



Planning &amp; Urban Development Department

March 20, 2015

Barbara Barron & Frank Joseph Teras  
40 Deering Avenue  
Portland, ME 4101

Certified Mail: 70033110000260636790

CBL: 053 C013001  
RE: Located at 40 Deering Avenue

Dear Mr. Frank Teras:

This letter is written to memorialize our conversation and site visits regarding your building/ property located at 40 Deering Avenue (the "Building").

As you agreed, a catastrophic fire on September 16, 2014 severely damaged your two-family building creating an unsafe condition that our Department has deemed unfit for human habitation. Furthermore, our files indicate that demolition permit application # 2014-02503 has not been finalized, and the City has deemed your application "abandoned".

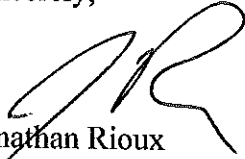
The City Inspections Division has determined that the structure now constitutes an imminent and serious threat to public safety. Subsequent inspections of the property have revealed that the condition of the building continues to deteriorate. I enclosed an inspection report and photographs for your information. The City has determined that no portion of the building is salvageable.

If immediate action is not taken (i.e. renewal of building permit 2014-02503, accompanied with a Sidewalk Closure Permit from the City's Public Services Department) on this matter the City will seek consent from all parties in interest to authorize demolition of the remainder of the building and secure the site (see form attached to this e-mail). We will then seek and be entitled to costs pursuant to the Maine Dangerous Building statute, 17 M.R.S. § 2851 et seq. In the event the City is unable to secure all interested parties' consent to the demolition of the building, we will be forced to seek a court order authorizing the same as well as recovery of its costs and attorney's fees.

A re-evaluation of the property will occur on 03/27/2015 to one (1), verify fire that a Sidewalk Closure Permit was submitted to the City's Public Services Department, and two (2), that abandoned demolition permit # 2014-02503 was reinstated. Your earliest attention to this matter would be very much appreciated.

Please contact me at (207) 874-8701 when you receive this notification.

Sincerely,



Jonathan Rioux  
Deputy Director of Inspections

cc: Adam Lee, Associate Corporation Council  
Keith Gautreau, Acting Assistant Fire Chief of Prevention and Community Outreach  
John Medici, KR Stiffler Construction, 32 Tandberg Trail, Windham, ME 04062