



PORTLAND MAINE

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

Acting Director of Planning and Urban Development
Greg Mitchell

Inspections Division Director
Tammy Munson

March 2, 2012

Mahfuz Fulli
30 Woodfield Rd
Portland, ME 04102

CERTIFIED NUMBER: 7010 1870 0002 8136 5663

RE: 372-374 Park Ave

CBL: 067 C003

Case Number: 2012-01-3156

Dear Mahfuz Fulli,

NOTICE OF INTENT TO PROSECUTE

An evaluation of the above-referenced property on 1/26/2012 revealed that the structure and premises fail to comply with previous violation notices sent to you. Attached is a list of those violations.

More specifically, the property continues to be in violation of Article V of the Housing Code of the City of Portland. See attached notices. All violations referenced in the attached notices shall be corrected on or before **March 7, 2012**, when a re-inspection of the premises will occur.

Please be aware that this is also a notice of intent to prosecute. This matter has been 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, and in Title 30-A M.R.S.A. section 4452.

Please also be advised that pursuant to section 6.2 of the Code you are required to pay a \$225.00 re-inspection fee on or before **March 7, 2012**. Failure to pay this fee on or before the aforementioned deadline will result in a lien being placed against the property pursuant to section 1-16 of the Code.

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

Sincerely,

George Froehlich
Code Enforcement Officer
389 Congress St. Portland, ME 04101 (207) 874-8707

cc: Danielle P. West-Chuhta, Associate Corporation Counsel
Tammy Munson, Inspections Division Director

**CITY OF PORTLAND
 PLANNING AND URBAN DEVELOPMENT DEPARTMENT
 389 CONGRESS STREET
 PORTLAND, MAINE 04101**

INSPECTION VIOLATIONS

Owner Mahfuz Fulli		Code Enforcement Officer George Froehlich	Inspection Date 1/26/12
Location 372-374 Park Ave	CBL 067 C003	Status Open	Case Number 2012-01-3156

- 1. Sanitation and maintenance of equipment; division of responsibility therefor.-City Ord. § 6-109.(a,d2.)**

Properly dispose of trash and debris scattered around premises and piled up in driveway.

(a) Maintenance of assigned areas. Every occupant of a dwelling, dwelling unit, or rooming unit shall maintain in a clean and sanitary manner that part of the dwelling, dwelling unit, or rooming unit, and dwelling premises which he or she occupies and controls.

(d) Disposal of rubbish, ashes, garbage and waste. Separate watertight, tightly covered plastic or metal containers shall be provided, one (1) or more for garbage and other food wastes, one (1) or more for rubbish, paper, and other non-food wastes, and one (1) or more metal containers for ashes, and all such containers shall be kept covered at all times so as to prevent the ingress and egress of flies, rats or other animals. Plastic or paper bags or boxes are not considered "containers" for purposes of this section. Ashes shall be cold when placed in containers for collection. Such containers shall be cleaned periodically so that they will not become foul or offensive and shall be placed in convenient locations for removal of the contents by persons authorized to collect the same. Every occupant of a dwelling, dwelling unit, rooming house or rooming unit shall place or cause to be placed all garbage, rubbish and other waste material in such containers and shall not permit any accumulation or deposit of such substances in or about the premises except in said containers. The responsibility for the provision of such containers shall be as follows:

2. It shall be the duty of the owner or operator of every multiple dwelling to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

2. **Minimum standards for structural elements.** .-City Ord. § 6-108.(c)

Repair or replace front entry door missing glazing. Replace missing front entry door.

Exterior windows, doors and skylights. Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair.