



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

July 7, 2017

NOTICE OF VIOLATION AND ORDER TO CORRECT

ACADIA TRUST NA &
DR IAN MACLEOD TRUSTEES
2 STROUDWATER RD
PORTLAND, ME 04102

CBL: 227 E003001
Located at: 2 Stroudwater Rd

Certified Mail 7015 3010 0000 0200 9246

Dear Mr. Macleod,

On June 16, 2017, this office inspected the above-referenced property and observed that there were two kitchens in the building. City records show that the legal use of the property is a single-family dwelling with the rental of two bedrooms as an accessory use. The second kitchen was constructed without the required permits, in violation of section 14-463 of the City's Code (available online or at the City Clerk's office), which requires that "no building or part thereof shall be constructed, altered, enlarged or moved unless a permit for such action has been issued by the building authority."

To remedy this violation, you must remove the illegal kitchen, including all equipment and plumbing.

Within 30 days of the date of this letter, you must remove the illegal kitchen. If you do not do so, the City will refer this matter to the City's Corporation Counsel's office for enforcement action. The City may be entitled to an order to correct the violations, civil penalties in the minimum of \$50 per violation per day, costs and fees, and other relief, under section 1-15 of the City Code and 30-A M.R.S. § 4452.

You have the right to appeal this Notice of Violation and Order to Correct pursuant to section 14-472 within thirty days from the date of this letter. If you do not appeal, you may be barred from challenging these findings in the future. Please contact the Zoning Division for the necessary paperwork if you decide to file an appeal.

Please contact me with any questions. Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Duval". The signature is stylized with a large, sweeping initial "J" and "D".

Jason Duval
Code Enforcement Officer
(207) 874-8706
jduval@portlandmaine.gov