



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspections Division Director

May 3, 2007

RICHARDSON WYVONNE O
161 ROWE AVE
PORTLAND, ME 04102

CBL: 261 A001001
Located at 161 ROWE AVE

Certified Mail 7003 3110 0002 6064 0926

Dear RICHARDSON WYVONNE O,

An evaluation of the above-referenced property on 05/01/2007 shows that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 3 days of the date of this notice. A re-inspection of the premises will occur on 05/31/2007 at which time compliance will be required. 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.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Suzanne Hunt @ (207) 874-8707
Building Inspector



306. 11.13.78
M. J. J.
5900
CMAA
7/11/78

7/11

Strengthening a Remarkable City
Building a Community for Life
PORTLAND
MAINE
Inspection Services Division
389 Congress Street, RM 315
Portland, Maine 04101-3509

7002 2410 0000 8132 4242



CERTIFIED MAIL™

UNCLAIMED
Mrs. Richardson
161 Rowe Ave
Portland, Maine 04102

U.S. POSTAGE PAID PORTLAND, ME
DEC 28, 07
0512
AMOUNT
\$5.21
00056364-08



UNITED STATES
POSTAL SERVICE

0000 04102

Return
1st Return
2nd Return
3rd Return
4th Return
5th Return
6th Return
7th Return
8th Return
9th Return
10th Return

0410281422 2007



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Corporation Counsel

Gary C. Wood

Certified and Regular Mail

Wyvonne Richardson
161 Rowe Ave.
Portland, ME 04102

March 26, 2008

Associate Counsel

Elizabeth L. Boynton
Penny Littell
James R. Adolf
Mary E. Costigan

Re: 161 Rowe Avenue

Dear Mrs. Richardson:

It has been brought to my attention by the City's Inspections Division that your property at 161 Rowe Ave. is in violation of the Portland Land Use Code. Specifically, you have several junked vehicles located on your property in violation of Section 12-78 of the Code; the exterior stairs in the rear of your building are not structurally sound and are in violation of Section 6-108(d) of the Code; and the second floor porch is not structurally sound and is violation of Section 6-108(d) of the Code. Prior notices of these violations of the City Code were sent to you by the City on May 3, 2007, July 27, 2007, and December 28, 2007. (See attached letters). Whereas you continue to violate the Code, the matter has now been referred to me.

This letter serves as your final notice to remove the junked vehicles from your property. You have thirty (30) days from the receipt of this letter to remove said vehicles. If you fail to remove the vehicles within thirty (30) days, the City will arrange for the removal of the vehicles and you will be billed for the cost of the removal. If you do not pay the City for said costs following receipt of a bill, the City may lien your property to collect the assessment. You may appeal this order of removal to the City Manager, in writing, within thirty (30) days from the date of this letter.

With regard to the other violations, this letter is to inform you of your final opportunity to repair your porch and stairs in order to make them structurally sound. If you choose not to comply, the City will be forced to bring an enforcement action.

Please feel free to contact me or Mike Menario in the City's Inspections Division of the Planning Department. If the vehicles are not removed within thirty (30) days of receipt of this letter, the City will remove the vehicles and bill you for the cost of said removal. In addition, if I do not hear from you by **April 18, 2008**, with regard to your structurally unsound porch and exterior stairs, I will have no choice but to initiate the legal proceeding referenced above.

Thank you for your prompt attention to this matter.

