

**Department of Permitting and Inspections**

Ann Machado, Zoning Administrator

June 22, 2016

NOTICE OF LAND USE VIOLATION

Frank T. Pierobello
769 Washington Avenue
Portland, ME 04103

Re: 1173 Forest Avenue – CBL 152-B-015 – B-2 Community Business Zone

Dear Mr. Pierobello:

This office has recently received complaints about a new sign installed at the above-captioned property. After an investigation, this office has confirmed that an electronic message sign has recently been installed on the face of the building occupied by the "Morrill's Corner Pub." A review of the City's records reveals, however, that no permit for the installation of the new sign has been issued.

The City of Portland's Code of Ordinances (the "Code") outlines the requirements for the placement of signs on private property. The above-captioned property is located in the City's B-2 zone. Under Sections 14-368(b) and 14-369.5 of the City's Code, a permit is required before a commercial sign may be placed on a commercial building in the B-2 zone. The installation of a sign without a permit constitutes a land use violation under the City's Code.

In light of the above, it is essential that you immediately remove the unauthorized sign or obtain a permit for it within 30 days of the date of this letter. **If you fail to do so within 30 days of the date of this letter, this matter will be referred to the City's Corporation Counsel's office for enforcement action. Be advised that, under Section 1-15 of the City's Code of Ordinances and 30-A M.R.S. § 4452, violations of the City's code are subject substantial civil penalties.**

You have the right to appeal this Notice of Violation. If you wish to exercise your right to appeal, you have thirty days from the date of this letter to do so. If you fail to appeal, my decision is binding. Please contact this office for the necessary paperwork if you decide to file an appeal.

Portland, Maine



Yes. Life's good here.

Department of Permitting and Inspections

Thank you for your prompt attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', with a long, sweeping horizontal line extending to the right.

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
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