



PORTLAND MAINE

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Penny St. Louis Littell

Inspection Services, Director
Jeanie Bourke

November 13, 2008

SADRI SHIR
41 OCEAN HOUSE RD
CAPE ELIZABETH, ME 04107

CBL: 161 E003001
Located at 978 WASHINGTON AVE

Dear Mr. Shir,

STOP WORK ORDER

This letter serves as a follow up to the Stop Work Order posted at the above mentioned property on March 5, 2008. At that time, it was clear that building construction was being conducted without benefit of a valid building permit, as required by Section 105.1 of the 2003 International Building Code, as adopted by the City of Portland. Work at the property was to cease immediately.

As of this date there is no record of application and appropriate permitting has not been issued for this property. This property remains in violation of the International Building Code. The following is a chronology of events after the initial Stop Work Order was posted in March:

1. On March 10, 2008 Richard Jordan Sr. came to the Inspections Office. He is the contractor who put in the replacement windows and sheetrock. He met with Jeanie Bourke, the Inspections Division Director, and they discussed the use of the previously approved retail space. He gave her your cell phone number. Jeanie called you and you described the area in question as a community room. She explained that all activity must stop immediately and you should fill out the application that was given to Richard with the required plans and information for the related work and use

of the space. You confirmed and acknowledged you would apply.

2. On April 4, 2008 you came in with the contractor to pick up an application. Again, you met with Jeanie and she explained what we need for plans to apply. You also stated you will continue to use the space for a TV repair shop.

It is also apparent that the parking area in the rear of the building was paved over with asphalt. If this work was performed since you took ownership of the property, an application for site plan approval may be required per Sec. 14-523 of the Land Use Ordinance of the City of Portland.

This office has identified the legal use of the property is a TV repair shop /retail on the first floor & one (1) dwelling unit on the second floor. If this has changed, a separate application and approval is required per Sec. 14-52 of the Land Use Ordinance of the City of Portland.

This serves as notice that the STOP WORK ORDER pursuant to Section 114.2 of the 2003 International Building Code of the City of Portland issued on March 5, 2008 continues to be in effect. You are hereby ordered to respond to this office within 7 days of the date of this letter to address the above stated issues and apply for the appropriate permits.

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 of M.R.S.A. Section 4452. This constitutes an appealable decision pursuant to Section 112.5 of the City of Portland Building Code.

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

Sincerely,

Mike Menario @ (207) 874-8789
Building Inspector

Cc: Penny Littell, Director of Planning and Urban Development