



PORTLAND MAINE

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Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

March 20, 2013

Robert & Kelley Dongo
85 Avalon Road
Portland, ME 04103

RE: 85 Avalon Road – 297-E-019 – R-3

Dear Mr. & Mrs. Dongo,

A recent permit application for the installation of a 100 lb gas cylinder at your property located at 85 Avalon Road indicated that the current use of the property is a two family dwelling. Our Inspection Services records indicate that the last approved use was a single family dwelling. There is also a record in our files that the previous owner was notified of the nonconforming use.

At this time the nonconforming use of a two family on the property must either be legalized or returned to a single family use. I am enclosing a copy of the application for a legalization of a nonconforming use.

Please feel free to call me with any questions you may have concerning this matter.

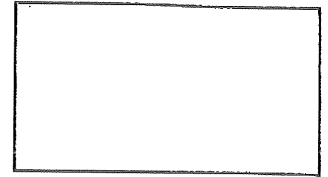
Very truly yours,

Marge Schmuckal
Zoning Administrator
(207) 874- 8695



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:

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

Q & A

Current Assessed Valuation:

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



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

Building Information:

Building 1

Year Built	1900
Style/Structure Type	OLD STYLE
# Stories	1.5
# Units	2
Bedrooms	2
Full Baths	1
Total Rooms	6
Attic	NONE
Basement	FULL
Square Feet	1092

[View Sketch](#) [View Map](#) [View Picture](#)



Building 2

Year Built	1950
Style/Structure Type	OLD STYLE
# Stories	1
# Units	2
Bedrooms	1
Full Baths	1
Total Rooms	3
Attic	FULL FINISH
Basement	PIER/SLAB
Square Feet	580

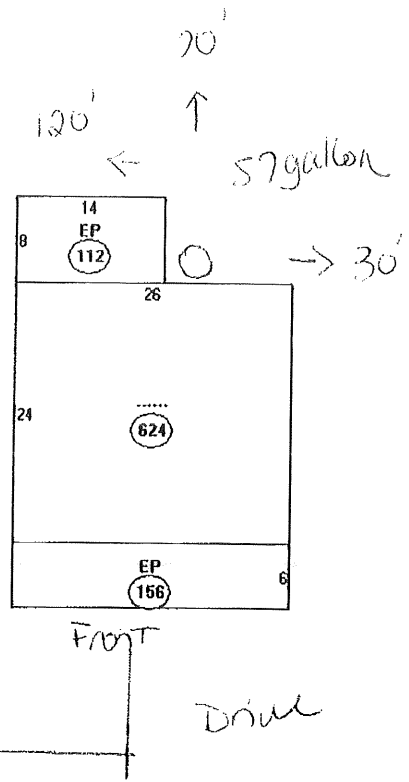
[View Sketch](#) [View Map](#) [View Picture](#)



Sales Information:

Sale Date	Type	Price	Book/Page
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:

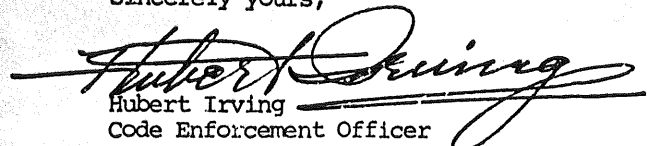
1. This conversion from a garage to a second dwelling unit is illegal.
2. The lot size is too small for this use.
3. No one has ever applied for a legal change of use from 1 to 2-family.
4. A breezeway to the garage cannot be constructed because the garage has no foundation.

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.

