

DEPARTMENT DIRECTOR
Lee D. Urban



DIVISION DIRECTORS
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT
NOTICE OF VIOLATION

September 10, 2004

Ms. Cecile Laplante
69 West Street
Portland, Maine 04102

Location: 69 West Street, Portland Maine
CBL: 063-C-016

CERTIFIED MAIL: 70033110000260620225

Also mailed (encl) MAIL
9/10/04

Dear Ms. Laplante,

It has come to the attention of this office that an illegal unit has been added at the above stated property address. This office has no record of a building permit being issued to this location to alter the existing legal use at this time of a "three family structure".

The property is in violation of Section 14-52 of the Portland Zoning Ordinance as stated below;

Section 14-52 Conformity Required: *No building or structure shall be erected, altered, enlarged, rebuilt, removed or used, and no premises unless in conformity with the provisions of this article.*

This is also a Violation in pursuant to Section 107.1 of the 1999 BOCA Building Code: *An application shall be submitted to the code official for the following activities, and these activities shall not commence without a permit being issued in accordance with Section 108.0 (see attached); construct or **alter a structure**, construct an addition, demolish or move a structure, **make a change in occupancy**, install or alter any equipment which is regulated by this code, move a lot line which affects an existing structure.*

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 Section 1-15 of the Code and in Title 30-A of M.R.S.A. Section 4452 and Section 14-57 of the Portland Zoning Ordinance. This constitutes an appealable decision pursuant to Section 121.5 of the City of Portland Building Code.

You have thirty (30) days in which to vacate this unit and remove all kitchen facilities. A re-inspection will occur on October 12, 2004. You will be contacted with a time to meet with me on site to confirm the discontinuation of the illegal unit.

You have the right to appeal this decision (section 14-472). If you wish to pursue an appeal you may contact Marge Schmuckal, Zoning Administrator at 874-8695 to appear before the Zoning Board of Appeals.

If you have any questions you may contact me at 874-8697 to discuss this matter further.

Sincerely,

Jodine Adams
Code Enforcement Officer

Cc: Marge Schmuckal, Zoning Officer, Michael J. Nugent, Inspection Services Manager

5220 240, 2000 DTTE E002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4