



Permitting and Inspections Department  
Michael A. Russell, MS, Director

August 22, 2017

YORK KEVIN M & TERRY J JTS  
153 BRAINTREE ST  
PORTLAND, ME 04103

**CBL: 333 H012001**  
**Located at: 153 BRAINTREE ST**

**Certified Mail 7015 3010 0000 0201 1065**

Dear York Kevin M & Terry J Jts,

An evaluation of the above-referenced property on **08/21/2017** 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 **30** days of the date of this notice. A re-inspection of the premises will occur on **09/21/2017** 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,

/s/

A handwritten signature in black ink, appearing to read "Jason Duval", written over a horizontal line.

Jason Duval  
Code Enforcement Officer



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153 BRAINTREE ST  
PORTLAND, ME 04103

**CBL: 333 H012001**  
**Located at: 153 BRAINTREE ST**

**Certified Mail 7015 3010 0000 0201 1065**

Dear York Kevin M & Terry J Jts,

An evaluation of the above-referenced property on **08/21/2017** 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 09/21/2017, 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,

A handwritten signature in black ink, appearing to read "Jason Duval", with a long horizontal line extending to the right.

Jason Duval  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> York Kevin M & Terry J Jts		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 8/21/2017
<b>Location</b> 153 BRAINTREE ST	<b>CBL</b> 333 H012001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-109.(d) Exterior

**Violation:** DISPOSAL OF RUBBISH, ASHES, GARBAGE AND WASTE; Separate watertight, tightly covered plastic or metal containers shall be provided, one (1) or more for garbage and other food wastes, one (1) or more for rubbish, paper, and other non food wastes, and one (1) or more metal containers for ashes, and all such containers shall be kept covered at all times so as to prevent the ingress and egress of flies, rats or other animals. Plastic or paper bags or boxes are not considered "containers" for purposes of this section. Ashes shall be cold when placed in containers for collection. Such containers shall be cleaned periodically so that they will not become foul or offensive and shall be placed in convenient locations for removal of the contents by persons authorized to collect the same. Every occupant of a dwelling, dwelling unit, rooming house or rooming unit shall place or cause to be placed all garbage, rubbish and other waste material in such containers and shall not permit any accumulation or deposit of such substances in or about the premises except in said containers. The responsibility for the provision of such containers shall be as follows

1.It shall be the duty of every occupant of every dwelling occupied by not more than two (2) families to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

2.It shall be the duty of the owner or operator of every multiple dwelling to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

3.It shall be the duty of every owner or operator of a rooming house to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

**Notes:** Properly remove all trash debris around the property. Including old mattresses, blankets, and tarps.

2) 12.79 Exterior

**Violation:** JUNK VEHICLES; It shall be unlawful for any person owning or occupying private property in the City to keep or allow to accumulate any old, discarded, worn out or junked motor vehicle, or parts thereof, on private property after having received written notice form the City, by the City Manager or by an official designated by the City Manager, ordering the removal from the property upon not less that thirty (30) days from receipt of the order of the old, discarded, worn out or junked motor vehicle, or parts thereof..

**Notes:** Register or remove the unregistered junk vehicles that are on the property within 30 days. One red vehicle with trash inside, and one vehicle that is located in the grass.

3) 22.3.3(a) Exterior

**Violation:** PREMISES TO BE KEPT FREE FROM RODENT HARBORAGE; The owner of a two (2) or more family residential building and the owner or occupant of a single family residential building shall maintain the building and the lot on which the building is located free from any accumulation of any putrid substance, garbage, rubbish, old lumber, debris or rubble, except in watertight covered containers.

**Notes:** Remove the trash that is all over the property. Trash needs to be in sealed containers.

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**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

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**Inspection Violations**

<b>Owner/Manager</b> York Kevin M & Terry J Jts		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 8/21/2017
<b>Location</b> 153 BRAINTREE ST	<b>CBL</b> 333 H012001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

4) 6-109.5.(d)

**Violation:** STAIRWAYS, STAIRS, & PORCHES.; Stairways, stairs, porches. Every outside stairway, stairwell, stairs and porch and any appurtenances thereto shall be structurally sound, in good repair and safe to use. Every outside stairway, stairwell, stairs and porch and any appurtenances thereto shall be structurally sound, in good repair and safe to use.

**Notes:** Repair the side the porch which is falling apart.

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**Comments:**

**CITY OF PORTLAND  
PERMITTING AND INSPECTIONS**

389 Congress Street  
Portland, Maine 04101

**INVOICE FOR FEES**

**Applicant:** York Kevin M & Terry J Jts  
**Location:** 153 BRAINTREE ST  
**CBL:** 333 H012001  
**Invoice Date:** 08/22/2017

<b>Fee Description</b>	<b>Fee Charge</b>
08/22/2017 BUILDING REINSPECTION Re-inspection for junk vehicles and trash debris	\$150.00
07/05/2017 BUILDING REINSPECTION Re-inspection for junk vehicles and trash debris	\$150.00
<b>Amount Due Now:</b>	<b>\$300.00</b>

Detach and remit with payment

**Bill to:** York Kevin M & Terry J Jts  
153 Braintree St  
Portland, ME 04103

CBL 333 H012001  
**Invoice Date:** 08/22/2017  
**Invoice No:** 3269  
**Total Amt Due:** \$300.00  
**Payment Amount:**

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