Sincerely,


Mary E. Costigan
Associate Corporation Counsel

cc: Mike Menario



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*Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspections Division Director*

May 3, 2007

RICHARDSON WYVONNE O
161 ROWE AVE
PORTLAND, ME 04102

CBL: 261 A001001
Located at 161 ROWE AVE

Certified Mail 7003 3110 0002 6064 0926

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This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on 05/31/2007 at which time compliance will be required. 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.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

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Sincerely,

Suzanne Hunt @ (207) 874-8707
Building Inspector

COPY

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager RICHARDSON WYVONNE O		Inspector Suzanne Hunt	Inspection Date 5/1/2007
Location 161 ROWE AVE	CBL 261 A001001	Status Re-Inspect 30 Days	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 12-79	Exterior				
Violation: Junk Vehicles					
Notes: unregistered and broken vehicles must be removed from site.					
2) 6-108.4	Exterior	1			
Violation: Stairways, stairwells, stairs, porches.					
Notes: exterior stairs in back of building , floor 1 are not structurally sound					
3) 6-108.4	Exterior			Deck	
Violation: Stairways, stairwells, stairs, porches.					
Notes: 2nd floor porch/egress is not structurally sound and must be repaired					

Comments: 2 KIPPY Service Trucks, (772-1084), 1 uhaul Truck plate 687 970, 1 brown oldsmobile registration 2004, 1 explorer up on car jacks, back stairs on building are structurally unsound. Deck off second floor is structurally unsound. No permits fro home business.



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*Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspections Division Director*

July 27, 2007

RICHARDSON WYVONNE O
161 ROWE AVE
PORTLAND, ME 04102

CBL: 261 A001001
Located at 161 ROWE AVE

Certified Mail 7007 0710 0002 4976 1344

Dear RICHARDSON WYVONNE O,

SECOND NOTICE OF VIOLATION

An evaluation of the above-referenced property on 07/26/2007 revealed that the structure remains non-compliant with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a SECOND notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected. A re-inspection will occur on 08/06/2007, at which time compliance will be required.

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 M.R.S.A ss 4452.

Please feel free to contact me if you wish to discuss this matter further or have any questions.

Sincerely,

Suzanne Hunt @ (207) 874-8707
Building Inspector

COPY

Phone

772-7829

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

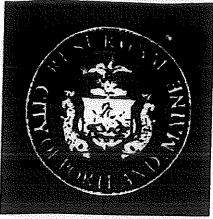
389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager RICHARDSON WYVONNE O		Inspector Suzanne Hunt	Inspection Date 5/1/2007
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COPY



PORTLAND MAINE

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Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

December 28, 2007

RICHARDSON WYVONNE O
161 ROWE AVE
PORTLAND, ME 04102

CBL: 261 A001001
Located at 161 ROWE AVE

Certified Mail 70022410000081324242

Dear MRS. RICHARDSON,

NOTICE OF INTENT TO PROSECUTE

An evaluation of the above-referenced property on 12/21/2007 revealed that the structure and premises fails to comply with previous violation notices sent to you. Attached is a list of those violations.

The property continues to be in violation of Article V chapter 12 of the Municipal Code of the City of Portland. All referenced violations shall be corrected within 10 days of the date of this notice. A re-inspection of the premises will occur on at which time compliance 01/09/2008 will be required.

This is a notice of intent to prosecute. The matter is being referred 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 M.R.S.A. § 4452.

Please be advised that because this is a letter of intent to prosecute, and that Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee due to the repeated violations.

This must be paid prior to. Failure to pay the assessed fee within 30 days shall 01/9/2008 the City to assess a lien against the property pursuant to Section 1-16 of the Code.

Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

Mike Menario @ (207) 874-8789 §

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager RICHARDSON WYVONNE O		Inspector Mike Menario	Inspection Date 12/21/2007
Locatation 161 ROWE AVE	CBL 261 A001001	Status Posting Notice	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Owner: RICHARDSON WYVONNE O
Location: 161 ROWE AVE
CBL: 261 A001001
Invoice Date: 12/28/2007

Fee Description	Fee Charge
12/27/2007 RE-INSPECTION FEES	\$75.00
07/26/2007 RE-INSPECTION FEES	\$75.00
06/04/2007 RE-INSPECTION FEES	\$75.00
Amount Due Now:	\$225.00

Detach and remit with payment

Bill to: RICHARDSON WYVONNE O
161 ROWE AVE
PORTLAND, ME 04102

CBL 261 A001001
Invoice Date: 12/28/2007
Invoice No: 618
Total Amt Due: \$225.00
Payment Amount: _____

Make checks payable to the *City of Portland*, Inspections Division, Room 315, 389 Congress Street, Portland, ME 04101.

