

PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis Littell

AMENDED: MAY 27, 2010

MULKERN MICHAEL E
1445 FOREST AVE
PORTLAND, ME 04103

COPY

CBL: 340 D003001
Located at 1445 FOREST AVE

Hand Delivered

Notice of Violation/ Posting Notice

Dear Michael E Mulkern:

An evaluation of your property on 02/02/10 located at 1445 Forest Ave. revealed that the building is being used as four (4) unit apartment with two (2) illegal units. City records indicate the legal use of the property as a two (2) family home. This structure fails to comply with § 6-120 (d) of the Housing Code of the City of Portland.

There has been a change of use without benefit of proper permits or approvals as required under § 14-463 of the Zoning Ordinance, and § 6-107 of the Housing Code. Furthermore, City Inspectors posted 1445 Forest Ave against occupancy on 12/24/08. You have since purchased the property, framed walls, doors, and installed plumbing for kitchens and bathrooms, creating two (2) illegal dwelling units. Our City Zoning Ordinance § 14-87 & 14-88 for the R-3 Zone does not permit a four (4) family dwelling unit as a conditional, and or permitted use.

These violations require immediate correction. They are as follows:

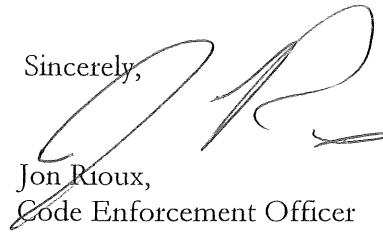
1. The use (two (2) illegal dwelling units) must be terminated and reverted back to the original legal use (Two Family Residence), within twenty (20) days
2. Dismantle the un-permitted (closed-in) walls/ doors, and kitchens used to create illegal units within the dwelling, within twenty (20) days.
3. Remove all additional wiring, plumbing, and or mechanic work completed without benefit of a building permit, within twenty (20) days.
 - a. This work must be completed by an Electrician Licensed for two (2) family residential units, and Master Plumber.

Based on that list, and pursuant to § 14-89 (Prohibited Uses) and § 6-120.(d), this office declares the two (2) illegal dwelling unit are unfit for human habitation. This is a notice of violation pursuant to § 14-57 of the Land Use Ordinance; the referenced violations shall be corrected within twenty (20) days of the date of this notice.

Failure to comply will result in further enforcement action taken by the City of Portland Corporation Counsel. This constitutes an appealable decision pursuant to § 121 of the Building Code and § 14-472 of the Zoning Ordinance.

Please feel free to contact me at 207.874.8702 if you wish to discuss the matter or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'JR' with a stylized flourish.

Jon Rioux,
Code Enforcement Officer

CC: Penny St. Louis Littell, Dir. of Planning and Urban Development, & Ann Machado, Zoning Specialist