

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND

March 8, 2000

Steven David Mairs
155 Congress Street
Portland, ME 04101

RE: 54 Cumberland Avenue
CBL: 013-L-004
ZONE: R6

Dear Mr. Mairs;

An evaluation of your property at 54 Cumberland Ave. on February 25, 2000 revealed the building is currently being used as a rooming house. Our records indicate that the last approved use is that of a single-family dwelling. Any time the use of a building is changed you are required to apply for a building permit for approval.

This activity constitutes a violation of 14-463.5 of the Zoning Ordinance and 107.1 of the Building Code (BOCA 1999).

This is a notice of violation pursuant to Section 116.2 of the Building Code and 14.461 of the Zoning Ordinance. It is necessary to come in within 10 days to apply for a permit to allow the present use. You will need to meet all the requirements of the R-6 Residential Zone related to lodging/rooming houses.

Attached is a copy of an application. As you will note the application requires a detailed plot plan showing all structures and their setbacks. All parking spaces shall also be denoted on this plot plan. We will need complete floor plans showing room layouts with dimensions and exiting. Any other appropriate information to a lodging use shall also be included.

If we do not receive an application by March 20, 2000 this matter shall be turned over to Corporation Counsel for legal actions and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452.

This constitutes an appealable decision pursuant to Section 121.5 of the Building Code and 14-472 of the Zoning Ordinance. Please feel free to contact me at 874-8697 if you wish to discuss this matter.

Sincerely,

Arthur Rowe
Code Enforcement Officer

Marge Schmuckal
Zoning Administrator

