

City of Portland, Maine  
Memorandum

To: Marge Schmuckal, Zoning Administrator  
From: Mary P. Davis, Loan Officer *Mary P. Davis*  
Subject: Verification of Legal Number of Units

Date: 4/2/99

C-B-L- Number: 84 R 30

We have received an application for housing assistance for the property located at:

*2 Island Ave*

The applicant's name is: *Carolyn Parker*

In completing the application the applicant has indicated that the number of units currently in use at this property is 2.

Please verify that the number of units are legal under the current code.

Yes, the number of units are legal. *per records*

No, the number of units do not coincide with City records or the Land Use Code. According to City records the legal number of units for this property is \_\_\_\_\_.

The property is a single family dwelling.

Verified By: *Marge Schmuckal* Title: *Zoning Administrator*  
*4/15/99*

*084-R-30*

Inspection Services  
Urban Development  
Michael J. Nugent  
Joseph E. Gray, Jr.  
Manager  
Director

Department of



## CITY OF PORTLAND

August 30, 1999

Carolyn Parker  
20 Island Ave.  
Peaks Island, ME 04108

RE: Keller's Lunch Wagon (084 R030)

Dear Ms. Parker,

An evaluation of the above property on 7/28/99 revealed that the above use has been established on the property without benefit of proper permits and licenses.

This constitutes a violation of Section 14-463 of the Zoning Ordinance.

This is a notice of violation pursuant to Section 14-56 of the Ordinance. This use must cease upon receipt of this notice and shall not commence until such time as all required approvals are obtained. 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 Code. Please feel free to contact me at 874-8700 , if you wish to discuss the matter or have any questions.

Sincerely,

Mike Nugent  
Inspection Services Manager

Marge Schmuckal  
Zoning Administrator

cc/Central File

Inspection Services  
Michael J. Nugent  
Manager

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



## CITY OF PORTLAND

October 14, 1999

Carolyn T. Parker  
2 Island Ave  
Peaks Island, ME 04108

RE: 2 Island Ave  
CBL: 084-R-03000101

Dear Ms. Parker:

### **Certified Mail Receipt # P 373 388 835**

An evaluation of your property at 2 Island Ave on Oct-08-1999 revealed that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations and copies of the referenced Code sections.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on Nov-15-1999 at which time compliance will be 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.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me at 874-8709, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely

Tom Reinsborough  
Code Enforcement Officer  
nbw/