May 2, 2013

Benjamin Roper

117 Florida Avenue Portland, Maine 04103

**CBL: 312 B006001**

**Located at: 577 Riverside St**

**Certified Mail 7010 3090 0002 3274 0347**

 **NOTICE OF VIOLATION**

Dear Mr. Roper,

An evaluation of the above property on **5/2/2013** revealed that this office has no record of

A building permit being issued for this location.

The property is in violation of Section 14-52 of the Portland Zoning Ordinance as stated below:

Section 14-52 Conformity Required: No building or structure shall be erected, altered, enlarged, rebuilt, moved or used, and no premises shall be used unless in conformity with the provisions of this article.

This is also a Violation in pursuant to Section 105.1 of the 2009 International Building Code: An application shall be submitted to the code official for the following activities, and these activities shall not commence without a permit being issued in accordance with Section 105.0; construct or alter a structure, construct an addition, demolish or move a structure, make a change in occupancy, install or alter any equipment which is regulated by this code, move a lot line which affects an existing structure.

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 of M.R.S.A. Section 4452 and Section 14-57 of the Portland Zoning Ordinance. This constitutes an appealable decision pursuant to Section 112 of the City of Portland Building Code.

You have thirty (30) days in which to complete and submit a building permit to this office.

A re-inspection will occur on **6/3/2013**. You will be contacted with a time to meet me on site to confirm the removal of the illegal activity if you fail to apply for a permit within that time period.

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You have the right to appeal this decision (section 112). If you wish to pursue an appeal you may contact Marge Schmuckal, Zoning Administrator at 874-8695 to appear before the Zoning Board of Appeals.

If you have any questions you may contact me to discuss this matter further. Sincerely,

Chuck Fagone

Code Enforcement Officer

(207) 874-8789