



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

January 5, 2007

STEPHENS CLARK B
198 Spring Street
PORTLAND, ME 04102

Certified Mail 7006 0810 003 7989 2185

CBL: 045 F026001
Located at 198 SPRING ST

Dear Mr. Stephens,

A re-inspection of the above-referenced property on 12/29/2006 shows that the structure continues to fail to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. The intention and responsibility of the Building Inspection Department is to maintain safe housing for the residents of Portland. To that end we are requiring you to correct the 8 violations cited and to clear the 3 floor of all utilities unit before any other work proceeds. Please be advised that following the first inspection dates, all subsequent inspections will be billed at \$75.00 per inspection.

If you fail to comply within the permitted time frame, the matter will be referred 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.

I have enclosed the following:

1. A list of eight violations from 12/29/06 inspections. This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected before any future permits for this property will be issued. A re-inspection of the premises will occur on the 17th day of January, for violations 7 and 8, at which time compliance on these violations will be required. A re-inspection of violations 1-6 will occur on the 7th day of February 2007 at which time compliance will be required.
2. Stop Work Order for apartment # 2. The enclosed Stop Work Order regarding apartment 2, second floor front, is effectively immediately.

The framing work that is being done on apartment 2 requires a permit.

The inspection department will not consider your permit application until all eight violations cited 12/29/06 are corrected.

3. A Posting Notice for apartments 1 and 2 prohibiting habitation.
Apartments 1 and 2 are uninhabitable and are posted as such.

4. A Posting Notice for the third floor. Change of use Permit # 03 1544 issued January 9th, 2004 requires that all kitchen equipment including cabinets be removed from the third floor illegal unit. The inspection on 12/29/2006 revealed these requirements have not been met.

You must remove all kitchen appliances including cabinets from 3rd floor.

This 3rd floor unit is being officially posted against occupancy.

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

For your information I have enclosed a copy of Chapter 6: Buildings and Building Regulations.

Sincerely,

Suzanne Hunt @ (207) 874-8707

CC: Law Offices of John Branson P.A.

City of Portland Historic Preservation, Deb Andrews

City Of Portland Corporate Counsel, Mary Costigan

Enclosures.

1. Inspections violations (two pages).
2. Stop Work Order, second floor front, apartment #2. (one page)
3. Posting Notice Second floor apartment # 2 and First floor apartment # 1. (one page)
4. Posting Notice for third floor illegal unit.
5. Chapter Six: City of Portland Buildings and Building Regulations