



PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis Littell

Inspection Services, Director
Tammy Munson

March 12, 2009

JASON R CABANA
69 WASHBURN AVE
PORTLAND , ME 04102

CBL: 022 I026001
Located at 66 SMITH ST
Permit # 08-0177

Hand Delivery

STOP WORK ORDER

Dear Mr. Cabana,

An evaluation of the above-referenced property on March 12, 2009 revealed that the building construction was in violation of the conditions of approval stated on Building Permit # 08-0177. The condition states: ***This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc.*** By installing the electrical and plumbing infrastructure for the additional kitchen, the next step would be to install the associated fixtures. The City cannot allow this project to proceed as this 3rd dwelling unit has not been approved. We understand it is your intention to add property from an adjacent lot in order to meet the minimum lot size for the additional dwelling. This process must be initiated prior to continuance of this project. Pursuant to Sec. 105.1 of the 2003 International Building Code, a separate application for permit shall be submitted for approval of a Change of Use prior to continuance of work at this property.

Appropriate permitting for the intended use and occupancy of the building 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 the 2003 International Building 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. You can also visit our website at www.portlandmain.gov and go to the Planning Department to download applications.

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.

Respectfully,

Jeanie Bourke @ (207) 874-8715
Code Enforcement Officer/Plan Reviewer