

City of Portland

AUG 14 2012

Office of the Mayor

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Matt and Teri Petermann
43 Newtown Road
Biddeford, ME 04005
207.289.0197
mpeterma@maine.rr.com

August 12, 2012

Honorable Michael Brennan / Councilman Donoghue
City of Portland
389 Congress St
Portland, ME 04101

Gentlemen,

We are sending you this letter after years of frustration with the City of Portland in hopes that something can finally be done. We bought our property at 7-9 Cleeve Street back in 2006 and have worked to improve this investment (on the inside) ever since. However, most of our exterior projects have been put off until something changes on our street. Improving the exterior of our building is not going to help us when some of our neighbor's properties continue to deteriorate in plain sight and devalue our property. We have included the letter that we sent Ms. St. Louis and Ms. Munson last August so you understand what we have been seeking for support. These letters and our request to walk through our neighborhood were sadly unanswered. Here is the history which dates back to 2009 (older documents included).

In the spring of 2009, we received a letter requesting access to our property at 7 - 9 Cleeve St. because Inspection Services was going to be going through all the neighborhoods and insuring safety and code compliance in Portland. This was reiterated to us via phone before our inspection and during our inspection by Ms. Jeanie Bourke. However, after three years of observing and talking to our neighbors, we have found no evidence that any property, in our neighborhood at least, has been affected by this inspection plan. Why did we have to pay over \$1,000 to make our property compliant with the City if nobody else has too? This appears to be very discriminatory. Was it because we are "out of town" landlords? While we have no issues making sure our property is safe and up to proper standards, it appears that the City has either stopped or forgot to hold the some of the other properties in our neighborhood to the same standard. We need to know what is going to be done to hold every property owner in Portland to the same standard.

For example, you could walk down Cleeve Street and find some of the items that were "inspection violations" during our "friendly" inspection in 2009. Missing screens (code 6-108(c)), rubbish on properties (code 6-109 (d))...there are porches still in use by tenants that are held up with wood and cinder blocks, over grown yards and sidewalks, broken couches and other furniture on properties where children play. The most glaring discrepancy is a window that we have had to look at out one of our windows ever since the day we bought our property. The window is partially filled with glass but the rest is filled with Styrofoam. Plus there is no screen. This "eyesore" was brought to our inspector's attention and we were told it would be taken care of. Three years and a few subsequent follow up phone calls have passed and the pink Styrofoam remains. Furthermore, we received a call from our upset neighbor when they found out we called your office on them. How did they know it was us that called? We want the neighborhood to clean up and become the thriving and beautiful neighborhood it can be but obviously can't without your help.

Gentlemen, we would gladly meet you face to face to discuss what the City's plans are but we need to know something is going to be done. We grow tired in our fight to protect our investment and make our neighborhood a better place to live. Several times this summer, we picked up trash along our entire street because we go weeks without a street sweeper running down it, we cut back weeds and pulled weeds from the entire street and sidewalks on two occasions just to make sure people did not think Cleeve Street was abandoned. Lastly, as you can see, our calls for help from the City of Portland have gone unanswered. Our hope is that you will at least take the time to respond to us and help us make Portland a better place to live. We do understand your difficult task but punishing and ignoring good property owners who actively manage their properties is not a way to make allies in the fight to improve Portland. Feel free to call, write or email us using the contact information above.

Sincerely,



Matthew and Teri Petermann

Matt and Teri Petermann
43 Newtown Road
Biddeford, ME 04005
207.282.5467
mpeterma@maine.rr.com

August 10, 2011

Penny St. Louis / Tammy Munson
Director / Inspection - Director
City of Portland
389 Congress St. Room 308
Portland, ME 04101

Dear Directors,

First, we would like to thank you for serving the City of Portland and we are hoping that we can enlist your services to make the City even better. This letter actually finds you after two years of increasing frustration. In the spring of 2009, we received a letter requesting access to our property at 7 - 9 Cleeve St. because Inspection Services was going to be going through all the neighborhoods and insuring safety and code compliance in Portland. This was reiterated to us via phone before our inspection and during our inspection by Ms. Jeanie Bourke. However, after two years of observing and talking to our neighbors, we have found no evidence that any property, in our neighborhood at least, has been affected by this inspection plan. Why should we have to pay over \$1,000 to make our property compliant with the City if nobody else has too? This appears to be very discriminatory. Was it because we are "out of town" landlords? While we have no issues making sure our property is safe and up to proper standards, it appears that the City has either stopped or forgot to hold the some of the other properties in our neighborhood to the same standard. We need to know what is going to be done about holding every property owner in Portland to the same standard.

For example, you could walk down Cleeve Street or some of the others in our neighborhood and find some of the items that were "inspection violations" during our "friendly" inspection in 2009 right in plain sight. Missing screens (code 6-108(c)), rubbish on properties (code 6-109 (d))...there are porches still being used by tenants that are held up with wood and cinder blocks that is in no way supportive, over grown yards and sidewalks, broken couches and other furniture on properties where children play, and broken down and unregistered vehicles to name a few. The most glaring discrepancy is a window that we have had to look at out one of our windows ever since the day we bought our property. The window is partially filled with glass but the rest is filled with Styrofoam. Plus there is no screen. This "eyesore" was brought to our inspector's attention and we were told it would be taken care of. Two years and a subsequent follow up phone call have passed and the pink Styrofoam remains. Furthermore, we received a call from the upset neighbor when they found out we called your office on them. How did they know it was us that called? We are not going to provide addresses of all these properties because they are very obvious to see just walking down the road. We invite you to walk into the neighborhood and see the issues. As a matter of fact, we would gladly walk the streets with you! We want the neighborhood to clean up and become the thriving and beautiful neighborhood it can be but obviously can't without your help.

