



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis Littell

Inspection Services, Director
Tammy Munson

March 2, 2009

Michael Gadowski
25 Elise Drive
Berwick, ME 03901

Christian Lamb
681 Witchtrot Road
Sanbornville, NH 03872

Certified Mail # 7008 0500 0001 4587 9529
7008 0500 0001 4587 9536

CBL: 013 E016001
Located at 38 WASHINGTON AVE

POSTING NOTICE/STOP WORK ORDER

Dear Mr. Gadowski and Mr. Lamb:

This letter serves as a notice of posting against occupancy of the building at the above referenced property. This also updates that the stop work order issued on August 20, 2008 remains in effect. The following is an account of events leading to this order. All correspondence and events have been with Michael Gadowski, who is listed as the responsible party on an agreement dated February 7, 2008, STATE OF MAINE, YORK, SS.

1. A stop work order was issued on this property on August 20, 2008 for construction work performed without permits or approvals. At that time, only the 2nd floor was occupied as a residential dwelling unit.
2. Due to the complexity of work and your intention to change the occupancy of the building, you requested a limited permit to replace the leaking, damaged front bay windows. Permit # 08-1074 was issued on September 5, 2008 for the replacement of the front bay windows only. Conditions

on that permit required additional application for permits within 30days for the stop work areas.

3. After several meetings and email exchanges with you on your proposals for work and occupancy of the structure, it was evident that a design professional was needed to detail specific code requirements. I received inquiries from a couple of architects and an electrician regarding code interpretation and questionable installation of recent wiring (permit #20084123). An email from you on December 18, 2009 stated that for various reasons you were scaling back on the project and would like to return the property to a two family. I advised you on the application process for renovation, sent our website address, and requested a date certain for submittal.
4. After not hearing back from you since December 27, 2008, I sent an email on January 16, 2009 requesting a date certain for the application. This office has not received any further correspondence and therefore is issuing this order. I confirmed today that Ellen Converse is no longer residing in the 2nd floor apartment.

Pursuant to Section 6-120(c) & (e) of the City of Portland Housing Code, this office declares the dwelling units unfit for human habitation. In addition, pursuant to Sec.114 of the International Building and Residential Codes, the Stop Work Order remains in effect. Pursuant to Sec. 6-122, the dwellings or building may not be occupied without approval from this department and removal of the posted notice. The building must remain totally vacated and secured from vandalism. An approved building permit is required prior to any further renovations of the property.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code in Title 30-A of M.R.S.A ss 4452.

This constitutes an appealable decision pursuant to Section 6-127 of the Housing Code and Sec.112.5 of the Building Code as amended by the City of Portland. Please feel free to contact me if you have any questions or would like to discuss this matter further.

Respectfully,

Jeanie Bourke @ 874-8715
Code Enforcement Officer/Plan Reviewer



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