



PORTLAND MAINE

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

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

May 29, 2007

BRIAN STONE
48 BRAMHALL ST., UNIT 3
PORTLAND, ME 04103

CBL: 324 A001001
Located at 1920 FOREST AVE

Certified Mail 70060810000379892499

POSTING NOTICE/NOTICE OF VIOLATION

Dear Brian Stone:

An evaluation of the above-referenced property on the 22nd day of May, 2007 reveals that the structure fails to comply with Chapter 14, Article III, of Code of Ordinance of the City of Portland.

An inspection of the property with Brian Stone, confirmed two (2) illegal dwelling units on the first floor, and a boarding house with four (4) units. Our files indicate that a single family dwelling unit is presently legal. This office has no record of a building permit being issued to alter the existing legal use from single family to a multifamily, and or "boarding house" occupancy.

Attached is a list of violations.

A re-inspection of the premises will occur on the 29th day of June, 2007, at which time the illegal dwelling units must be totally vacated and secured from vandalism or returned to a single family use. Consider this a notice-of-posting against occupancy for all illegally created units mentioned above. Our zoning ordinance does allow a two (2) family use if evidence based-on proof of purchase indicates a two (2) family occupancy.

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 § 6-1 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 6-127 of the Code.

Please feel free to contact me @ 874.8702 if you have any questions or would like to discuss this matter further.

Sincerely,

Jon Rioux,
Code Enforcement Officer