



PORTLAND MAINE

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

August 13, 2007

WAGABAZA DAVID A
211 DANFORTH ST
PORTLAND, ME 04102

CBL: 057 E008001
Located at 211 DANFORTH ST

Certified Mail 70070710000249761191

NOTICE OF VIOLATION

Dear David Wagabaza:

An evaluation of the above-referenced property on the 11th day of July, 2007 reveals that the structure fails to comply with Chapter 14, Article III, of Code of Ordinance of the City of Portland.

An evaluation of your property with confirmation of your staff members indicates that there is an illegal dwelling apartment unit. Our files indicate that 209-211 Danforth St. with a certificate of occupancy from May 15, 1974, lists the uses of the property as a grocery store, a beauty parlor and a tavern. This office has no record of a building permit being issued to alter the existing legal use to accompany "an apartment" unit occupancy.

You must come back into our office within thirty (30) days of this notice for submission of a change of use permit. If you do not contact this office by the 12th day of September, 2007, the illegal dwelling will be posted-against occupancy.

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: Ann Machado, Zoning Specialist