



PORTLAND MAINE

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

**Inspection Services, Director
Jeanie Bourke**

February 09, 2009

ZARRAS MONUMENT COFFEE HOUSE
C/O FLASHMAN ENTERPRISES, LLC
24 MONUMENT SQUARE

CBL: 027 F003001
Located at 22 Monument Sq

Hand Delivery

Dear 22 Monument Square Llc,

NOTICE OF VIOLATION

An evaluation of the above stated property on 01/28/2009 vealed that this office has no record of a building permit being issued to this location.

The property is in violation of Section 14-52 of the Portland Zoning Ordinance as stated below:

Section 14-52 Conformity Required: No building or structure shall be erected, altered, enlarged, rebuilt, moved or used, and no premises shall be used unless in conformity with the provisions of this article.

This is also a Violation in pursuant to Section 105.1 of the 2003 International Building Code: An application shall be submitted to the code official for the following activities, and these activities shall not commence without a permit being issued in accordance with Section 105.0; construct or alter a structure, construct an addition, demolish or move a structure, make a change in occupancy, install or alter any equipment which is regulated by this code, move a lot line which affects an existing structure.

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 and Section 14-57 of the Portland Zoning Ordinance. This constitutes an appealable decision pursuant to Section 112 of the City of Portland Building Code.

You have thirty (30) days in which to complete and submit a building pe:02/18/2009 ffice which has been included for your convenience. A re-inspection will occur on . You will be contacted with a time to meet with me on site to confirm the removal of the illegal activity or compliance with an approved building permit.

You have the right to appeal this decision (section 112). If you wish to pursue an appeal you may contact Marge Schmuckal, Zoning Administrator at 874-8695 to appear before the Zoning Board of



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Appeals.

If you have any questions you may contact me to discuss this matter further.

Sincerely,

Suzanne Hunt @ (207) 874-8707
Building Inspector