



PORTLAND MAINE

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Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

July 2, 2007

PRESTON JONATHAN S
P.O. BOX 1516
CHARLESTOWN, RI 02813

Close Out
Building Demolished
COPY

CBL: 020 D008001
Located at 52 FEDERAL ST

Certified Mail 70070710000249761047

Dear Jonathan Preston:

A re-evaluation of the above-referenced property on 2nd day of July, 2007 shows that the structure fails to comply with Chapter 6. Article V. of the Code of Ordinances of the City of Portland, The Housing Code.

On the 20th day of June, 2007 I left a voice mail message with Mark from your property management requiring submission of a building permit application to our office within ten (10) days. Our office has no record of an attempt to obtain a building permit to repair the un-safe porch, and the upper-level balconies, front the property.

Attached is a list of violations.

You are required to come into our office by the 12th day of June, 2007 to submit the proper permit application.

This is a notice of violation pursuant to § 6-118 of the Code. A building permit application and all required submissions and appropriate fees must be submitted to this office within (ten) 10 days of the date of this notice.

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.

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 § 6-1 of the Code.

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

Please feel free to contact me @ 874-8702 if you wish to discuss the matter or have any questions.

Sincerely,

Jon Rioux,
Building Inspector

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager Preston Jonathan S		Inspector		Inspection Date 7/12/2007	
Location 52 FEDERAL ST	CBL 020 D008001	Status Re-Inspect 10 Days		Inspection Type Complaint-Inspection	

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108.4					
Violation:	Stairways, stairwells, stairs, porches.				
Notes:	Stairways, stairwells, stairs and porches. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.				

Comments:

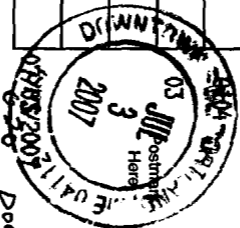
7007 0710 0002 4976 1047

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CERTIFIED MAIL TM RECEIPT
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CHESAFTON 12031 AL USE

Postage	\$	\$0.41
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Doog

INT

Sent To Preston Jonathan

Street, Apt. No.,
or PO Box No. PO Box 1516

City, State, ZIP+4 Chesfoton, NJ 02813

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Preston Jonathan S
 PO Box 1515
 Charlestown, RI 02813

C13 C00 D008

2. Article Number

(Transfer from service label)

7007 0710 0002 4976 1047

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

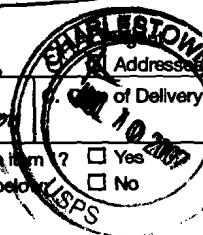
Jonathan Preston

 D. Is delivery address different from item ? Yes
 If YES, enter delivery address below No

3. Service Type

- | | |
|---|---|
| <input type="checkbox"/> Certified Mail | <input type="checkbox"/> Express Mail |
| <input type="checkbox"/> Registered | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> C.O.D. |

4. Restricted Delivery? (Extra Fee)

 Yes



PORTLAND, MAINE

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*Lec Urban- Director of Planning and Development
Jeanie Bourke - Inspections Division Director*

August 2, 2007

COPY

PRESTON JONATHAN S
P.O.BOX 1516
CHARLESTOWN, RI 02813

CBL: 020 D008001
Located at 52 FEDERAL ST

Hand Delivery

Dear PRESTON JONATHAN S ,

STOP WORK ORDER

An evaluation of the above-referenced property on 08/02/2007 revealed that building construction was being conducted without benefit of a valid building permit as required by Section 105.1 of the 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

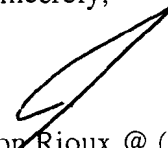
Appropriate permitting has not been issued for the property listed above, therefore all construction activity at that property must STOP immediately. This is a STOP WORK ORDER pursuant to Section 114. of 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

You may resume construction activity only after issuance of the appropriate building permit and the subsequent lifting of this order. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

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 and in Title 30-A of M.R.S.A. Section 4452. This constitutes an appealable decision pursuant to Section 112 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me.

Sincerely,



Jon Rioux @ (207) 874-8702
Building Inspector

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager PRESTON JONATHAN S		Inspector Jon Rioux	Inspection Date 8/2/2007
Location 52 FEDERAL ST	CBL 020 D008001	Status Stop Work Order	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 105.1	Exterior			Porch	
Violation: Building w/o Permit					
Notes: Building/ Demolition without benefit of a permit.					

Comments: Mr. Preston was advised in a previous letter to come into our office for a building and demolition permit. He came in on the 2nd day of August, 2007, and notified our staff that he had workers there, and they were going to start work regardless if he had a permit in hand..

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

INVOICE FOR FEES

Owner:	PRESTON JONATHAN S
Location:	52 FEDERAL ST
CBL:	020 D008001
Invoice Date:	08/02/2007

Fee Description	Fee Charge
08/02/2007 BELATED PERMIT FEE	\$50.00
08/02/2007 RE-INSPECTION FEE	\$75.00
08/02/2007 STOP WORK REMOVAL FEE	\$100.00
Amount Due Now:	\$225.00

Detach and remit with payment

Bill to: PRESTON JONATHAN S
P.O.BOX 1516
CHARLESTOWN, RI 02813

CBL 020 D008001
Invoice Date: 08/02/2007
Invoice No: 508
Total Amt Due: \$225.00
Payment Amount:

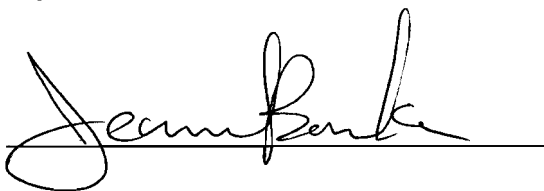
Make checks payable to the *City of Portland*, Inspections Division, Room 315, 389 Congress Street, Portland, ME 04101.

