



Jeff Levine, AICP, Director  
Planning & Urban Development Department

Ann Machado  
Zoning Administrator

CITY OF PORTLAND HOUSING CODE  
DWELLING UNIT COMPLIANCE

Section 14-391 of the Land Use Ordinance allows illegal non-conforming dwelling units to become legalized through a given process. Part of this process is that the dwelling units that are requested to be legalized MUST comply or be able to comply with the City of Portland's Housing Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator as to compliance or the ability to comply with these codes.

Location: 85 Avalon Rd 297-E 019

Owner: Anthony Wilbur 318-8083

Address of owner: \_\_\_\_\_  
(If different)

Applicant Information: \_\_\_\_\_  
(If different):

Current number of legal units: one (1)

Number of units to be legalized: one (1)  
total: two (2)

Comments of approval or disapproval (List any and all conditions):  
See Attached

Signature: [Handwritten Signature]

Date: 9/28/15

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> DONGO ROBERT J & KELLEY C JTS		<b>Inspector</b> Doug Morin	<b>Inspection Date</b> 8/18/2015
<b>Location</b> 85 AVALON RD	<b>CBL</b> 297 E019001	<b>Status</b> Failed	<b>Inspection Type</b> Building-Legalize Nonconforming

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
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1)

**Violation:** #Error

**Notes:** #Error

**Comments:** 2nd floor is non habitable. Ceiling height is 6"-9" at center only with sloped roof (does not meet). Stairs leading up to 2nd floor on non compliant as well, would have to be done to code. GFCI protection needed in kitchen and bathroom. Also other electrical upgrades for boxes with exposed wires with no outer insulation. Plumbing should be upgraded for health and safety reasons. It appears the building is less than 5 feet and as close as possibly 3 feet at one point. Will need one hour fire separation construction (5/8 Gypsum) on that side of the property. Owner will apply for a building permit to remove stairs and have a pull down set and create a studio type apartment.