

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 2013-00065	<b>Issue Date:</b>	<b>CBL:</b> 297 E019001
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<b>Location of Construction:</b> 85 AVALON RD	<b>Owner Name:</b> DONGO ROBERT J & KELLEY C JTS	<b>Owner Address:</b> 85 AVALON RD PORTLAND, ME 04103	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Down East Energy	<b>Contractor Address:</b> 172 Main Street South Portland ME 04106	<b>Phone</b> (207) 799-5585
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> HVAC	<b>Zone:</b> R3
<b>Past Use:</b> 2 family	<b>Proposed Use:</b> 2 family	<b>Permit Fee:</b> \$30.00	<b>Cost of Work:</b> \$1,000.00
<b>Proposed Project Description:</b> HVAC; installing 100 1lb gas cylinder		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	<b>INSPECTION:</b> Use Group:                  Type:
		Signature:	Signature:
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature:		Date:	

<b>Permit Taken By:</b> bjs	<b>Date Applied For:</b> 01/09/2013	<b>Zoning Approval</b>		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	<b>Special Zone or Reviews</b>	<b>Zoning Appeal</b>	<b>Historic Preservation</b>	
2. Building permits do not include plumbing, septic or electrical work.	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark	
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review	
	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review	
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved	
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied	
	Date:	Date:	Date:	

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

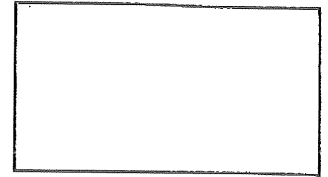
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL 297 E 019001 Use of Building Residential two family Date 1/9/13  
 Name and address of owner of appliance Kelly Campbell 85 AVALON Rd  
Portland ME 04103  
 Installer's name and address Downeast Energy 172 Main St  
So. Portland ME 04103 Telephone \_\_\_\_\_

### Location of appliance:

- Basement  Floor  
 Attic  Roof

### Type of Fuel:

- Gas  Oil  Solid

Appliance Name: Installed by others

U.L. Approved  Yes  No

Will appliance be installed in accordance with the manufacture's installation instructions?  Yes  No

IF NO Explain: \_\_\_\_\_  
\_\_\_\_\_

### The Type of License of Installer:

- Master Plumber # \_\_\_\_\_  
 Solid Fuel # \_\_\_\_\_  
 Oil # \_\_\_\_\_  
 Gas # PAT 1665  
 Other \_\_\_\_\_

### Type of Chimney:

- Masonry Lined  
 Factory built \_\_\_\_\_  
 Metal  
 Factory Built U.L. Listing # \_\_\_\_\_  
 Direct Vent  
 Type \_\_\_\_\_ UL# \_\_\_\_\_

### Type of Fuel Tank

- Oil  
 Gas replacing 100lb cylinder  
 Size of Tank 57 gallon

Number of Tanks 1

Distance from Tank to Center of Flame 30 feet.

Cost of Work: \$ 94.00

Permit Fee: \$ \_\_\_\_\_

### Approved

Fire: \_\_\_\_\_

Ele.: \_\_\_\_\_

Bldg.: \_\_\_\_\_

### Approved with Conditions

- See attached letter or requirement

Inspector's Signature

Date Approved

Signature of Installer: Steve Tomich / Andrea Kalusa

Assessor's Office | 369 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8466

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

<b>Services</b>	<b>CBL</b>	297 E019001
	<b>Land Use Type</b>	TWO FAMILY
	<b>Property Location</b>	85 AVALON RD
<b>Applications</b>	<b>Owner Information</b>	DONGO ROBERT J & KELLEY C JTS 85 AVALON RD PORTLAND ME 04103
<b>Doing Business</b>	<b>Book and Page</b>	9554/141
<b>Maps</b>	<b>Legal Description</b>	297-E-19 AVALON RD 85-87 DOROTHY ST 2-8 6800 SF
<b>Tax Relief</b>	<b>Acres</b>	0.1561
<b>Tax Roll</b>		
<b>Q &amp; A</b>		

**Current Assessed Valuation:**

browse city services a-z	<b>TAX ACCT NO.</b>	33094	<b>OWNER OF RECORD AS OF APRIL 2012</b> DONGO ROBERT J & KELLEY C JTS
	<b>LAND VALUE</b>	\$61,200.00	85 AVALON RD PORTLAND ME 04103
	<b>BUILDING VALUE</b>	\$126,500.00	
	<b>HOHESTEAD EXEMPTION</b>	(\$10,000.00)	
browse facts and links a-z	<b>NET TAXABLE - REAL ESTATE</b>	\$177,700.00	
	<b>TAX AMOUNT</b>	\$3,344.32	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



