



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Greg Mitchell

Inspections Division Director
Tammy Munson

May 9, 2012
Michael D'Amboise
5 Adelbert St.
South Portland ME 04106

HAND DELIVER

RE: 54 Olympia St.

CBL: 433 B021

Case Number: 2012-05-3916

Dear Mr. D'Amboise,

It has come to the attention of this office that an illegal unit has been added at the above stated property address. This office has no record of a building permit being issued to this location to alter the existing legal use at this time from a "2 unit structure".

The property is in violation of Section 14-52 of the Portland Zoning Ordinance as stated below;

Section 14-52 Conformity Required: No building or structure shall be erected, altered, enlarged, rebuilt, removed or used, and no premises unless in conformity with the provisions of this article.

You have thirty (30) days in which to vacate this unit and remove all kitchen facilities. A re-inspection will occur on June 8, 2012. You will be contacted with a time to meet with me on site to confirm the discontinuation of the illegal unit.

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 of M.R.S.A. Section 4452 and Section 14-57 of the Portland Zoning Ordinance. This constitutes an appealable decision pursuant to Section 121.5 of the City of Portland Building Code.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to file an appeal. If you should fail to do so, my decision is binding and no longer subject to appeal. If you decide to file an appeal, you may contact our office for the necessary paperwork.

If you have any questions you may contact me at 874-8707 to discuss this matter further.

Sincerely,

George Froehlich
Code Enforcement Officer

Cc: Marge Schmuckal, Zoning Officer, Tammy Munson, Inspections Division Director.

**CITY OF PORTLAND
PLANNING AND URBAN DEVELOPMENT DEPARTMENT
389 CONGRESS STREET
PORTLAND, MAINE 04101**

INSPECTION VIOLATIONS

Owner Michael D'Amboise		Code Enforcement Officer George Froehlich	Inspection Date May 4, 2012
Location 54 Olympia St.	CBL 433 B021	Status Open	Case Number 2012-05-3916

1. **The property is in violation of the Portland Zoning Ordinance.** -City Ord. § 14-52.

You have thirty (30) days in which to vacate this unit and remove all kitchen facilities.

No building or structure shall be erected, altered, enlarged, rebuilt, removed or used, and no premises unless in conformity with the provisions of this article.