



Permitting and Inspections Department
Michael A. Russell, MS, Director

Jonathan Rioux, Inspections Director

02/23/2018

Sent via Regular Mail and Certified Mail: 70141820000140470881

Zane Shatzer
34 Howard St
Portland, ME 04101

Re: Permit # 2017-00115
Located at: 34 Howard St.
CBL: 014 E019001

Notice of Violation and Order to Correct

Robert van Wert,

On 01/31/2018, I notified you in writing that your property is in violation of the rear setback requirements as per the City's Land Use Code. I have reviewed your letter dated February 5, 2018, proposing a setback reduction pursuant to Sec. 14-437. As you acknowledged in your letter, that section applies only to buildings that were in existence on November 15, 1993. A setback reduction for this project is not available under that section.

The City of Portland seeks your voluntary compliance with the our Land Use code; enclosed is a copy of Section 14-139 "Structure Stepback" requirements. Please submit a plan of correction and revised plans that meet the Stepback requirements for the fourth floor, no later than 03/09/2018.

If you do not submit a plan of correction and revised plans that meet the Stepback requirements for the fourth floor before 03/10/2018, we will refer this matter to Corporation Counsel for enforcement action. The City may be entitled to an order to correct the violations, civil penalties in the minimum of \$100.00 per violation per day, cost and fees, and other relief, under section 1-15 of the City Code and 30-A.M.R.S. Section 4452.

You have the right to appeal this Notice of Violation and Order to Correct pursuant to section 14-472 within thirty days from the date of this letter. If you do not appeal, you may be barred from challenging my findings in the future. Please contact the Zoning Division (zoning@portlandmaine.gov) for the necessary paperwork if you decide to file an appeal.

Please contact me with any questions. Thank you for your prompt attention to this matter.

Portland, Maine

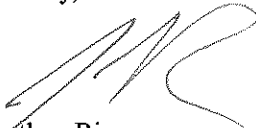


Yes. Life's good here.

Permitting and Inspections Department
Michael A. Russell, MS, Director

Jonathan Rioux, Inspections Director

Sincerely,



Jonathan Rioux,
Inspections Director

cc: Anne Torregrossa, Associate Corporation Counsel
Ann Machado, Zoning Administrator
Zane Shatzer, sent via email kennedy.shatzer@gmail.com
Robert van Wert, sent via email bob@portlandrenovations.com