



PORTLAND MAINE

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

March 11, 2008

FRIEDLAND MICHAEL J
422 PREBLE ST
SOUTH PORTLAND, ME 04106

CBL: 054 C009001
Located at 11 RUSSELL ST

Certified Mail 70070710000135801215

NOTICE OF VIOLATION: POSTING NOTICE

Dear Michael Friedland:

An evaluation of the above-referenced property on the 25th day of February, 2008 reveals that the structure fails to comply with Chapter 14, Article III, of the Code of Ordinance of the City of Portland.

Our files (1957-Present) indicate that the legal zoning use for 11 Russell St is four (4) residential dwelling units. This office has no record of a building permit being issued to alter the existing legal use to five (5) dwelling units.

The "storage unit" converted to an illegal dwelling unit must be vacated or returned to the approved use by the 1st day of May, 2008. A building permit must be filed with this office prior to any renovation work. Furthermore, a plan of correction addressing the Lifesafety® and State code violations identified by Ben Wallace, Fire Prevention Officer must be submitted to prevent further enforcement action from this office.

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 § 6-1 Code and in Title 30-A of M.R.S.A. § 4452 and § 14-57 of the Portland Zoning Ordinance.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

This constitutes an appealable decision pursuant to § 6-127 of the Code.

Please feel free to contact me @ 874.8702 if you have any questions or would like to discuss this matter further.

Sincerely,

Jon Rioux,
Code Enforcement Officer
CC: Marge Schmuckal, Zoning Administrator & Ben Wallace, Fire Prevention Officer