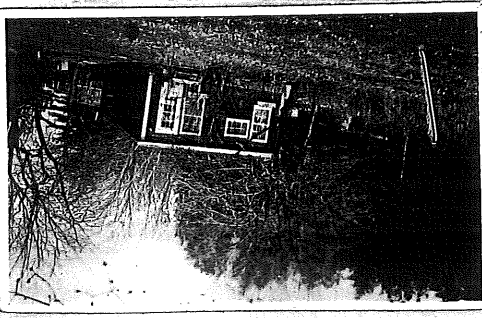
Sincerely,

Hubert Irving
Code Enforcement Officer

HI/jmr

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19



FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE	<input checked="" type="checkbox"/>	WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	<input checked="" type="checkbox"/>
CONCRETE BLOCK	<input checked="" type="checkbox"/>	STEEL JOIST	<input type="checkbox"/>	TOILET ROOM	<input type="checkbox"/>
BRICK OR STONE	<input type="checkbox"/>	MILL TYPE	<input type="checkbox"/>	WATER CLOSET	<input type="checkbox"/>
PIERS	<input type="checkbox"/>	REIN. CONCRETE	<input type="checkbox"/>	LAVATORY	<input type="checkbox"/>
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH	<input type="checkbox"/>	KITCHEN SINK	<input checked="" type="checkbox"/>
1/4		B	1	STD. WAT. HEAT	<input type="checkbox"/>
1/2		C	2	AUTO. WAT. HEAT	<input type="checkbox"/>
3/4			3	ELECT. WAT. SYST.	<input type="checkbox"/>
NO. CELLAR	<input type="checkbox"/>	CEMENT	<input checked="" type="checkbox"/>	LAUNDRY TUBS	<input type="checkbox"/>
EXTERIOR WALLS	<input type="checkbox"/>	EARTH	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
CLAPBOARDS	<input type="checkbox"/>	PINE	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
WIDE SIDING	<input type="checkbox"/>	HARDWOOD	<input checked="" type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
DROP SIDING	<input type="checkbox"/>	TERRAZZO	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
NO SHEATHING	<input type="checkbox"/>	TILE	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
WOOD SHINGLES	<input checked="" type="checkbox"/>			NO PLUMBING	<input type="checkbox"/>
ASBES. SHINGLES	<input type="checkbox"/>			NO PLUMBING	<input type="checkbox"/>
STUCCO ON FRAME	<input type="checkbox"/>	ATTIC FLR. & STAIRS	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
STUCCO ON TILE	<input type="checkbox"/>	INTERIOR FINISH	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
BRICK VENEER	<input type="checkbox"/>	B	1	NO PLUMBING	<input type="checkbox"/>
BRICK ON TILE	<input type="checkbox"/>	C	2	NO PLUMBING	<input type="checkbox"/>
SOLID BRICK	<input type="checkbox"/>		3	NO PLUMBING	<input type="checkbox"/>
STONE VENEER	<input type="checkbox"/>	PINE	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
CONC. OR CIND. BL.	<input type="checkbox"/>	HARDWOOD	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
TERRA COTTA	<input type="checkbox"/>	PLASTER	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
VITROLITE	<input type="checkbox"/>	UNFINISHED	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
PLATE GLASS	<input type="checkbox"/>	METAL CLG.	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
INSULATION	<input type="checkbox"/>	RECREAT. ROOM	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
WEATHERSTRIP	<input type="checkbox"/>	FINISHED ATTIC	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
ROOFING	<input type="checkbox"/>	FIREPLACE	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
ASPH. SHINGLES	<input checked="" type="checkbox"/>	HEATING	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
WOOD SHINGLES	<input type="checkbox"/>	PIPELESS FURNACE	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
ASBES. SHINGLES	<input type="checkbox"/>	HOT AIR FURNACE	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
SLATE	<input type="checkbox"/>	FORCED AIR FURN.	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
METAL	<input type="checkbox"/>	STEAM	<input checked="" type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
COMPOSITION	<input type="checkbox"/>	HOT WAT. OR VAPOR	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
ROLL ROOFING	<input type="checkbox"/>	NO HEATING	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
INSULATION	<input type="checkbox"/>	GAS BURNER	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
		OIL BURNER	<input checked="" type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>
		STOKER	<input type="checkbox"/>	NO PLUMBING	<input type="checkbox"/>

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 x 2 1/2	C	30T		B	4400	4028	2640	A	7640	1575	31
GAR	B 20' x 18' x 23'	C	OLD		F	400	451	220	B	220	125	31
Summer house	C 11' x 7' (30)	C	OLD		F	380	40	220	C	220	125	31
	D					5100			D			
	E								E			
	F								F			
	G								G			
YEAR	1953									1951 TOTAL BLDGS.	28600	19
TAX VAL.	1670											19
OLD VAL.	1700											19
CHANGE	-30											19

20' x 18' x 23'	2600	2600	2600
11' x 7' (30)	220	220	220
5100	5100	5100	5100
28600	28600	28600	28600

COMPUTATIONS	
UNIT	1951
624 S. F.	3510
S. F.	4140