



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

October 2, 2017

85 CUMBERLAND AVENUE LLC
405 WEST YALE CIR
GLENWOOD SPRINGS, CO 81601

CBL: 026 H003001
Located at: 52 MYRTLE ST

Certified Mail 7014 1820 0001 4047 1741

Dear 85 CUMBERLAND AVENUE LLC,

An evaluation of the above-referenced property on **10/02/2017** revealed that the premises fails to comply with 30-A.M.R.S.A. ss 3751, et seq. and Section 12-19 of the Garbage and Solid Waste Removal Code of the City of Portland and Section 22-3 of the Rodent and Vermin Control Ordinance of the City of Portland.

You are required to provide an adequate number of covered, water tight, rodent proof containers to store all refuse during the intervals between collection for each dwelling unit. You are also required to keep the area clean and free of debris.

After collection day you are required to pick up any debris that got out of the bags or that was not picked up by trash collectors immediately.

This is a notice of violation pursuant to Section 22-9 and 12.79 of the Code. All referenced violations shall be corrected within 7 days of the date of this notice. A re-inspection of the premises will occur on **10/09/2017** 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 and in Title 30-A-M.R.S.A. ss 4452.

Please feel free to contact me at 874-8696, if you wish to discuss the matter or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Duval", written over a large, stylized circular flourish.

Jason Duval
Code Enforcement Officer



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Dear 85 CUMBERLAND AVENUE LLC,

An evaluation of the above-referenced property on **10/02/2017** 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 7 days of the date of this notice. A re-inspection of the premises will occur on **10/16/2017** 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 \$150.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$150.00 fee will be assessed for each inspection.

Sincerely,

/s/

A handwritten signature in black ink, appearing to read "Jason Duval", written over a large, stylized flourish.

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager 85 CUMBERLAND AVENUE LLC		Inspector Jason Duval	Inspection Date 10/2/2017
Location 52 MYRTLE ST	CBL 026 H003001	Status Violations Exist	Inspection Type Trash on Property/junk vehicles

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-109.(d)

Violation: DISPOSAL OF RUBBISH, ASHES, GARBAGE AND WASTE; Separate watertight, tightly covered plastic or metal containers shall be provided, one (1) or more for garbage and other food wastes, one (1) or more for rubbish, paper, and other non food wastes, and one (1) or more metal containers for ashes, and all such containers shall be kept covered at all times so as to prevent the ingress and egress of flies, rats or other animals. Plastic or paper bags or boxes are not considered "containers" for purposes of this section. Ashes shall be cold when placed in containers for collection. Such containers shall be cleaned periodically so that they will not become foul or offensive and shall be placed in convenient locations for removal of the contents by persons authorized to collect the same. Every occupant of a dwelling, dwelling unit, rooming house or rooming unit shall place or cause to be placed all garbage, rubbish and other waste material in such containers and shall not permit any accumulation or deposit of such substances in or about the premises except in said containers. The responsibility for the provision of such containers shall be as follows

1.It shall be the duty of every occupant of every dwelling occupied by not more than two (2) families to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

2.It shall be the duty of the owner or operator of every multiple dwelling to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

3.It shall be the duty of every owner or operator of a rooming house to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

Notes: Parking lot area needs to be clean and free of debris.

2) 6-109.(b)

Violation: MAINTENANCE OF SHARED AREAS.; MAINTENANCE OF SHARED AREAS. EVERY OWNER OR OPERATOR OF A MULTIPLE DWELLING OR ROOMING HOUSE SHALL MAINTAIN IN A CLEAN AND SANITARY CONDITION THE SHARED OR PUBLIC AREAS OF THE DWELLING AND DWELLING PREMISES.

Notes: Parking lot area needs to be clean and free of debris.

Comments: 10/2 Inspection- Large amounts of trash and debris in parking lot. Trash bags scattered around. Wood, tarps, and other building debris all around parking lot.