From: Jeanie Bourke
To: Mike Menario
Date: 12/12/2007 2:29:18 PM
Subject: Fwd: 161 Rowe Ave/Kippy Richardson

FYI.....I'll give you the go ahead when to send this....thanks

Jeanie Bourke
Inspection Services Division Director

City of Portland
Planning & Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

>>> Lee Urban 12/11 2:23 PM >>>

Joe, FYI, Jeanie and her troops have done the best they can in the face of a neighbor's many complaints to get the Richardsons to remove junk cars from their site at 161 Rowe Ave.

Now is the appropriate time to send an Intent to Prosecute letter, and that's what we'll do in the next few days.

*Naber - Mrs. Naber
772-8579*



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Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

December 28, 2007

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161 ROWE AVE
PORTLAND, ME 04102

CBL: 261 A001001
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DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager RICHARDSON WYVONNE O		Inspector Mike Menario	Inspection Date 12/21/2007
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DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

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May 3, 2007

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PORTLAND, ME 04102

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Located at 161 ROWE AVE

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Building Inspector

COPY

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager RICHARDSON WYVONNE O		Inspector Suzanne Hunt	Inspection Date 5/1/2007
Locatation 161 ROWE AVE	CBL 261 A001001	Status Re-Inspect 30 Days	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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- | | | | | | |
|--|----------|--|---|------|--|
| 1) 12-79 | Exterior | | | | |
| Violation: Junk Vehicles | | | | | |
| Notes: unregistered and broken vehicles must be removed from site. | | | | | |
| 2) 6-108.4 | Exterior | | 1 | | |
| Violation: Stairways, stairwells, stairs, porches. | | | | | |
| Notes: exterior stairs in back of building , floor 1 are not structurally sound | | | | | |
| 3) 6-108.4 | Exterior | | | Deck | |
| Violation: Stairways, stairwells, stairs, porches. | | | | | |
| Notes: 2nd floor porch/egress is not structurally sound and must be repaired | | | | | |

Comments: 2 KIPPY Service Trucks, (772-1084), 1 uhaul Truck plate 687 970, 1 brown oldsmobile registration 2004, 1 explorer up on car jacks, back stairs on building are structurally unsound. Deck off second floor is structurally unsound. No permits fro home business.

COPY

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DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
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**City of Portland, Maine
Inspections Division
Inspection Schedule
Appointment Date - 5/1/2007**

ESherman

Dist. #	Sch. Date:	ParcelNo	Appl. Type	Schedule Type	Appl #:	Location
Fire Insp	Contact:		Inspector	Comments		
3	05/01/2007	125 N003001	Complaint	Housing Inspection	9281	615 FOREST AVE
	KOW INVESTMENTS LLC		Suzanne Hunt	Gentleman came to counter and asked if it was okay to rent a room from this building. I let him know that it is a 2 unit building not a boarding house. Spoke w/ Suzanne in regards to this issue. Lannie		
4	05/01/2007	439 E007001	Complaint	Inspection	9291	20 CHESLEY AVE
	CHIEM YEN T & MAI D JTS		Suzanne Hunt	Loose trash all over the yard it gets blown out into the street and into neighbors yards. There is also sink, down brances, boards, rugs ect. Lots of junk in the back yard.		
3	05/01/2007	261 A001001	Complaint	Inspection	9298	161 ROWE AVE
	RICHARDSON WYVONNE O		Suzanne Hunt	Many unregistered vehicles. Possible 2 illegal units above garage, boiler for the units is housed in the garage and porch off from the units is very dilapidated.		
5	05/01/2007	344 F019001	Complaint	Inspection	9297	48 HENNESSY DR
	DOBLE DOROTHY A		Suzanne Hunt	Continuously puts trash out anywhere from Fri evening to Sun Evening. It sits out on the sidewalk all weekend (pickup day is on MON.) animals and birds get into it and strew it around the area.		
2	05/01/2007	045 F015001	Complaint	Inspection	9298	67 GRAY ST
	SEROTTA KAY		Suzanne Hunt	PW called re large amount of trash outside.		
2	05/01/2007	036 F011001	Complaint	TACI	9301	212 HIGH ST
	PARKSIDE HIGH LLC		Suzanne Hunt	Trash Blue Out early		
2	05/01/2007	036 E010001	Complaint	TACI	9302	236 HIGH ST
	SIMPSON WILLIAM P		Suzanne Hunt	Trash out early Blue Bags		<i>js</i>
2	05/01/2007	036 D021001	Complaint	TACI	9303	250 HIGH ST
	MITCHELL PIERRE M &		Suzanne Hunt	Trash out early		

