



Planning & Urban Development Department

May 27, 2015

DOEUR CHANTHA &
NAVAN LENG JTS
16 VICTORIA DR
WESTBROOK ME, 04092

CBL: 178 E010001

HAND DELIVERED

LOCATED AT: 28 ANSON RD
RE: NOTICE OF VIOLATION

Dear Mr. Leng:

An evaluation of the above-referenced property on 05/18/2015 revealed that the structure fails to comply with the City's Building, and Zoning Codes specifically, §105.1 Permits Required, 111.1 Use and Occupancy, and §14-57. See attached list of violations.

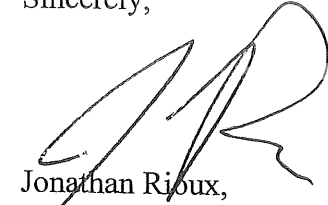
The City is willing to work cooperatively with you to create an appropriate action plan to address this situation and to streamline all necessary permits amendments; however, there are minimum safety standards that must be met. Accordingly, you must immediately discontinue the use of the basement level as residential sleeping rooms (bedrooms) until such time as the necessary plans have been submitted and City permits have been obtained, and a Certificate of Occupancy is issued. Before you may proceed with this new basement level use, you must submit a building permit application amendment for any after-the-fact construction, change of use, or alteration of the property. You will be required to submit electronic documents of sufficient clarity to indicate the location, nature and extent for the work/uses proposed and show in detail that it will conform to the City's Building and Land Use Codes (<http://www.portlandmaine.gov/796/Building-Inspections>). The City may also require that the plans are prepared by a Design Professional and bear their seal.

A re-evaluation of the property will occur on 06/19/2015 to verify that the residential bedrooms on the basement level are vacated, and that a Final/ Certificate of Occupancy inspection was scheduled for the Permits listed above.

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 § 1-15 of the Portland City Code and in Title 30-A of M.R.S.A § 4452.

This letter constitutes a decision from which you may appeal pursuant to § 6-127 of the Portland City Code and Rule 80B of the Maine Rules of Civil Procedure. 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' with a stylized flourish.

Jonathan Rioux,
Deputy Director of Inspection

cc: Tenants of 28 Anson Rd.
Adam Lee, Associate Corporation Counsel
Craig Messinger, Lieutenant/ Fire Prevention Officer

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager DOEUR CHANTHA &		Inspector Jonathan Rioux	Inspection Date 5/18/2015
Location 28 ANSON RD	CBL 178 E010001	Status Posting Notice	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 105.1	Interior			Basement	
Violation:	BUILDING W/O PERMIT; Any owner or authorized agent who intends to construct, enlarge, alter, repair move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.				
Notes:	105.1 Permits Required, 111.1 Use and Occupancy, and §14-57				
2) 6-120.(a)	Interior			Basement	
Violation:	PROPERTIES UNFIT FOR HUMAN HABITATION; AND POSTED AGAINST OCCUPANCY; Properties which are either damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health safety, and general welfare of the occupants or the public				
Notes:					
3) 6-120.(b)	Interior			Basement	
Violation:	PROPERTIES UNFIT FOR HUMAN HABITATION; AND POSTED AGAINST OCCUPANCY; PROPERTIES WHICH LACK PLUMBING, VENTILATING, LIGHTING OR HEATING FACILITIES OR EQUIPMENT ADEQUATE TO PROTECT THE HEALTH, SAFETY AND GENERAL WELFARE OF THE OCCUPANTS OR THE PUBLIC				
Notes:					
4) 6-120.(c)	Interior			Basement	
Violation:	PROPERTIES UNFIT FOR HUMAN HABITATION; AND POSTED AGAINST OCCUPANCY; 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;				
Notes:					
Comments:	See Notice of Violation from Portland Fire Department.				

**City of Portland
Inspection Services
RETURN OF SERVICE**

On the 27th day of May, 2015 I made service of the posting notice - complaint

upon, Neven Leng, at 380 Congress St.

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.

By delivering a copy to an agent authorized to receive service of process, and whose name is _____.

By (describe other manner of service) _____

Signature of Person Making Service

DATED: 5/27/15



I have received the above referenced documents

Person Receiving Service

X 

Refused to sign

Unable to sign