



Planning & Urban Development Department

Director of Planning and Urban Development
Jeff LevineInspection Services, Director
Tammy M. Munson

September 25, 2014

ROPER BENJAMIN G
117 FLORIDA AVE
PORTLAND, ME 04103CBL: 312 B006001
Located at: 577 RIVERSIDE ST

Certified Mail 7010 3090 0002 3273 7569

Dear Mr. Roper,

An evaluation of the above-referenced property on **09/23/2014** shows that the site fails to comply with Chapter 14, section 251 of the Code of Ordinances of the City of Portland. 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 **14 days** of the date of this notice. A re-inspection of the premises will occur On **10/10/2014** 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 \$150.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$150.00 fee will be assessed for each inspection.

Sincerely,

A handwritten signature in black ink, appearing to read "Chuck Fagone".

Chuck Fagone
Code Enforcement Officer
(207) 874-8789

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager ROPER BENJAMIN G		Inspector Chuck Fagone	Inspection Date 9/23/2014
Location 577 RIVERSIDE ST	CBL 312 B006001	Status Violations Exist	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
------	---------	-------	----------	------	-----------------

1) 14-251 Exterior Through Out

Violation: **ZONING ORDINANCE**

Notes:

(f) Any storage of new materials, finished products, or related equipment must be suitably screened from the public way and from abutting properties by a solid fence at least five (5) feet in height, or by a solid evergreen planting strip.

(g) All waste shall be stored in covered containers that do not leak or otherwise permit liquids or solids to escape from the container.

(i) Outdoor storage of refuse, debris or previously used materials awaiting reuse shall be either in an appropriate container or located within a designated screened area.

(j) Any permitted outdoor storage of materials shall be done in such a manner as to prevent the breeding and harboring of insects or vermin, to prevent the transfer of such materials from the site by natural causes or forces and to contain fumes, dust, or other materials which constitute a fire hazard. This storage shall be accomplished within enclosed containers or by one (1) or more of the following methods: raising materials above ground, separating materials, preventing stagnant water, or by some other means. No outdoor storage shall be permitted between the front of any building on the site and the street, except for storage for plant and tree nurseries and lumber yards. .

Comments: Per inspection, violations of land use.

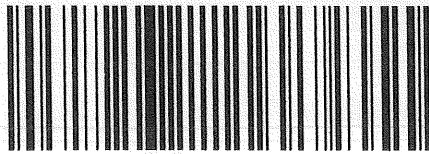
Strengthening a Remarkable City.
Building a Community for Life

**PORTLAND
MAINE**

Inspection Services Division

389 Congress Street, RM 315
Portland, Maine 04101-3509

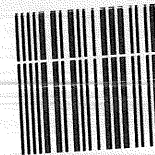
CERTIFIED MAIL™



7010 3090 0002 3273 7569



1000



04103

U.S. POSTAGE
PAID
PORTLAND, ME
04101
SEP 29, 14
AMOUNT

\$6.49
00030274-03

UTK

NIXIE 015 FE 1009 0010/02/14

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 04101357190 *3084-12117-29-44

530

04101357190

U.S. Postal Service™

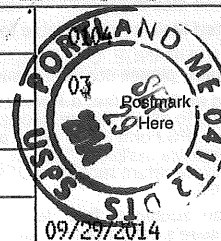
CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

PORTLAND ME 04103

Postage	\$	\$0.49
Certified Fee		\$3.30
Return Receipt Fee (Endorsement Required)		\$2.70
Restricted Delivery Fee (Endorsement Required)		\$0.00
312 Book Total Postage & Fees	\$	\$6.49



Sent To

ROPER, BENJAMIN
Street, Apt. No.,
or PO Box No. 117 Florida Ave
City, State, ZIP+4 Portland, ME 04103

PS Form 3800, August 2006

See Reverse for Instructions

7010 3090 0002 3273 7569