



Planning & Urban Development Department

March 19, 2015

35 Mayo Street LLC
PO Box 924
Portland, ME 04104

CBL: 022 I019001 CERTIFIED & REGULAR MAIL: 70033110000260637216

LOCATED AT: 35 Mayo Street St.
RE: Notice of Violation

Dear Mr. At-Am-Aki:

An evaluation of the above-referenced property on 02/27/2015 revealed that the structure fails to comply with the City's Building, and Zoning Codes specifically, §105.1 Permits Required, 111.1 Use and Occupancy, and §14-57. See attached list of violations. Furthermore, our files indicate that Permit(s) # 090868, 20094648, 100002, 20108213, and 20104559 have not been finalized, nor has the City issued a Certificate of Occupancy for your building.

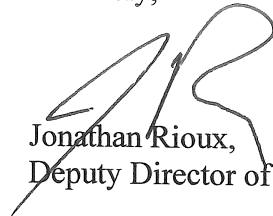
The City is willing to work cooperatively with you to create an appropriate action plan to address this situation and to streamline all necessary permits amendments; however, there are minimum safety standards that must be met. Accordingly, you must immediately discontinue use of the basement level as residential sleeping rooms (bedrooms) until such time as the necessary plans have been submitted and City permits have been obtained, and a Certificate of Occupancy is issued. Before you may proceed with this new basement level use, you must submit a building permit application amendment for any after-the-fact construction, change of use, or alteration of the property. You will be required to submit electronic documents of sufficient clarity to indicate the location, nature and extent for the work/uses proposed and show in detail that it will conform to the City's Building and Land Use Codes (<http://www.portlandmaine.gov/796/Building-Inspections>). The City may also require that the plans are prepared by a Design Professional and bear their seal.

A re-evaluation of the property will occur on 03/26/2015 to verify that the residential bedrooms on the basement level or vacated, and that a Final/ Certificate of Occupancy inspection was scheduled for the Permits listed above.

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 Portland City Code and in Title 30-A of M.R.S.A § 4452.

This letter constitutes a decision from which you may appeal pursuant to § 6-127 of the Portland City Code and Rule 80B of the Maine Rules of Civil Procedure. If you have any questions, please do not hesitate to contact me at 207.874.8701.

Sincerely,



Jonathan Rioux,
Deputy Director of Inspection

cc: Tenants of 35 Mayo St.
Adam Lee, Associate Corporation Counsel
Keith Gautreau, Acting Assistant Chief of Fire Prevention

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager 35 MAYO STREET LLC		Inspector Chuck Fagone	Inspection Date 2/27/2015
Location 35 MAYO ST	CBL 022 I019001	Status Violations Exist	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 105.1	Interior			Basement	
Violation:	BUILDING W/O PERMIT; Any owner or authorized agent who intends to construct, enlarge, alter, repair move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.				
Notes:	A Certificate of Occupancy was not issued for this property, see Building Permit # 090868.				
Comments:	Immediately discontinue use of the basement level as residential sleeping rooms (bedrooms) until such time as the necessary plans have been submitted and City permits have been obtained, and a Certificate of Occupancy is issued.				
