



DEPARTMENT OF PLANNING AND DEVELOPMENT

October 1, 2003

53-57 ALLEN AVENUE LIMITED
4 CANAL PLAZA
PORTLAND, ME 04112

CBL: 435 G020001
Located at 57 Allen Ave

Certified Mail # 7001 2510 0003 2550 9749

Dear 53-57 Allen Avenue Limited,

An evaluation of the above-referenced property on 09/26/2003 shows that the structure fails to comply with Chapter 6. Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on 11/03/2003 at which time compliance will be required. 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.

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.

Sincerely,

Kevin Carroll @ (207) 874-8708
Code Enforcement Officer

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations


Owner/Manager 53-57 Allen Avenue Limited		Inspector Kevin Carroll	Inspection Date 9/26/2003
Locatation 57 Allen Ave	CBL 435 G020001	Status Yellow 5-9 Violations	Inspection Type Housing-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-116.5	Interior	1	1	Bedroom	
Violation: Fire Protection					
Notes: Secure smoke detector. Needs to meet compliance by October 13, 2003.					
2) 6-113.5	Interior	1	1	Kitchen	
Violation: Maintenance of lighting fixtures					
Notes: Illegal wiring, garbage disposal.					
3) 6-111.4	Interior	1	1	Kitchen	
Violation: Maintenance of plumbing fixtures.					
Notes: Leak at kitchen sink.					
4) 6-108.3	Exterior	1	1	rear porch	
Violation: Exterior windows, doors and skylights					
Notes: Inoperative rear exit door.					
5) 6-108.4	Exterior	1	1	rear porch	
Violation: Stairways, stairwells, stairs, porches.					
Notes: Broken / missing quardrails.					
6) 6-108.4	Exterior	1	1	rear porch	
Violation: Stairways, stairwells, stairs, porches.					
Notes: Missing quardrails.					
7) 6-108.4	Exterior	1	1	rear porch stairs	
Violation: Stairways, stairwells, stairs, porches.					
Notes: Missing Handrails.					

Comments:

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">Mohammed Kargar 14 Muirfield Road Falmouth, Maine 04105</p> <p style="text-align: center;">435 G 020</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7003 3110 0002 6064 1244</p>
<p>PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540</p>	

7003 3110 0002 6064 1244

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)											
For delivery information visit our website at www.usps.com											
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<table border="1"> <tr> <td>Postage</td> <td>\$ 0.63</td> </tr> <tr> <td>Certified Fee</td> <td>\$2.40</td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td>\$1.85</td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td>\$0.00</td> </tr> <tr> <td>Total Postage & Fees</td> <td>\$ 4.88</td> </tr> </table>	Postage	\$ 0.63	Certified Fee	\$2.40	Return Receipt Fee (Endorsement Required)	\$1.85	Restricted Delivery Fee (Endorsement Required)	\$0.00	Total Postage & Fees	\$ 4.88	
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PS Form 3800, June 2002 See Reverse for Instructions											