



PORTLAND MAINE

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*Director of Planning and Urban Development
Penny St. Louis Littell*

*Inspection Services, Director
Tammy M. Munson*

June 10, 2010

BANK OF NEW YORK MELLON
PO BOX 5170
SIMI VALLEY, CA 93065

CBL: 177 I010001
Located at 209 STEVENS AVE

Certified Mail 70090820000141891570

Dear Mr. Yee,

POSTING NOTICE

An evaluation of the above-referenced property on 06/02/2010 revealed that the structure fails to comply with Section 6-120.1 of the Housing Code of the City of Portland.

Attached is a list of the violations.

Based on that list, and pursuant to Section 6-120.3, this office declares the dwelling unit is unfit for human habitation. A re-inspection of the premises will occur on 06/16/2010, at which time the dwelling unit must be totally vacated and secured from vandalism.

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 in Title 30-A of M.R.S.A ss 4452.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

Nicholas Adams @ (207) 874-8789
CEO

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager BANK OF NEW YORK MELLON		Inspector Jeanie Bourke	Inspection Date 6/2/2010
Location 209 STEVENS AVE	CBL 177 1010001	Status Re-Inspect 14 Days	Inspection Type District 3-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-120.(c)	Interior			Stairways	
Violation:	Properties unfit for human habitation; and posted against occupancy				
Notes:	Sec. 6-120. Properties unfit for human habitation; and posted against occupancy. Any dwelling, dwelling unit, rooming house, rooming unit, or any structure or portion thereof being used for human habitation which is in violation of the provisions of this article to the extent that it is unfit for human habitation according to the standards contained herein or other applicable standards may be condemned for habitation and posted against occupancy by the building authority. Property unfit for human habitation shall include but not be limited to: (c) Properties which, because of their general condition, state of the premises, number of occupants, or location, are so unsanitary, unsafe, overcrowded or otherwise dangerous or detrimental that they create a serious menace to the occupants or the public;				

Comments: The door was open on Ivy St side at the 3rd floor, access by exterior stairs, painter on site, contractor at lunch. Wall coverings removed and new framing installed, bathroom fixtures removed and appears DU separation has been compromised. Also noticed thru the window while exiting the stairs that the next level down also has open walls. Posted stop work order on the exterior wall at the 3rd floor door. 6/3/10, Michelle Theriault came into the office to inquire about the notice, she works for Bao Bao Investment, Howard Yee, he is not the owner of record. Gave application and reviewed requirements, sounds like she has spoken with Marge for zoning info for potential addition. Confirmed no work allowed at the property except painting. Also confirmed the building is vacant even though there was a male that looked like a contractor who said he lived there.