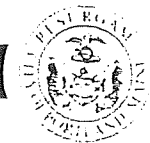


Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

December 1, 2014

Hand Delivered, Sent Via Certified U.S. Mail, and Posted on Premises

Adshead Christopher E &
Michelle E Adshead JTS
14 Hennings Way
North Yarmouth, ME 04097

CBL: 428 C015001

Located at: 533 Washington Ave.

RE: Complaint # 29729_Illegal Dwelling Unit

Notice of Violation/ Posting Notice

Dear Mr. Adshead:

An evaluation of your property with Officials from the City's Building and Fire Department on 11/24/2014 located at 533 Washington Ave. revealed that the third floor is being used as a residential dwelling unit without benefit of a building/ change of use permit. City records (1989-Present) indicate that the legal use of property as a Two (2) Family Residential Dwelling Unit.

Your property is in violation of 105.1 of the IBC, 2009 (MUBEC), Section 14-52, and 14-463 of the Land Use Zoning Ordinance.

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 third floor dwelling unit must be totally vacated and properly secured from vandalism.
2. Submit a building permit "change of use" application for the illegal third floor unit, or an "interior renovations" application to return the third floor to the original approved use.

3. Follow all inspection requirements outlined in each permit issued by the city.

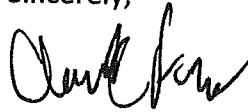
A re-evaluation of the property will occur on 12/29/2014 to verify that the posted unit is vacant and secured from vandals.

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 Portland City Code and in Title 30-A of M.R.S.A § 4452.

This letter constitutes a decision from which you may to appeal pursuant to § 6-127 of the Portland City Code and Rule 80B of the Maine Rules of Civil Procedure.

Please feel free to contact me @ 874.8703 if you have any questions or would like to discuss this matter further.

Sincerely,



Chuck Fagone
Code Enforcement Officer

CC: Owners/Tenants of 533 Washington Ave via Certified Mail 70103090000232737958
Jonathan Rioux, Deputy Director of Inspections
Ann Machado, Acting Zoning Administrator
David Petruccelli, Captain/ Fire Prevention Officer

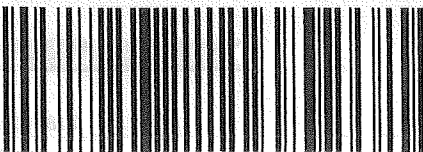
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Portland, Maine

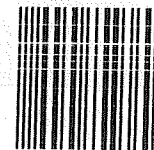


Planning & Urban Development
Inspection Division

389 Congress Street
Portland, Maine 04101-3509



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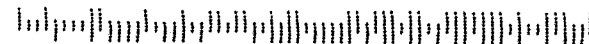
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TENANTS OF
533 WASHINGTON AVENUE
PORTLAND MAINE 04101

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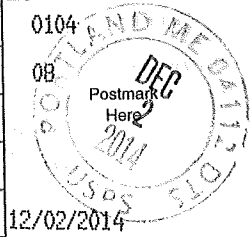


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Sent To **TENANTS OF**
Street, Apt. No.,
or PO Box No. **533 Washington Ave.**
City, State, ZIP+4 **PORTLAND ME 04101**