



November 18, 2014

*HAND DELIVERED, SENT VIA CERTIFIED U.S. MAIL, AND POSTED ON PREMISES*

SARGENT MALCOLM A &  
SANDRA A JTS  
4 ORAMEL AVE  
PORTLAND ME 04103

Certified Letter 7010 3090 0002 3273 7927

CBL: 150 C009001  
LOCATED AT: 4 ORAMEL AVE

### POSTING NOTICE/ TENANT NOTIFICATION

Dear Ms. Sargent:

A re-evaluation of the above-referenced property on 10/14/2014 following the prior issuance of multiple notices of violations revealed that the structure fails to comply with the Housing Code, specifically § 6-120 (a), (b), & (c) of the City of Portland, Maine Code of Ordinances (the "Code"). Unfortunately, the entire building is unfit for human habitation and must be vacated immediately.

The City is willing to work cooperatively with you in creating an appropriate action plan to address this situation and to streamline all necessary permits for re-occupancy; however, there are minimum safety standards that must be met.

The following conditions must be met:

1. The residence must be vacated and properly secured from vandalism and remain so until conditions 1-3 are met.
2. All outstanding Life Safety (Fire), Plumbing/ Sanitation, Building, Electrical and Land-Use violations must be corrected, see attached notices of violations.
3. Prior to commencing repairs, appropriate building permit applications must be submitted to this office for the necessary structural repair work for the walls: floors, roof and foundation building violations identified during your walkthrough inspection on 10/14/2014.

No tenant(s) may return to the property unit further notice from the City. **A re-evaluation of the property will occur on December 8, 2014 at 1:30PM to verify that the posted residence remains secure and vacant.**

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

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 § 1-15 of the Code and Title 30-A of M.R.S.A § 4452. This constitutes a decision that may be appealed pursuant to § 6-127 of the Code.

If you have any questions or concerns please contact me at 207.874.8701.

Sincerely,

Jonathan Rioux,  
Deputy Director of Inspections

CC: Owners/Tenants of 4 Oramel Ave. via Certified Mail 70103090000232737927  
David Petruccelli, Captain/ Fire Prevention Officer  
Chuck Fagone, Code Enforcement Officer

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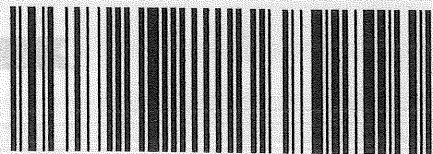
Portland, Maine



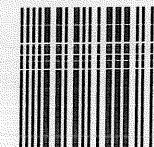
Yes. Life's go

Planning & Urban Development  
Inspection Division

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



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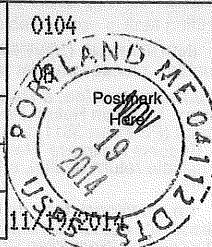
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PORTLAND ME 04103

OFFICIAL USE

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Postage	\$ 0.49
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Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>



Sent To Malcolm Sargent & Sandra  
 Street, Apt. No.,  
 or PO Box No. 4 Oramel Ave  
 City, State, ZIP+4® Portland, ME 04103