



# PORTLAND MAINE

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*Director of Planning and Urban Development  
Penny St. Louis Littell*

*Inspection Services, Director  
Tammy M. Munson*

July 20, 2010

SHAW LARRY R &  
23 LONGWOODS RD  
CUMBERLAND, ME 04021

**CBL: 392 A007001**  
**Located at 140 HOPE AVE**

**Certified Mail 70090820000141891419**

Dear Kevin Shaw,

An evaluation of the above-referenced property on 7-20-10 was performed for the Legalization of a Nonconforming Dwelling Unit(s) as allowed under Sec. 14-391, The Land Use Ordinance of the City of Portland. The structure fails to comply with Chapter 6, Article V. of the Code of Ordinances, The Housing Code. Attached is a list of the violations.


This is a notice of violation pursuant to Section 6-118 of the Code. Within 14 days of the date of this notice, you must do one of the following: 1) Correct the violations, 2) Apply for the permits associated for the work requiring a permit, an application for permit shall be submitted. A re-inspection of the premises will occur on 8-4-10 at which time compliance will be required. If you decide to withdraw the application for legalization, the inspection will verify that the unit(s) have been removed. 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 6-1 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me 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 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection, unless it is associated with an approved permit.

Sincerely,



Nicholas Adams @  
Building Inspector

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> SHAW LARRY R &		<b>Inspector</b> Nicholas Adams	<b>Inspection Date</b> 7/20/2010
<b>Locatation</b> 140 HOPE AVE	<b>CBL</b> 392 A007001	<b>Status</b> Re-Inspect 14 Days	<b>Inspection Type</b> Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 105.1	Interior			Basement	
<b>Violation:</b>	Building w/o Permit				
<b>Notes:</b>	All work done in the basement was with out a permit please come to city hall to apply for an after the fact permit.				

2) 6-110.(f)	Interior			Basement	
<b>Violation:</b>	Basement dwelling units.				
<b>Notes:</b>	Sec. 6 110. Minimum standards for space and occupancy thereof.				

No person shall occupy as owner occupant or shall let to another for occupancy any dwelling, dwelling unit, or rooming unit which is or would be overcrowded as determined by the following minimum standards for space and occupancy:  
 (f) Basement dwelling units. Every room in any cellar or basement used for the purposes of a habitable room shall meet the following conditions:

1. The ceiling shall have a clear inner height of at least seven (7) feet and shall be at last three (3) feet above the grade of the ground at the points where the required windows open.
2. The floor and walls shall be water and damp proof and the room shall be well drained and dry.
3. There shall be one (1) or more windows, the combined total sash area of which shall be not less than eight (8) square feet, or one twelfth of total floor area, whichever is greater, which windows shall open readily for purposes of ventilation directly to the outside air.

**Comments:** Have tried to reach Kevibn many times to set up a appt. There is a complaint about the basement apt. The dwelling in on the MLS # is 982196 and the pictures show there is a kitchen and bathroom. All work in the basement is with out a permit and is a land use violation. There cannot be bedroom in the basement if there is not a means of egress. Also this dwelling is a single family home not a 2 family. Please contact me ASAP to schedule a inspection NLA. 07-20-10 Inspection: no one one site, out @ 10:23 AM, JGR.