

DEPARTMENT DIRECTOR
Lee D. Urban



DIVISION DIRECTORS
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT

August 11, 2003

James & Wendy Harmon
59 Curtis Rd
Portland, Maine 04103

Brookfield Apartments LLC
P.O. Box 12540
Portland, Maine 04104

Re: 238 Auburn St. Apartment # D-37 (373 B005)

Dear Management,

An evaluation of your property at the above location on 8/11/2003 revealed an excessive accumulation of moisture in the basement apartment.

Section 6-110.F.3 of the City Housing Code states "The floor and walls shall be water- and damp-proof and the room shall be well drained and dry.

This condition constitutes a violation of the Housing Code.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 14 days of the date of this notice. A reinspection of the premises will occur on 8/27/03 at which time compliance will be required.

Further, this office recommends the following action take place prior the reoccupancy of unit D37:

- 1) That the services of a company capable of removing mold in a manner consistent with EPA accepted guidelines.
- 2) That the remediation occur and that testing occur from an accredited testing agency.
- 3) That the unit remain unoccupied until such time as the results from the agency meet acceptable standards for human habitation.

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 at 874-8700, if you wish to discuss the matter or have any questions.

Yours Truly,

Mike Nugent
Manager of Inspection Services

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

September 15, 1999

Brookfield Apartments Llc
Po Box 12540 10250
Portland, ME 04104

RE: 238 Auburn St
CBL: 373-B-00500101

Dear Sir or Madam:

Certified Mail Receipt # Z 434 206 632

An evaluation of your property at 238 Auburn St on Sep-10-1999 revealed 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 and copies of the referenced Code sections.

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 reinspection of the premises will occur on Oct-15-1999 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 at 874-8693, 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 \$75.00 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely

Tammy Munson
Code Enforcement Officer
/sap

*Fri @ 2:00
10/1/99*

238 Auburn St

City of Portland

Housing - Inspection

Owner / Manager:	Brookfield Apartments Llc		
Parcel Id:	373-B-00500101	# of Units:	
Inspector:	Tammy Munson		
Status:			
Date & Time Requested:	Sep 10, 1999 at		
Date of Inspection:	Friday, September 10, 1999		
Reinspect By:	Friday, October 15, 1999		
Reason For Inspection:			
Notes:			

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Repair Code
<input type="checkbox"/>	6-113.5	Interior			Rear Basement	
	Emergency lights inoperative (laundry area)					
<input type="checkbox"/>	6-116.1	Interior			Rear Basement	
	Storing flammables					
<input type="checkbox"/>	6-108.2	Interior			Front Basement Stairs	
	Access panel not secure					
<input type="checkbox"/>	6-108.2	Interior	2	63	Front left	
	Hole in bathroom door					



CITY OF PORTLAND

December 27, 1999

Brookfield Apartments Llc
Po Box 10250
Portland, ME 04104

RE: 238 Auburn St
CBL: 373-B-00500101

Dear Brookfield Apartments Llc:

A re-inspection at the above noted property was made on Oct-01-1999.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated September 10, 1999.

Thank you for your cooperation. If you have any questions, feel free to contact this office at 874-8706.

Sincerely,

Tammy Munson
Code Enforcement Officer

Nbw/

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

September 15, 1999

Brookfield Apartments Llc
Po Box 12540
Portland, ME 04104

RE: 238 Auburn St
CBL: 373-B-00500101

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Sincerely

Tammy Munson
Code Enforcement Officer
/sap

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

September 15, 1999

Brookfield Apartments Llc
Po Box 12540
Portland, ME 04104

RE: 238 Auburn St
CBL: 373-B-00500101

Dear Sir or Madam:

Certified Mail Receipt # Z 434 206 632

An evaluation of your property at 238 Auburn St on Sep-10-1999 revealed 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 and copies of the referenced Code sections.

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 reinspection of the premises will occur on Oct-15-1999 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.

