CITY OF PORTLAND
Permitting and Inspections Department

SENT VIA CERTIFIED MAIL

7/7/2025

BIRCHLANE, LLC
198 SACO AVENUE
OLD ORCHARD BEACH, ME 04064
krekw@aol.com

RE: 10 WHITE BIRCH LN
PORTLAND, ME 04103

343 D016001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To King Weinstein,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 7/7/2025 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations and a reinspection is scheduled for **07/11/2025 12:00 PM**. If you need to reschedule, you must contact us no less than 72 hours before your inspection date, at (207)756-8131. Please be aware that reinspections will only be rescheduled once. If you do not show for the scheduled reinspection you will be charged a $150 re-inspection fee.

If you do not correct the attached violations by the dates given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and may include civil penalties in the minimum of $100 per day, and other legal remedies.

This constitutes an appealable decision under Sec. 14-472 of the City of Portland Code of Ordinances. You may appeal this decision by filing an appeal within 30 days of the date on this notice. Please contact the Zoning Division at zoning@portlandmaine.gov for appeal forms. If you choose to not appeal this notice, then you may be barred from challenging the City's determinations in the future.

Please contact me at the email and phone number listed below if you have questions about the violations, corrections or timeline.

Sincerely,

Kevin Hanscombe
Certified Code Enforcement Officer
kah@portlandmaine.gov
(207) 756-8131

NON-COMPLIANCE VIOLATION LIST			
NAME	**CODE DESCRIPTION**	**COMMENTS**	**Deadline**
City Code 6-108(b)	Residential Ceilings	Damage ceiling in unit 13 requires repair/replacement in unit 13 due to water leak.	7/14/2025
City Code 6-109(a)	Residential Sanitation of Dwelling Units	The unit located above units 13 and 14b (was not labled) where the water leak occurred was found to be in an unsanitary state and must be cleaned up. Additionally there was evidence of a significant cockroach infestation that is spreading to units 13 and 14b. You must immediatly scheduled treatments with a license pest control agency and submit all applicable reports.	7/14/2025
City Code 6-111(d)	Maintenance of Plumbing Fixtures	There was a significant water leak from the unit located above unit 13 (no unit number was provided on the door). A licnesed plumber is required to address.	7/14/2025
NFPA 70 / NEC 110.3(b)	Heat or water damage	Wiring and devices in the following locations were exposed to substantial water damage due to a water leak. Kitchen appliances and light fixtures in unit 13. A licensed electrician is required to address along with any required electrical permits. Wiring and devices not listed for wet locations that were exposed to water must be removed from service and replaced in accordance with NEC & NEMA requirements.	8/6/2025

INVOICE

CITY OF PORTLAND
LICENSING & REGISTRATION
389 Congress Street
Portland, Maine 04101
(207) 756-8131

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00120035	07/07/2025	08/06/2025	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
20181394	Housing Safety Reinspection Fee - First Management/maintenance failed to respond when contacted on 07/05/2025 regarding an urgant matter. We were not able to make contact until 07/06/2025.	$150.00
King Weinstein: Birchlane, Llc - 10 White Birch Ln Portland, ME 04103	**SUB TOTAL**	$150.00

DISCOUNTS

34 HQS Pass
34 No Smoking Lease

TOTAL **$150.00**

BILLING CONTACT

King Weinstein
Birchlane, LLC
198 Saco Avenue
Old Orchard Beach, Me 04064

Make checks payable to the City of Portland, ATTN: Licensing & Registration, 389 Congress Street, Portland, ME 04101