



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Greg Mitchell

Inspections Division Director
Tammy Munson

March 12, 2012

Carol J McNeal Heirs
97 Belfort St
Portland, ME 04103

RE: 97 Belfort St - **POSTING NOTICE**

CBL: 300 B042

Case Number: 2012-03-3458

HAND DELIVERY

Dear Carol J McNeal Heirs,

An evaluation of the above-referenced property on **3/8/2012** 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 **3/12/2012**, at which time the dwelling unit must be totally vacated and secured from vandalism.

Failure to comply with this notice will result in the City filing an enforcement action against you in court seeking, among other things, civil penalties and attorney fees, as provided for in section 1-15 of the City Code in 30-A of M.R.S.A § 4452.

This notice 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,

George Froehlich
Code Enforcement Officer

cc: Danielle P. West-Chuhta, Associate Corporation Counsel
Tammy Munson, Inspections Division Director

**CITY OF PORTLAND
PLANNING AND URBAN DEVELOPMENT DEPARTMENT
389 CONGRESS STREET
PORTLAND, MAINE 04101**

INSPECTION VIOLATIONS

Owner Carol J McNeal Heirs		Code Enforcement Officer George Froehlich	Inspection Date March 8, 2012
Location 97 Belfort St	CBL 300 B042	Status Open	Case Number 2012-03-3458

1. Properties unfit for human habitation; and posted against occupancy. .-City Ord. § 6-120 (a,b).

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:

(a) 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.

(b) 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.

Violation: No running potable water as per shut notice from Portland Water District.