**Building Information:**

Best viewed at 800x600, with Internet Explorer

<b>Building 1</b>	
<b>Year Built</b>	1900
<b>Style/Structure Type</b>	OLD STYLE
<b># Stories</b>	1.5
<b># Units</b>	2
<b>Bedrooms</b>	2
<b>Full Baths</b>	1
<b>Total Rooms</b>	6
<b>Attic</b>	NONE
<b>Basement</b>	FULL
<b>Square Feet</b>	1092
<a href="#">View Sketch</a>	<a href="#">View Map</a> <a href="#">View Picture</a>



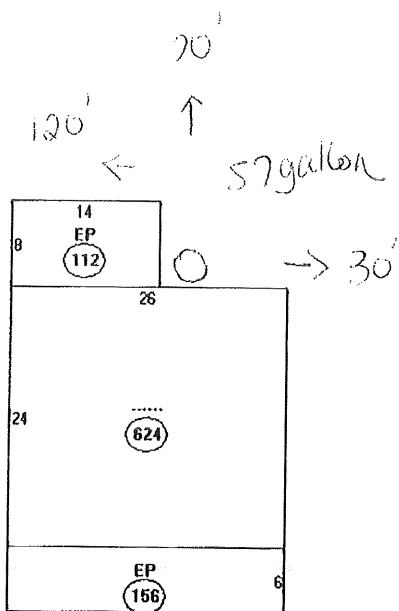
<b>Building 2</b>	
<b>Year Built</b>	1950
<b>Style/Structure Type</b>	OLD STYLE
<b># Stories</b>	1
<b># Units</b>	2
<b>Bedrooms</b>	1
<b>Full Baths</b>	1
<b>Total Rooms</b>	3
<b>Attic</b>	FULL FINISH
<b>Basement</b>	PIER/SLAB
<b>Square Feet</b>	580
<a href="#">View Sketch</a>	<a href="#">View Map</a> <a href="#">View Picture</a>



**Sales Information:**

<b>Sale Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
4/26/1991	LAND + BUILDING	\$0.00	9554/141

[New Search](#)



Descriptor/Area

- A:.....  
624 sqft
- B:EP  
112 sqft
- C:EP  
156 sqft



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

March 21, 1983

Mr. Daniel Campbell  
85 Avalon Road  
Portland, Maine 04103

Re: 85 Avalon Road

Dear Mr. Campbell:

In checking through our hold files, we have noted the building permit to construct a breezeway between dwelling and garage, also to construct a chimney, has not been issued as applied for October 2, 1981 for the following reasons as explained to me by Mr. Ward our Zoning Enforcement Officer:

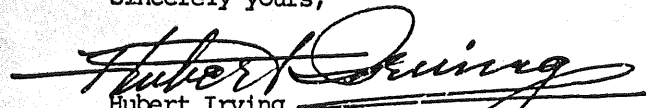
1. This conversion from a garage to a second dwelling unit is illegal.
2. The lot size is too small for this use.
3. No one has ever applied for a legal change of use from 1 to 2-family.
4. A breezeway to the garage cannot be constructed because the garage has no foundation.

It is necessary that you discontinue the use of the second dwelling unit not later than April 29, 1983, at which time, another inspection will be made for code compliance.

Now that this matter has, once again been brought to your attention, it is hoped we will have your complete cooperation so that further action by this department will not become necessary.

Should you have any questions, do not hesitate to call this office, 775-5451, Ext. 498.

Sincerely yours,

  
Hubert Irving  
Code Enforcement Officer

HI/jmr

cc: Joseph Gray, Director of Plan. & Urban Dev.  
P. S. Hoffses, Chief of Insp. Services  
Ernold Goodwin, Plumbing Insp.  
Richard Libby, Electrical Insp.  
Malcolm Ward, Zoning Enforcement Officer



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

February 2, 1983

Mr. Daniel Campbell  
85 Avalon Road  
Portland, Maine 04103

Re: 85 Avalon Road

Dear Mr. Campbell:

October 2, 1981, a building permit was applied for by you to construct a breezeway between dwelling and a garage. This permit was never issued.

While inspecting the area, it has come to our attention that the garage has been changed to a dwelling unit. This use is in violation of the Building and Zoning Codes.

It is necessary that you contact this office and talk with the Chief of Inspection Services, Mr. Hoffses, not later than February 14, 1983.

Sincerely,

Hubert Irving  
Code Enforcement Officer

HI/jmr

# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. **85-91** BLDG. NO. **13** CHART **E** BLOCK **19 TO 21** LOT **00**  
 STREET **Avalon Rd.** DEVELOPMENT NO. **297** DIST. **13** ZONE **E**

RECORD OF TAXPAYER: *Grant Ervin Jr*

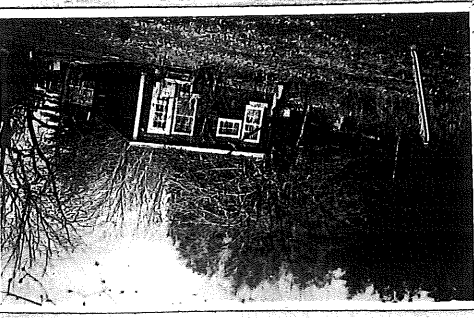
TOPOGRAPHY	PROPERTY FACTORS	IMPROVEMENTS
LEVEL		WATER
HIGH	<input checked="" type="checkbox"/>	SEWER
LOW		GAS
ROLLING		ELECTRICITY
SWAMPY		ALL UTILITIES
STREET		TREND OF DISTRICT
PAVED		IMPROVING
SEMI-IMPROVED		STATIC
DIRT	<input checked="" type="checkbox"/>	DECLINING
SIDEWALK	<i>As</i>	

