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DEPARTMENT OF PLANNING AND DEVELOPMENT
NOTICE OF VIOLATION

April 27, 2004

Susan Bissonette
140 William St.
Portland, Maine
04101

Re: 140 William St. (081 B011) **Cert. Mail Receipt Number 7003 3110 0002 7278**

Dear Ms. Bissonette,

An evaluation of the above property on this date by C.E.O. Kevin Carroll and myself revealed that the detached garage has been converted to a living space without benefit of approvals and permits. The living space contains of kitchen facilities and a private bath and is self-contained. The City Zoning Regulation defines this condition as a dwelling unit. The property is located in the R3 and R5 Zones.

The above, described, condition is in violation of Section 14-52 and 14-463 of the Municipal Zoning Ordinance and Section 6-107.1 of the Building Code. This is a notice of violation pursuant to Section 14-56 of the Municipal Zoning Ordinance and Section 6-116.2 of the Building Code. The property must be made to conform by either obtaining required permits or eliminating the unauthorized construction. A reinspection of the premises will occur on 5/27/2004 at which time compliance is required. It should be noted that the stairs that were constructed do not comply with the building code and it appears that there are not emergency escape windows in the sleeping area, as required.

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 M.R.S.A. ss 4452. This constitutes an appealable decision pursuant to Section 14-472 of the Municipal Zoning Ordinance and Section 121.5 of the Building Code. You have the right to appeal this decision. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to apply. Please feel free to contact me at 874-8700, if you wish to discuss the matter or have any questions.

Yours truly,

Mike Nugent
Manager of Inspection Services

