



Permitting and Inspections Department
Michael A. Russell, MS, Director

Ann Machado, Zoning Administrator

March 20, 2017

NOTICE OF VIOLATION AND ORDER TO CORRECT
Sent by Certified and Regular Mail

Bui Phung and Thanh Trinh
110 Douglass St.
Portland, ME 04102

Re: 110 Douglass St – CBL 079-A-029 – R-5 Residential Zone

Dear Bui Phung and Thanh Trinh:

Sometime between 2007 and 2010, you paved the front portion of your lot and created a parking area. Creating a parking area in a front yard is a violation of section 14-336(a) of the City of Portland Code of Ordinances (attached), which requires that “where off-street parking for six or fewer vehicles is required or provided in any residence zone, it shall not be located closer than 50 feet to any street line if less than five feet from any lot line and shall not be closer to any street line than the required depth of the front yard for the same lot.” Furthermore, the pavement extends beyond your front property line and onto city-owned property, without an easement or other permission from the City.

Within 60 days of the date of this letter, you must bring the property into compliance by removing all pavement except for that driveway and walkway area which existed prior to 2007. Once the pavement is removed, all exposed soils must be permanently stabilized by loaming and seeding.

If you do not bring the property into compliance within 60 days of the date of this letter, the City will refer this matter to the City’s Corporation Counsel’s office for enforcement action. The City may be entitled to an order to correct the violations, civil penalties in the minimum of \$100 per violation per day, costs and fees, and other relief, under Section 1-15 of the City’s Code of Ordinances and 30-A M.R.S. § 4452.

You have the right to appeal this Notice of Violation and Order to Correct pursuant to section 14-472 within thirty days from the date of this letter. If you do not appeal, you may be barred from challenging my findings in the future. Please contact the Zoning Division for the necessary paperwork if you decide to file an appeal.

Please contact me with any questions. Thank you for your prompt attention to this matter.

Sincerely,

Christina Stacey
Zoning Specialist
(207) 874-8695

cstacey@portlandmaine.gov