

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ICTION

Permit Number: 081495

This is to certify that GOFF JULIE A
 has permission to Change of use to a single family 4 two rooms rented No new construction
 AT 136 OXFORD ST 026-0003001

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 lath or other used-in. 2
 HO 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.	
Health Dept.	
Appeal Board	
Other	
Department Name	

12/9/00 *Cheryl V. [Signature]*
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 136 OXFORD ST CBL 026 0003001

Issued to Goff Julie A Date of Issue 01/07/2009

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. 08-1495 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

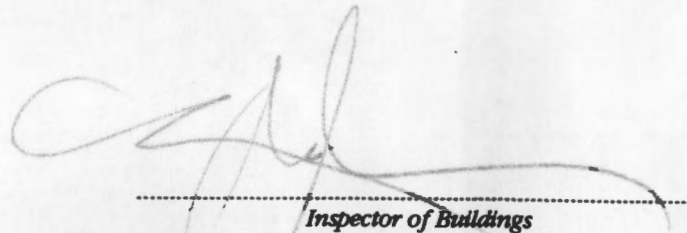
Single Family w/two rented rooms
Use Group R3
Type 5B

Limiting Conditions: There shall not be more than two (2) persons occupying a room.; This does not certify building code compliance, only a change in the use of the property.

This certificate supersedes
certificate issued

Approved:

01/07/09 Michael A. Coltray
(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, Maine - Building or Use Permit Application

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

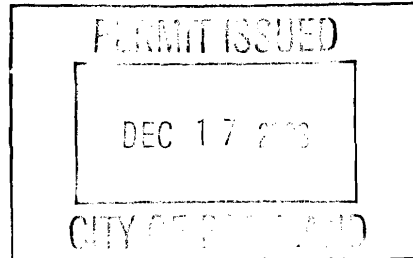
Permit No: 08-1495	Issue Date: 12/9/08	CBL: 026 0003001
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Location of Construction: 136 OXFORD ST	Owner Name: GOFF JULIE A	Owner Address: 136 OXFORD ST	Phone: 207-879-1587
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone:

Past Use: Single Family	Proposed Use: Single family w/two rooms rented - No new Construction	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: Change of use to a single family w/two rooms rented - No new Construction		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003	
		Signature: [Signature] Date: 12/9/08		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: lmd	Date Applied For: 11/26/2008	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: _____	Date: _____	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

01/02/08 - cancelled until next week!

01/07/09 duty for GA
 duty for GPO ~~MS~~

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1495	Date Applied For: 11/25/2008	CBL: 026 0003001
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Location of Construction: 136 OXFORD ST	Owner Name: GOFF JULIE A	Owner Address: 136 OXFORD ST	Phone: 207-879-1587
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Single family w/two rooms rented - No new Construction	Proposed Project Description: Change of use to a single family w/two rooms rented - No new Construction
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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 12/08/2008

Note:Ok to Issue:

- 1) With the issuance of this permit and the certificate of occupancy, this property will be a single family dwelling with two rooms rented. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being issued under the following conditions. One, there shall not be more than two (2) persons occupying a room. Second, there can only be two rooms rented per dwelling unit, and third, there shall be no increase in size or number of bathroom(s) or kitchen and neither can have been constructed in the last two years.

Dept: Building Status: Approved with Conditions Reviewer: Chris Hanson Approval Date: 12/09/2008

Note:Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

11/26/2008-lmd: This permit was taken in by Chris Hanson, I was not able to ask question re: new kitchens, exits, bathroom -etc.

11/26/2008-amachado: Left voicemail for Julie Goff. Need her to put in writing that there will be no more than two people in a room, that only two rooms will be rented and that there will not be an increase in the bathroom and/or kitchen facilities in the dwelling and no such facility has been constructed in the last two years.

12/3/2008-amachado: Received letter from Julie stating that she was meeting the conditions, but she said that she is renting rooms 1 & 2. I don't know which two rooms these are. I left her a voicemail.

12/8/2008-amachado: Spoke to Julie Goff. She would like to rent bedrooms #2 & #3. She is worried that bedroom #3 might be too small. If when it is inspected, #3 is too small, she would then rent #1 instead.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date



General 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: <u>136 Oxford St - Portland, ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>1,252</u>	Square Footage of Lot <u>1,890</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>26</u> <u>0</u> <u>3</u>	Applicant *must be owner, Lessee, or Buyer* Name <u>Julie A Goff</u> Address <u>136 Oxford St</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-</u> <u>879-1587</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>N/A</u>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</u>	Number of Residential Units <u>1</u>	
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: _____		
Is property part of a subdivision? <u>N/A</u>	If yes, please name _____	
Project description: <u>change to a 2 room rental home</u> <u>change to single family w/ two rooms rented</u>		
Contractor's name: _____		
Address: _____		
City, State & Zip: _____	Telephone: _____	
Who should we contact when the permit is ready: _____	Telephone: _____	
Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

NOV 25 2008

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Julie A Goff

Date: 11/25/08

This is not a permit; you may not commence ANY work until the permit is issue

136 Oxford Street
Portland ME 04101
28 November 2008

DEC 2 2008

Ann Machado
Zoning Specialist,
City of Portland
City Hall
389 Congress Street
Portland ME 04101-3509

Dear Ms. Machado,

In order to meet the conditions to qualify for a 2-rental-room dwelling, I am writing
To state that there are no more than two persons in each of two rooms; I am renting only
Two rooms. There is no increase in either bathroom or kitchen facility. No such facility
has been reconstructed in the past two years. My final decision is to rent Rooms #1 and
#2 in the house.

