



PORTLAND MAINE

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CITY OF PORTLAND NOTICE OF VIOLATION

February 1, 2006

Steven & GERALYN Ryan
75 Deepwood Drive
Portland, ME 04103

Certified Mail Receipt: 7002 2410 0000 8132 5201

RE: 75 Deepwood Drive
CBL: 397-C-012, Zone - R2, Building Permit # 05-1331

Dear Mr. & Mrs. Ryan:

An evaluation of the property at 75 Deepwood Drive on January 19, 2006 revealed that the work completed under the approved building permit # 05-1331 fails to comply with the Land Use Zoning Ordinance and the Building Code as adopted by the City. The following is a list of the violations:

Section 14-80: The R-2 Residential Code requires twenty-five (25) feet as a rear setback to the property line, the measured distance to the new sunroom and deck is fifteen (15) feet to the survey pin.

Sec. R109.1.1 (as amended) Footing/Building location and Foundation Inspection:

Failed to schedule for the required inspections. All property lines shall be identified to determine setback compliance. The deck and part of the sunroom are non-conforming.

Sec. R109.4 Approval Required: Work shall not continue beyond the point indicated in each successive inspection without first obtaining approval of the building official.

This is a Notice of Violation pursuant to Section R113.2 of the Building Code. The referenced setback violation shall be corrected within 30 days of the date of this notice. Please remove the structures or apply for a building permit to modify the structure to show conformance to the rear setback. 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 Chapter 1-15 of the Code and in Title 30-M.S.R.A. ss4452.

You have the right to appeal my decision pursuant to Section 112 of the 2003 International Building Code as adopted by the City of Portland. Please feel free to contact me at 874-8715 if you wish to discuss the matter or have any questions. I am enclosing information if you wish to appeal to the Zoning Board.

Sincerely,

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Cc/Maine Window & Sunroom