



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

December 19, 2016

Yee Cheunglui H  
110 Marginal Way # 222  
Portland, ME 04104

CBL: 111 B006001

CERTIFIED & REGULAR MAIL: 70103090000232738375

Located At: 120 Baxter Blvd.  
RE: Notice of Violation

Mr. Yee:

A re-evaluation of the above-referenced property on 12/15/2016 revealed that work has been done at the property without proper permits, as required by the City of Portland Code of Ordinances §§ 6-16 (IRC R105.1, R105.8), 6-21 6-25, 6-51, and 14-463, and the consent agreement that you entered into with the City, effective June 28, 2011. There are also additional violations of the City's Building and Building Regulations and Land Use Code, as described further in the attached list of violations.

The City is willing to work cooperatively to create an appropriate action plan to address this situation and streamline all necessary permits. There are minimum safety standards that must be met. Accordingly, immediately discontinue the use of all rooms at the basement level as residential sleeping rooms (bedrooms) until all necessary plans have been submitted, City permits have been obtained, and required inspections are completed. This will require obtaining permits for any after-the-fact construction, change of use, or alteration of the property. If these permits are denied, then the changed use must be permanently discontinued, and any violations must be remedied to bring the property into full compliance with the City of Portland Code of Ordinances and state law.

You must submit fully completed permit applications to us by 01/06/2017. Additionally, a re-evaluation of the property will occur on 12/30/2016 to verify that the residential bedrooms on the basement level are vacated.

Failure to comply will result this matter being referred to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in the City of Portland Code of Ordinances §§ 1-15 and 6-1 and 30-A M.R.S. § 4452.

Portland, Maine



Yes. Life's good here.

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This letter constitutes a decision from which you may appeal. If you have any questions, please do not hesitate to contact me at 207.874.8701.

Sincerely,

A handwritten signature in black ink, appearing to be "JR", is written over the printed name and title.

Jonathan Rioux,  
Inspections Manager

cc: Tenants of 120 Baxter Blvd.  
Anne Torregrossa, Associate Corporation Counsel