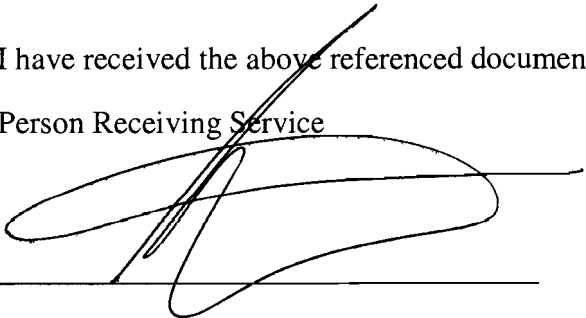
**City of Portland
Inspection Services
RETURN OF SERVICE**

On the 2nd day of August, 2007 I made service of the stop work order no building permit upon, 52 Federal, at City Hall Rm 315
Jonathan Preston

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.
- By delivering a copy to an agent authorized to receive service of process, and whose name is _____.
- By (describe other manner of service) _____

DATED: 8/2/07

Signature of Person Making Service


I have received the above referenced documents
Person Receiving Service


- _____
- Refused to sign
- Unable to sign

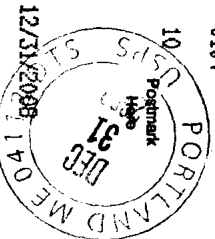
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.42
Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$2.20
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.32

Sent To **020-0005**



Freston Jonathan

Street, Apt. No.
or PO Box No.

P.O. Box 1516

City, State, ZIP+4

Charlestown, RI 02813

PS Form 3800, June 2002

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Preston Jonathan
P.O. Box 1516
Charlestown, RI 02813

20 D008

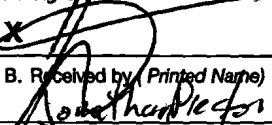
2. Article Number

(Transfer from service label)

7003 3110 0002 6063 7117

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 

B. Received by (Printed Name)

Jonathan Preston

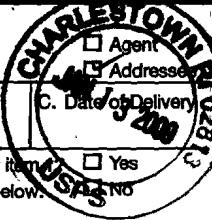
D. Is delivery address different from item A?
 If YES, enter delivery address below.

Agent

Addressee

C. Date of Delivery

Yes
 No



3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes



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*Director of Planning and Urban Development
Penny St. Louis Littell*

*Inspection Services, Director
Jeanie Bourke*

December 31, 2008

PRESTON JONATHAN S
P.O.BOX 1516
CHARLESTOWN, RI 02813

CBL: 020 D008001
Located at 52 FEDERAL ST

Certified Mail 7003 31110 0002 6063 7117

Dear PRESTON JONATHAN S ,

POSTING NOTICE

An evaluation of the above-referenced property on 12/31/2008 revealed that the structure fails to comply with Section 6-120.1 of the Housing Code of the City of Portland.

Attached is a list of the violations.

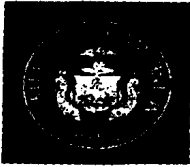
Based on that list, and pursuant to Section 6-120.3, this office declares the dwelling unit is unfit for human habitation. A re-inspection of the premises will occur 01/05/2009, at which time the dwelling unit must be totally vacated and secured from ~~VALUATION~~.

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 Code. Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

Suzanne Hunt @ (207) 874-8707
Building Inspector



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
Jeanie Bourke*

December 31, 2008

PRESTON JONATHAN S
P.O.BOX 1516
CHARLESTOWN, RI 02813

CBL: 020 D008001
Located at 52 FEDERAL ST

Certified Mail 7003 31110 0002 6063 7117

Dear PRESTON JONATHAN S ,

POSTING NOTICE

An evaluation of the above-referenced property on 12/31/2008 revealed that the structure fails to comply with Section 6-120.1 of the Housing Code of the City of Portland.

Attached is a list of the violations.

Based on that list, and pursuant to Section 6-120.3, this office declares the dwelling unit is unfit for human habitation. A re-inspection of the premises will occur on 01/05/2008, at which time the dwelling unit must be totally vacated and secured from vandalism.

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 Code. Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

Suzanne Hunt @ (207) 874-8707
Building Inspector

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager PRESTON JONATHAN S		Inspector Suzanne Hunt	Inspection Date 12/31/2008
Location 52 FEDERAL ST	CBL 020 D008001	Status	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-120.1 thru 5

Violation: Posted against occupancy.

Notes:

Sec. 6 120. Properties unfit for human habitation; and posted against occupancy.

Any dwelling, dwelling unit, rooming house, rooming unit, or any structure or portion thereof being used for human habitation which is in violation of the provisions of this article to the extent that it is unfit for human habitation according to the standards contained herein or other applicable standards may be condemned for habitation and posted against occupancy by the building authority. Property unfit for human habitation shall include but not be limited to:

(a) Properties which are either damaged, decayed, dilapidated, unsanitary, unsafe, or vermin infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public;

(b) Properties which lack plumbing, ventilating, lighting or heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public;

Comments: This property has no water, is unlocked and has at least one broken window



LEGAL NOTICE

POSTED AGAINST OCCUPANCY

Occupancy of these premises is NOT permitted due to conditions dangerous or detrimental to life or health. Entrance into the premises without approval of the City of Portland Division of Inspection Services is PROHIBITED.

Violations of Article 6, Section 120 of the City of Portland Code of Ordinances.

All persons acting contrary to this order or removing or mutilation of this notice are liable to arrest unless such action is authorized by the City of Portland Division of Inspection Services.

Code Enforcement Officer *Suzanne* Date *12/31/08*

City of Portland 389 Congress Street Room 315 Portland, Maine 04101 (207)874-8703