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR
120	100	200	100	2000	1951
TOTAL VALUE LAND					240
TOTAL VALUE BUILDINGS					2860
TOTAL VALUE LAND AND BUILDINGS					3100
SQ. FT. TO-FROM CH.					BLK. LOT
SQ. FT. TO-FROM CH.					BLK. LOT

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR
					1957
TOTAL VALUE LAND					150
TOTAL VALUE BUILDINGS					1895
TOTAL VALUE LAND AND BUILDINGS					1975
SQ. FT. TO-FROM CH.					BLK. LOT
SQ. FT. TO-FROM CH.					BLK. LOT



*1912 = 2.28*

*9338*

CONSTRUCTION

**FOUNDATION**  
 CONCRETE   
 CONCRETE BLOCK   
 BRICK OR STONE  
 PIERS  
 CELLAR AREA FULL   
 1/4  
 1/2  
 3/4  
 NO. CELLAR  
 EXTERIOR WALLS

**FLOOR CONST.**  
 WOOD JOIST  
 STEEL JOIST  
 MILL TYPE  
 REIN. CONCRETE  
**FLOOR FINISH**  
 B 1 2 3  
 CEMENT  
 EARTH  
 PINE  
 HARDWOOD  
 TERRAZZO  
 TILE

**PLUMBING**  
 BATHROOM  
 TOILET ROOM  
 WATER CLOSET  
 LAVATORY  
 KITCHEN SINK  
 STD. WAT. HEAT  
 AUTO. WAT. HEAT  
 ELECT. WAT. SYST.  
 LAUNDRY TUBS  
 NO PLUMBING  
 TILING  
 BATH FL. & WCOT.  
 TOILET FL. & WCOT.

STUCCO ON FRAME  
 STUCCO ON TILE  
 BRICK VENEER  
 BRICK ON TILE  
 SOLID BRICK  
 STONE VENEER  
 CONC. OR CIND. BL.  
 TERRA COTTA  
 VITROLITE  
 PLATE GLASS  
 INSULATION  
 WEATHERSTRIP  
**ROOFING**  
 ASPH. SHINGLES  
 WOOD SHINGLES  
 ASBES. SHINGLES  
 SLATE  
 TILE  
 METAL  
 COMPOSITION  
 ROLL ROOFING  
 INSULATION

ATTIC FLR. & STAIRS  
**INTERIOR FINISH**  
 B 1 2 3  
 PINE  
 HARDWOOD  
 PLASTER  
 UNFINISHED  
 METAL CLG.  
 RECREAT. ROOM  
 FINISHED ATTIC  
 FIREPLACE

ELECTRIC  
 NO LIGHTING  
 NO. OF ROOMS  
 BSMT. 1ST 2ND 3RD  
 OCCUPANCY  
 SINGLE FAMILY  
 TWO FAMILY  
 APARTMENT  
 STORE  
 THEATRE  
 HOTEL  
 OFFICES  
 WAREHOUSE  
 COMM. GARAGE  
 GAS STATION  
**ECONOMIC CLASS**  
 OVER BUILT  
 UNDER BUILT  
 DT. 10-9-37 AR. 10-30  
 LD. 14 PD. 30  
 MS. 5 CK. 100

ADDITIONS  
 BASEMENT  
 WALLS  
 ROOF  
 FLOORS  
 ATTIC  
 FINISH  
 FIREPLACE  
 HEATING  
 PLUMBING  
 TILING  
 TOTAL  
 FACT.  
 REP. VAL.  
 1951  
 3510  
 4100

COMPUTATIONS

UNIT	1951
624 S. F.	3510
S. F.	4100

SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
DWC	A 1 1/2 + Ex	C	307		B	4400	4028	2640	A	7670	1575	31
GAR	B 20' x 18' x 23'	C	OLD		F	400	481	220	B	770	125	31
Summit house	C 11' x 7' (30)	C	OLD		F	380	40	220	C	250	125	31
	D					51			D			
	E								E			
	F								F			
	G								G			
YEAR 1951										2860	1700	
TAX VAL. 1871	1951 TOTAL BLDGS. 1933 / 1871											
OLD VAL. 1700	19											
CHANGE -171	19											

*210 18' x 20' 20' x 20' - 300'*

*360*

*260*

*14*

*16*

*18*

*20*

*22*

*24*

*26*

*28*

*30*

*32*

*34*

*36*

*38*

*40*

*42*

*44*

*46*

*48*

*50*

*52*

*54*

*56*

*58*

*60*