



PORTLAND MAINE

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

**Inspection Services, Director
Jeanie Bourke**

October 07, 2008

MORALES VICTOR F &
45 SMITH ST
PORTLAND, ME 04101

**CBL: 022 L010001
Located at 45 SMITH ST**

Certified Mail 7003 3110 0002 6063 6530

Dear Morales Victor F & ,

An evaluation of the above-referenced property on 09/29/2008 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. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on 10/13/2008 at which time compliance will be required. 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.

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

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

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.

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 Morales Victor F &		Inspector Suzanne Hunt	Inspection Date 9/29/2008
Location 45 SMITH ST	CBL 022 L010001	Status	Inspection Type Complaint-Inspection.

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108.e	Exterior				
Violation: Chimneys, flues and vent.					
Notes: Loose bricks in chimney must be repaired.					
2) 14-187 (B)	Interior		1		
Violation: Zoning Ordinance					
Notes: Use of property as boarding house is illegal. Individual bedrooms cannot be rented as such.					
3) 6-109.e	Exterior				
Violation: Rodent and vermin control.					
Notes: Yard and shed must be cleared of debris					
4) 6-109.b	Exterior				
Violation: Maintenance of shared areas.					
Notes: Discarded oil tank in yard must be disposed of.					

Comments: first floor has 4 bedrooms, locks on individual bedrooms, being used as boarding house. Chimney needs mortar repair, shed needs to be cleared of debris, trash bags in side yard, discarded wood and oil tank must be removed.

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