We would gladly meet you face to face to discuss what the City's plans are but we need to know something is going to be done. We decided to give your an office a chance to look into this matter and respond to this before we take this any further. We thank you for your time and efforts. We do understand your difficult task but punishing good property owners who actively manage their properties is not a way to make allies in the fight to make Portland the best city it can be. Feel free to call, write or email us using the contact information above or Matt's cell phone number is 207.289.0197.

Sincerely yours,

Matthew and Teri Petermann



PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis Littell

Inspection Services, Director
Tammy Munson

March 24, 2009

MATTHEW & TERI PETERMANN
43 NEWTOWN ROAD
BIDDEFORD, ME 04005

CBL: 013 F002001
Located at 7-9 CLEEVE ST

Regular & Certified Mail # 7008 0500 0001 4587 9192

Dear Mr. & Mrs. Petermann,

Thank you for meeting me for the housing inspection of the above-referenced property on March 17, 2009. As you know, the results of the inspection revealed that the structure and premises fails to comply with Article V Chapter 6, The Housing Code of the City of Portland. Attached is a list of the violations.

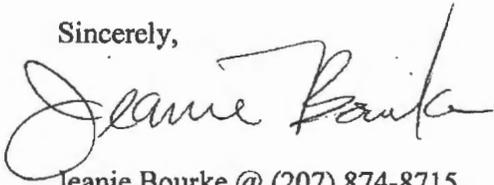
This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises is scheduled for April 27, 2009 at 10:00 AM at which time compliance will be required.

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 4-15 of the Code. This constitutes an appealable decision pursuant to Section 6-127 of the Code.

- Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Jeanie Bourke". The signature is written in dark ink and is positioned above the typed name.

Jeanie Bourke @ (207) 874-8715
Code Enforcement Officer/Plan Reviewer

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager PETERMANN MATTHEW W &		Inspector Jeanie Bourke	Inspection Date 3/17/2009
Locatation 7 CLEEVE ST	CBL 013 F002001	Status Re-Inspect 30 Days	Inspection Type Housing-CDBG housing inspectio

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
✓ 1) 6-109.(d)	Exterior			BackYard	
Violation: Disposal of rubbish, ashes, garbage and waste					
Notes: Empty barrels of loose misc. Debris and trash so that they may be utilized by the tenants for storage of household trash in blue bags. Barrels must have covered lids.					
✓ 2) 6-111.(d)	Interior			Basement	
Violation: Maintenance of plumbing fixtures.					
Notes: Discontinued washing machine drain line needs to be capped with an approved stopper.					
✓ 3) 6-116.(e)	Interior			Basement	
Violation: Fire Protection					
Notes: Install a hardwired battery back up smoke detector in the basement					
✓ 4) 6-113.(e)	Interior			Basement	
Violation: Maintenance of lighting fixtures					
Notes: Install a protective cover plate on receptacle or junction box at basement ceiling					
✓ 5) 6-116.(e)	Interior			Basement	
Violation: Fire Protection					
Notes: Install sprinkler protection over active boiler, or enclose in smoke proof room					
✓ 6) 6-116.(e)	Interior	1	7	Basement	
Violation: Fire Protection					
Notes: Install a 1 hour fire rated door with self closer at entrance to basement					
✓ 7) 6-113.(e)	Interior	1	7	Bathroom	
Violation: Maintenance of lighting fixtures					
Notes: Clean bathroom exhaust vent grate of lint and dust blocking air flow					
✓ 8) 6-108.(c)	Exterior	1	7	Various locations	
Violation: Exterior windows, doors and skylights					
Notes: Install screens in (2) windows for required ventilation					
✓ 9) 6-116.(e)	Interior	2	9	Living Room	
Violation: Fire Protection					
Notes: Replace non functioning hardwired battery back up smoke detector. It was agreed that this would be done the day of the inspection, Thank you.					

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- | | | | |
|---|----------|---|-------------------|
| ✓ 10) 6-116.(c) | Interior | 2 | Rear Hall |
| Violation: Egress Obstructions | | | |
| Notes: Remove metal storage cabinet obstructing the egress hallway | | | |
| ✓ 11) 6-108.(b) | Interior | 2 | Rear Hall |
| Violation: Interior floors, walls, ceilings and doors | | | |
| Notes: Remove peeling paint at ceiling and seal | | | |
| ✓ 12) 6-116.(e) | Interior | | Various locations |
| Violation: Fire Protection | | | |
| Notes: Check all fire doors for functioning self closer operation | | | |
| ✓ 13) 6-109.(f) | Exterior | | Walls |
| Violation: Maintenance of service to utilities. | | | |
| Notes: Install protective sill bend plates at electrical service entrance cable as it enters the building by meters, caulk and seal. | | | |

Comments: Inspected with Terri, will send 30 day notice for corrections. Note that a new boiler may be installed before next heating season, this requires a permit. At this time, the discontinued boilers shall be removed.

387-3293