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Corporation Counsel
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April 5, 2012

Mr. Glen Stimson
29 Woodspell Rd.
Scarborough, ME 04074


RE: 79 Island Avenue

Dear Glen:

This letter is written to memorialize our recent conversations regarding your mother's property located at 79 Island Avenue, Peaks Island (the "Property"). As we discussed, your mother is currently not residing on the property. You noted during our conversation that you understand that the violations of the City Code (identified in the enclosed letter) need to be promptly remedied. Consequently, you have agreed to hire a professional cleaning company to clean the Property and to therefore have the violations remedied on or before Friday, April 27th, 2012. The City will verify that the cleaning has occurred immediately thereafter.

If you have any questions or disagree with this summary, please contact me at anytime.

Sincerely,


Danielle West-Chuhta
Associate Corporation Counsel

cc: Mary T. Stimson, owner of 79 Island Avenue
Tammy Munson, Building Inspections Division Director

Acting Director of Planning and Urban Development
Greg Mitchell

Inspections Division Director
Tammy Munson

April 2, 2012

Mary Stimson
79 Island Avenue
Peaks Island, Maine
04108

HAND DELIVERY

RE: 79 Island Avenue - **POSTING NOTICE**

CBL: 084 I008 001 Case Number: 2012-03-3637

Dear Mary Stimson,

An evaluation of the above-referenced property on 3/29/2012 revealed that the structure fails to comply with Section 6-120.1 of the Housing Code of the City of Portland.

Attached is a list of the violations.

Based on that list, and pursuant to Section 6-120.3, this office declares the dwelling unit is unfit for human habitation. Failure to comply with this notice may result in the City filing an enforcement action against you in court seeking, among other things, civil penalties and attorney fees, as provided for in section 1-15 of the City Code in 30-A of M.R.S.A § 4452.

This notice constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

Tammy Munson
Director, Inspections & Code Enforcement

cc: Danielle P. West-Chuhta, Associate Corporation Counsel

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

INSPECTION VIOLATIONS

| | | | |
|-------------------------------------|----------------------------|--|--|
| Owner Mary Stimson | | Code Enforcement Officer Paul Fagone | Inspection Date March 29, 2012 |
| Location 79 Island Avenue | CBL 084 1008 001 | Status Open | Case Number 2012-03-3637 |

Properties unfit for human habitation; and posted against occupancy. Sec. 6-120.

- (a) Properties which are damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public.

Violation: Premises are unfit for human habitation.