



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

December 5, 2017

CALLAHAN SCOTT A  
73 CARLYLE RD  
PORTLAND, ME 04103

**CBL: 141 C014001**  
**Located at: 73 CARLYLE RD**

**Certified Mail 7013 2250 0001 6995 1502**

Dear CALLAHAN SCOTT A,

An evaluation of the above-referenced property on **12/01/2017** shows 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.

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 re-inspection of the premises will occur on **01/08/2018** 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 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 \$150.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$150.00 fee will be assessed for each inspection.

Sincerely,

/s/

A handwritten signature in black ink, appearing to read "Jason Duval", written over a white background.

Jason Duval  
Code Enforcement Officer



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Dear CALLAHAN SCOTT A,

An evaluation of the above-referenced property on **12/01/2017** revealed that the premises fails to comply with Section 12.79 of the Junk Motor Vehicle Ordinance of the City of Portland.

Attached is a list of the vehicles in violation and the Junk Motor Vehicle Ordinance.

This is a Notice of Violation pursuant to Section 12.79 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection will occur on 01/08/2018, 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 and in Title 30-A M.R.S.A. Section 4452. This is an appealable decision pursuant to Section 12.80 of the Municipal Code.

Please feel free to contact me if you wish to discuss this matter, or if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Duval", written over a white background.

Jason Duval  
Code Enforcement Officer

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**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

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**Inspection Violations**

<b>Owner/Manager</b> CALLAHAN SCOTT A		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 12/1/2017
<b>Location</b> 73 CARLYLE RD	<b>CBL</b> 141 C014001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

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Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-109.(d) Exterior Through Out

**Violation:** DISPOSAL OF RUBBISH, ASHES, GARBAGE AND WASTE; Separate watertight, tightly covered plastic or metal containers shall be provided, one (1) or more for garbage and other food wastes, one (1) or more for rubbish, paper, and other non food wastes, and one (1) or more metal containers for ashes, and all such containers shall be kept covered at all times so as to prevent the ingress and egress of flies, rats or other animals. Plastic or paper bags or boxes are not considered "containers" for purposes of this section. Ashes shall be cold when placed in containers for collection. Such containers shall be cleaned periodically so that they will not become foul or offensive and shall be placed in convenient locations for removal of the contents by persons authorized to collect the same. Every occupant of a dwelling, dwelling unit, rooming house or rooming unit shall place or cause to be placed all garbage, rubbish and other waste material in such containers and shall not permit any accumulation or deposit of such substances in or about the premises except in said containers. The responsibility for the provision of such containers shall be as follows

1.It shall be the duty of every occupant of every dwelling occupied by not more than two (2) families to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

2.It shall be the duty of the owner or operator of every multiple dwelling to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

3.It shall be the duty of every owner or operator of a rooming house to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

**Notes:** Properly remove all trash and debris i.e. tires, paper, mail, large cardboard box and other trash.

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2) 6-108.(c)

**Violation:** EXTERIOR WINDOWS, DOORS AND SKYLIGHTS; Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair.

Every exterior window shall include storm sash with screens or an alternative equally effective for heat retention and ventilation purposes, all in operable condition.

**Notes:** Window to basement needs to be sealed. Address bulkhead in backyard.

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3) 6-109.(a)

**Violation:** MAINTENANCE OF ASSIGNED AREAS; Every occupant of a dwelling, dwelling unit, or rooming unit shall maintain in a clean and sanitary manner that part of the dwelling, dwelling unit, or rooming unit, and dwelling premises which he or she occupies and controls.

**Notes:**

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**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

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**Inspection Violations**

<b>Owner/Manager</b> CALLAHAN SCOTT A		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 12/1/2017
<b>Location</b> 73 CARLYLE RD	<b>CBL</b> 141 C014001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

4) 6-108.(d)

**Violation:** STAIRWAYS, STAIRWELLS, STAIRS AND PORCHES.; EVERY INSIDE AND OUTSIDE STAIRWAY, STAIRWELL, STAIRS, AND PORCH AND ANY APPURTENANCES THERETO SHALL BE STRUCTURALLY SOUND, IN GOOD REPAIR, AND SAFE TO USE.

**Notes:** Address support beam for front porch area that has been moved out of place.

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5) 6-108.(a)

**Violation:** FOUNDATIONS CELLARS, EXTERIOR WALLS, ROOFS; Every foundation, basement, cellar, exterior wall, and roof shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed thereon. Every exterior wall or portion thereof shall be painted or stained. Insulation shall be installed and maintained so as not to present a health or safety hazard to occupants. Water from roofs shall be so drained and conveyed therefrom as not to cause repeatedly wet floors, walls, or ceilings, or hazard to adjacent buildings or the occupants thereof.

**Notes:** Address the rotting wood for multiple windows.

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6) 12.79

**Violation:** JUNK VEHICLES; It shall be unlawful for any person owning or occupying private property in the City to keep or allow to accumulate any old, discarded, worn out or junked motor vehicle, or parts thereof, on private property after having received written notice form the City, by the City Manager or by an official designated by the City Manager, ordering the removal from the property upon not less that thirty (30) days from receipt of the order of the old, discarded, worn out or junked motor vehicle, or parts thereof..

**Notes:** Register or remove the unregistered vehicle in the driveway.

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**Comments:** 12/1 Inspection- Field Inspeicton. Trash debris around building. Large amount of trash debris around garage. Unregistered vehicle in driveway. Support beam needs to be reset on front porch. Windows are rotting out and basement window and bulkhead in backyard are not sealed tight.