Thank you for giving me information from which I respond with this letter.

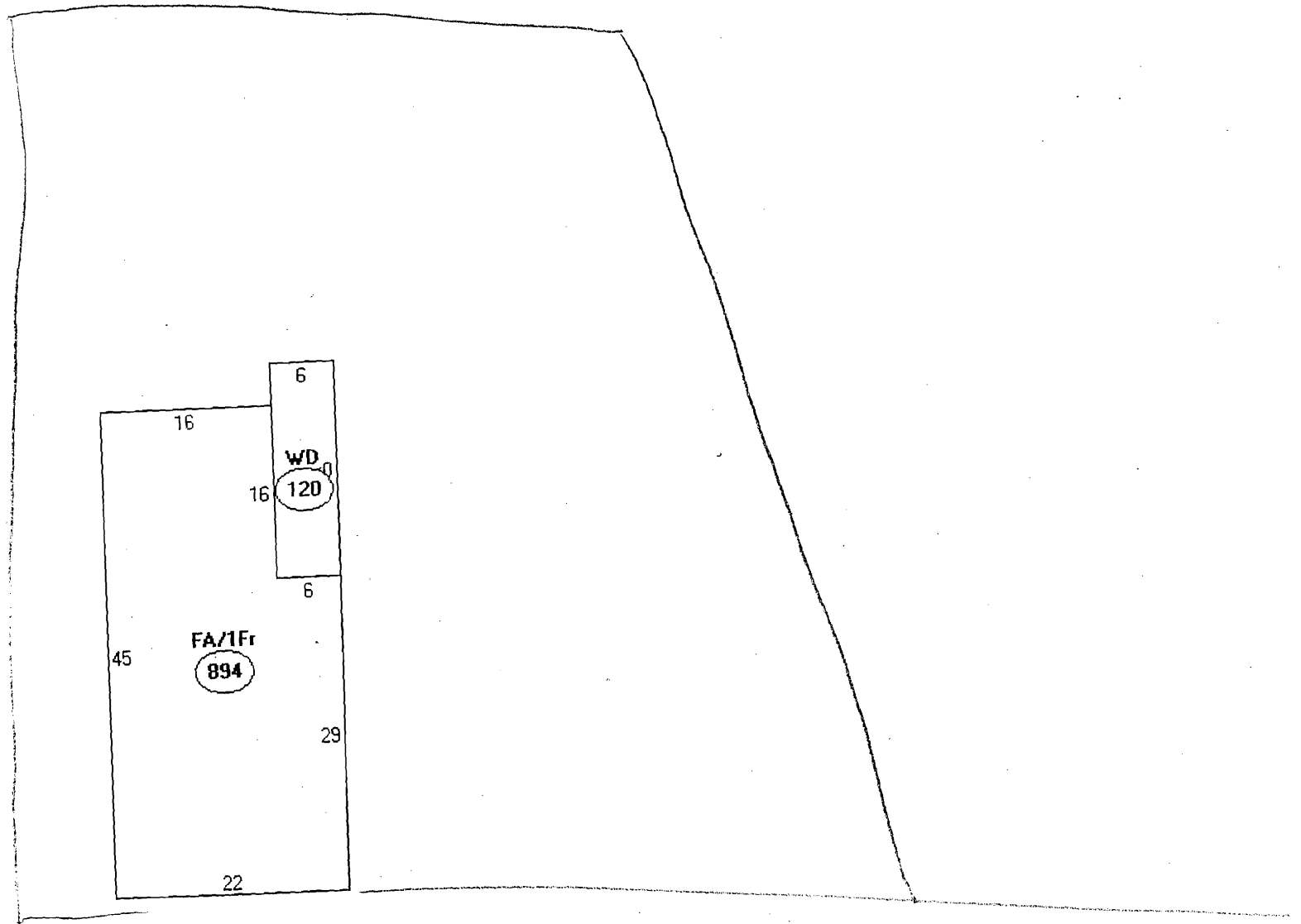
per conversation on phone
wants to rent #3
12/8/08 JG

Sincerely



Julie Goff

jag/ ss



Site W.B. E.

Oxford St

Oxford St
Down stairs

Front
Door

Living
Room

Kitchen

Door
Stove
Sink

Door

Kitchen

Dining

Kitchen Refrigerator

Door

Bathroom

Back
Door

Door

Hall

Door

up stairs

Bedroom #1

Attard Street

UPSTAIRS