Total Listed: 8



(2 mail boxes)

163 sine stain broken

Kippy Service Trucks - 772 1884

FACIA BOARD MISSING

I U Hall (687-970)

1 - Explner red + Black on ON JACKS

Back stain broken

Thugh woa

2

(14.15) show 4 admo 4.6



PORTLAND MAINE

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*Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspections Division Director*

July 27, 2007

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161 ROWE AVE
PORTLAND, ME 04102

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Located at 161 ROWE AVE

Certified Mail 7007 0710 0002 4976 1344

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SECOND NOTICE OF VIOLATION

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Sincerely,

Suzanne Hunt @ (207) 874-8707
Building Inspector

COPY

Phone 772-7829

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

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COPY

DEPARTMENT DIRECTOR

Lee D. Urban



DIVISION DIRECTORS

Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT

June 21, 2004

RICHARDSON WYVONNE O
161 ROWE AVE
PORTLAND, ME 04102

CBL: 261 A001001
Located at 161 ROWE AVE

Certified Mail 70033110000260635953

Dear Wyvonne Richardson,

An evaluation of the above-referenced property on 06/21/2004 revealed that the premises fails to comply with Section 12.79 of the Junk Motor Vehicle Ordinance of the City of Portland.

Attached is a list of the vehicles in violation and the Junk Motor Vehicle Ordinance.

This is a Notice of Violation pursuant to Section 12.79 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection will occur on 07/21/2004, at which time compliance will be required. 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 M.R.S.A. Section 4452. This is an appealable decision pursuant to Section 12.80 of the Municipal Code.

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

Sincerely,


Tom Markley @ (207) 874-8705
Building Inspector

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager RICHARDSON WYVONNE O		Inspector Tom Markley	Inspection Date 06/21/2004
Location 161 ROWE AVE	CBL 261 A001001	Status Re-Inspect 30 Days	Inspection Type Building Permit-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 12-79	Exterior				
Violation:	Junk Vehicles				
Notes:	Four unregistered vehicles				
	1. Gray Panel moving truck License# Me 460612 Sticker expired 1999				
	2. Grey Chevy van License# Me 414885 Sticker expired 1995				
	3. Grey dodge van License# Me 368622 Sticker expired 1999				
	4. Grey Dodge van License# Me 670-856 Sticker expired 2003				

Comments: mailed certified mail and regular mail 6-22-2004

City of Portland
Inspection Services
RETURN OF SERVICE

261-A-001

On the 21st day of July, 2004 I made service of the junk car
upon, Yvonne Richards, at 161-163 Rowe Ave.

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) Putting in Mail Box

Signature of Person Making Service

DATED: 21 July 04

Thomas M. Mahaley

I have received the above referenced documents

Person Receiving Service

Refused to sign

Unable to sign