



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

*Ann Machado, Zoning Administrator*

**NOTICE OF VIOLATION AND ORDER TO CORRECT**  
**Sent by Certified Mail (70150920000107766522) and by Regular Mail**

February 15, 2018

Tempo Dulu LLC  
6 Rockbrook Drive  
Camden, ME 04843

Re: 163 Danforth Street – 044 H003– C-15 Contract Zone.

To Whom It May Concern:

On February 1, 2018, Jason Grant, Lifesafety Code Enforcement Officer and Plan Reviewer, inspected the above-referenced property and observed a rooming unit in the basement with a small refrigerator and hotplate for the housekeeping staff. The permitted uses for the property are spelled out in the “Order Authorizing Amendment to City Code Sec. 14-49 (Zoning Map Amendment) Re: Conditional Rezoning for Property in the Vicinity of 163 Danforth Street” as approved by the City Council on 11/29/04 (the “C-15 Contract Zone”). It allows a bed and breakfast defined as, “An establishment that provides overnight accommodations to transient guests whose actual occupancy is limited to no more than thirty (30) days out of the any sixty (60) day period. No cooking facilities shall be permitted in any of the guestrooms”. The bed and breakfast is limited to a maximum of nine guestrooms. It also allows the property to be used as a meeting facility and as a restaurant for up to thirty-four people at a time. The Conditional Rezoning Amendment does not specifically allow a rooming unit with cooking equipment for housekeeping staff.

To remedy this violation, you have thirty days from the date of this letter to remove the housekeeping unit in the basement and restore the room to what was originally approved. An inspection will be scheduled to confirm this has been corrected.

If you do not do so, the City will refer this matter to the City’s Corporation Counsel’s office for enforcement action. The City may be entitled to an order to correct the violations, civil penalties in the minimum of \$50 per violation per day, costs and fees, and other relief, under section 1-15 of the City Code and 30-A M.R.S. § 4452.

You have the right to appeal this Notice of Violation and Order to Correct pursuant to section 14-472 within thirty days from the date of this letter. If you do not appeal, you may be barred from challenging my findings in the future. Please contact the Zoning Division for the necessary paperwork if you decide to file an appeal.

Please contact me with any questions. Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'ABM', with a long horizontal flourish extending to the right.

Ann B. Machado  
Zoning Administrator  
Permitting and Inspections Department  
City of Portland  
(207) 874-8709  
amachado@portlandmaine.gov