



# PORTLAND MAINE

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Director of Planning and Urban Development  
Penny St. Louis Littell

February 2, 2010

DANG LOI T  
57 ROMASCO LN  
PORTLAND, ME 04101

CBL: 013 J003001  
Located at 57 ROMASCO LN

Certified Mail 70090820000141892287

## Notice of Violation/ Posting Notice

**Dear Loi T Dang:**

An evaluation of your property on 01/29/10 at 57 Romasco Lane revealed that the building is being used as rooming house with nine (9) illegal units. These nine units effectively chopped your building up and you have created a very dangerous living situation. City records (Permit # 1606, Dated 09/27/1935) indicate the legal use of the property as a single family home. This structure fails to comply with § 6-120 (a) & (c) of the Housing Code of the City of Portland.

There has been a change of use without benefit of proper permits or approvals as required under § 14-463 of the Zoning Ordinance, and § 6-107 of the Housing Code. Furthermore, pursuant to § 6-120 (c) the illegal dwelling units were posted against occupancy (unfit for human habitation) due to their general condition, number of occupants, and unsafe condition.

**These violations require immediate correction. They are as follows:**

1. The use (Rooming House) must be terminated and reverted back to the legal use (Single Family Residence), within fourteen (14) days; or
2. Submit the appropriate permit application for a change of use,
3. Remove all padlocks and exterior door latches from all nine (9) rooming units, within seven (7) days.
4. Dismantle the un-permitted (closed-in) walls/ doors used to create illegal units within the dwelling, within fourteen (14) days.
5. Repair and or replace all existing or non-functioning smoke detectors, within seven (7) days.
6. All loose-end/ spliced wires, and open outlets must be restored or repaired in accordance with the City of Portland Electrical Code.
7. All stoves, furnaces, and room heaters operated by gaseous fuel shall be removed or properly vented and maintained in safe operating condition.
  - a. Remove all un-permitted heating devices and service the furnace so that it is in safe operating condition, within fourteen (14) days of this notice.

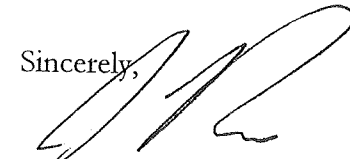
This is a notice of violation pursuant to § 14-57 of the Land Use Ordinance; the referenced violations shall be corrected within fourteen (14) days of the date of this notice. You failed to attend the meeting the City scheduled with you on 02/02/10 to explain these violations to you. However, that was your choice.

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 § 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

This constitutes an appealable decision pursuant to §121 of the Building Code and 14-472 of the Zoning Ordinance.

Please feel free to contact me at 207.874.8702 if you wish to discuss the matter or have any questions.

Sincerely,



Jon Rioux,  
Code Enforcement Officer

CC: Penny St. Louis Littell, Dir. of Planning and Urban Development, & Marge Schmuckal, Zoning Administrator