

Merril Abramson
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207-650-1030

November 13, 2016

Christina Stacey, Zoning Specialist
Permitting and Inspections Department
389 Congress Street, Room 315
Portland, ME 04101

Dear Ms Stacey,

I received a notice of violation and order to correct on November 5, 2016. My name is Merrill Abramson. I am the single mother of 3 adopted children; of which 2 of them were from Maine DHHS. I am a home health registered nurse. My 88.5-year-old mother, Roslyn Shalett, and I purchased this house at 23 Sanborn Street on May 24, 2016.

Since purchasing this house at 23 Sanborn Street on May 24, 2016; I have had plumbing leaks and floods every few weeks which negatively affected and damaged my basement. Five walls and several ceiling areas in the basement leaked, my oil tank had a leak and I needed a new heating system, my pellet stove is not working correctly. I have used Brian's electric and plumbing, Dave Johnson Building/Remodeling Inc. and Yofred painting and Downeast energy as contractors.

I have not added anything to my basement that wasn't there when I purchased the house; I have simply replaced old, broken, wet damaged areas. The kitchen in the basement had water damage from a broken pipe that was reimbursed by State Farm home insurance. I did not add a kitchen to my basement, I simply fixed damaged parts. I have included pictures that my house inspector took on April 8, 2016 of the kitchen that was in the basement.

The house inspector informed us that my basement needed a handrail and some sort of an egress or 2nd way out of basement so it would be safe. I spent over 3 months looking for a contractor who had time and someone that my mom and I could afford to take care of these two safety items. As a nurse I am over cautious and would never want to harm anyone.

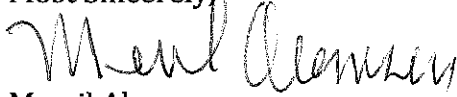
The man I purchased the house from is a science teacher at Lyman Moore Middle School. He and his wife lived in the house for 25 years approximately and raised their 2 kids there. They originally lived in the basement and took care of the husbands grandfather whom they eventually purchased or were gifted the house from.

What document do you need so I can prove that the basement apartment including kitchen were already there before 1995? I am happy to provide what you need. I can probably get a document from the previous owner proving it was there.

I had been on disability of stage 4 cancers for previous 8 years. I have been newly back at work for the past 1.5 years, I was homeless for half of 1016 until I was able to settle my medical bills and other debt so that I could find a safe house that would work for my 88.5 year old mother and my two youngest children who are ages 8 and 12. Since my mother arrived in Maine so that I could help take care of her 2.5 years ago she has had to put out considerable money to make her previous apartment safe and workable, we hoped income from the basement space would help my mother to recoup some of her lost funds so that if she is going to need any in home care she would have some funds for that. She is on a small social security with very limited funds in savings. We never meant to do anything illegal or anything that would go against code. We simply were making the apartment safer with a new bannister and egress window. And after damage from piping leaks we fixed up what had been damaged. We did put in new floors since parts of the floor got damaged.

I appreciate any assistance in this matter so that we can clear this up quickly. On Friday, November 11, 2016 I left a phone message.

Most Sincerely,



Merril Abramson

See Attached picture of basement
Kitchen at time of house
inspection on 4/8/2016