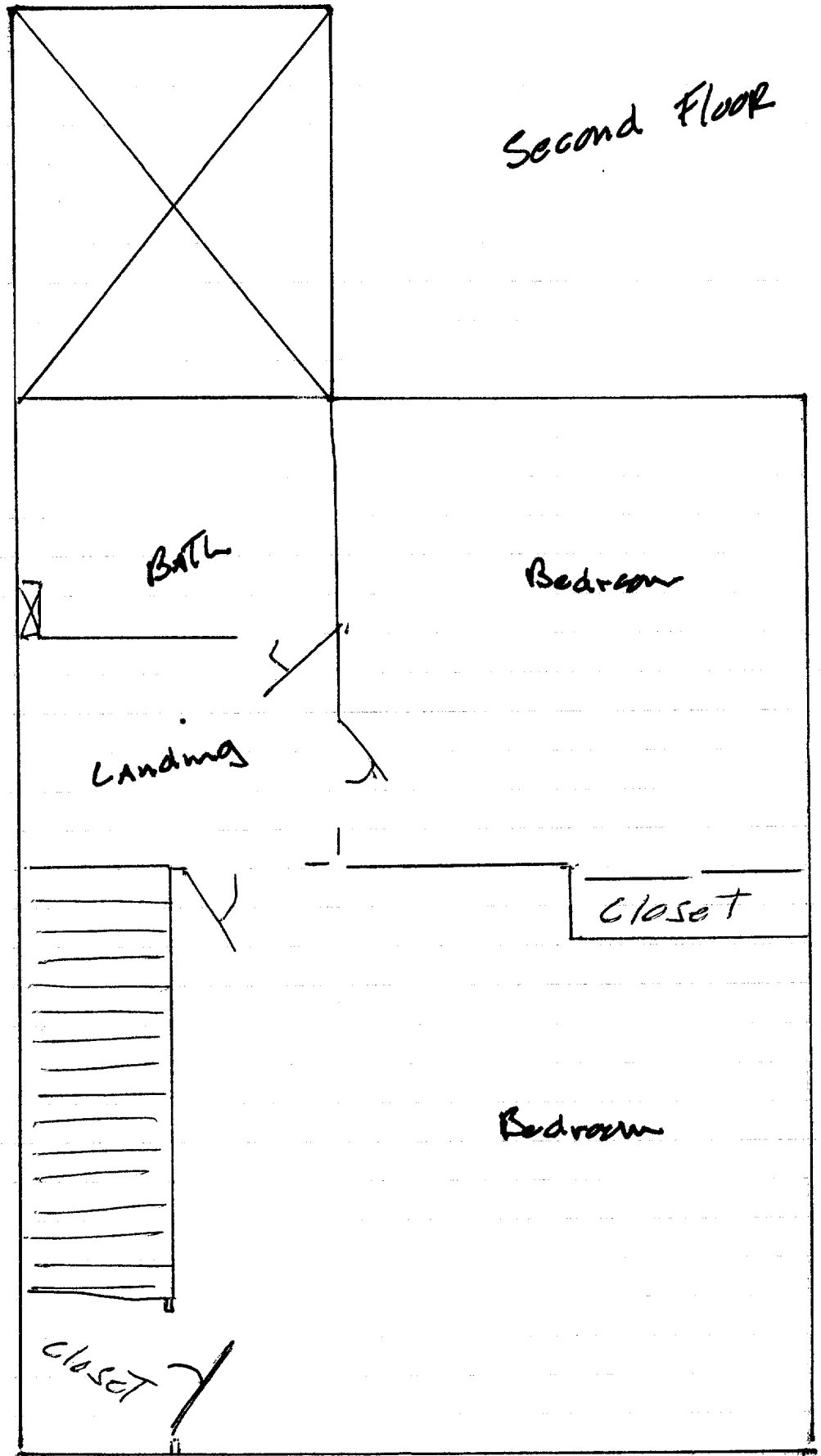
25'

P

A

P

Second Floor



COMMENTS

12/14/00 Call Chad Austin 450-6682 for inspection left message JB
12/19/00 Inspected for condo conversion - question about grounding to
H2O meter at Pump. JB spoke w/ Steve regarding bonding and grounding
and bring an existing condition the grounding is per an earlier code.
The system is protected as well as the meter. JB
Issue C.O. Note: 2 unit does not need Lt. McJugal inspection JB

CBL: 3-M-9
Permit: 001231

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Building and Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: 52-54 MOODY ST Assessor's chart: 3
Portland R1 Block: M
 Lot: 9

Name of Owner: CHARLE L COLLINGS
 Address: 52 MOODY ST
 Telephone No.: 879 0174

Name of Project: CHARLE WINDS CONDOMINIUM
 No. of Units to be Converted: 2
 NO. of Units applying for: 2
 No. of Units in structure: 2

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds: NOV 2000 to be determined

Approved by: [Signature] Date: APP [Signature] 2000

ZONING: _____ Date: _____

	No. of units <u>an</u> (circle)										Date:	
Fire Dept:	1	3	3	4	5	6	7	8	9	10	Date: _____	
Plumbing:	others	1	2	3	4	5	6	7	8	9	10	Date: _____
Elec:	others	1	2	3	4	5	6	7	8	9	10	Date: _____
Bldg. & Housing:	1	2	3	4	5	6	7	8	9	10	Date: _____	

Comments:



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 52-54 MOODY STREET 003-M-009

Issued to GAYLE COLLINGS

Date of Issue DECEMBER 21 2000

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. 001231, 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

2 UNIT CONDOMINIUM CONVERSION
USE GROUP R2 TYP 5B

Limiting Conditions:

THIS CERTIFICATE IS LIMITED TO THE WORK AND USE RELATED TO PERMIT # 001231

This certificate supersedes
certificate issued

Approved:

1-2-01

(Date)

James Banks
Inspector

[Signature]
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.