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Sincerely

Tammy Munson
Code Enforcement Officer
/sap

City Of Portland
Inspection Services
RETURN OF SERVICE

On the 29 day of Sept., 1999, I made service of the Nov 9/15/99

upon, Peggy Harris, at Harris Evans

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____
- By delivering a copy to an agent authorized to receive service of process, and whose name is _____
- By (describe other manner of service) _____

DATED: 9/29/99

Tammy Munoz
Signature of Person Making Service

Title

I have received the above referenced documents

Peggy Harris
Person Receiving Service

DEPARTMENT DIRECTOR
Lee D. Urban



DIVISION DIRECTORS
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

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DEPARTMENT OF PLANNING AND DEVELOPMENT

August 11, 2003

James & Wendy Harmon
59 Curtis Rd
Portland, Maine 04103

Brookfield Apartments LLC
P.O. Box 12540
Portland, Maine 04104

Re: 238 Auburn St. Apartment # D-37 (373 B005)

Dear Management,

An evaluation of your property at the above location on 8/11/2003 revealed an excessive accumulation of moisture in the basement apartment.

Section 6-110.F.3 of the City Housing Code states "The floor and walls shall be water- and damp-proof and the room shall be well drained and dry.

This condition constitutes a violation of the Housing Code.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 14 days of the date of this notice. A reinspection of the premises will occur on 8/27/03 at which time compliance will be required.

Further, this office recommends the following action take place prior the reoccupancy of unit D37:

- 1) That the services of a company capable of removing mold in a manner consistent with EPA accepted guidelines.
- 2) That the remediation occur and that testing occur from an accredited testing agency.
- 3) That the unit remain unoccupied until such time as the results from the agency meet acceptable standards for human habitation.

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 at 874-8700, if you wish to discuss the matter or have any questions.

Yours Truly,

Mike Nugent

Manager of Inspection Services

DEPARTMENT DIRECTOR

Lee D. Urban



DIVISION DIRECTORS

Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT

September 4, 2003

BROOKFIELD APARTMENTS LLC
PO BOX 12540
PORTLAND, ME 04104

CBL: 373 B005001
Located at 238 Auburn St

Certified Mail 7001 2510 0003 2551 0110

Dear Brookfield Apartments Llc,

SECOND NOTICE OF VIOLATION - BILLING NOTIFICATION

An evaluation of the above-referenced property on 08/27/2003 revealed that the structure remains non-compliant with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a SECOND notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected. A re-inspection will occur on 09/18/2003, 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 ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee. This must be paid prior to re-inspection. Failure to pay the assessed fee within 30 days shall cause the City to assess lien against the property pursuant to Section 1-16 of the Code.

Please feel free to contact me if you wish to discuss this matter further or have any questions.

Sincerely,

Arthur Rowe @ (207) 874-8697
Building Inspector

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager Brookfield Apartments Llc		Inspector Arthur Rowe	Inspection Date 8/27/2003
Locatation 238 Auburn St	CBL 373 B005001	Status Green 0-4 Violations	Inspection Type Housing-Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-110.6	Interior	B	D-37	Basement	
Violation: Basement dwelling units.					
Notes: excessive accumulation of moisture in the basement apartment					

Comments: Further, this office recommends the following action take place prior the reoccupancy of unit D37:

- 1) That the services of a company capable of removing mold in a manner consistent with EPA accepted guidelines.
- 2) That the remediation occur and that testing occur from an accredited testing agency.
- 3) That the unit remain unoccupied until such time as the results from the agency meet acceptable standards for human habitation.

City Hall
Code
Enforcement

November 26, 2008

Attention Penny Littel:

I am writing regarding my apartment at 238 Auburn Street Apt # 26 C. I have had the following issues for some time now and the landlord is not responding:

In all the bedrooms the electrical outlets are showing blue when we plug something in.

Mold in the bathroom, bedrooms and closets. Even with a humidifier running.

Security front door does not lock.

No light in the front hallway going down the stairs. I have fallen and had to go to the hospital.

Our door to our apt. is easy access for a burglar to get in.

We are on the basement floor and the windows do not lock.

Screens on windows are screwed in. No access if there is a fire.

I have contacted by Shalom Worker and he encouraged me to contact code enforcement.

I can be reached at 878-3982.

Thank you for your attention to this matter.

Violet & Andy McCarrison



373-356

RECEIVED

NOV 25 2008

City of Portland
Planning Division