

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 11, 1994

TIMM ITTS
34 SOUTH ST
ESSEX JUNCTION VT 05452

AKA 53 Allen Ave

Re: 57 Allen Ave
CBL: 435- - G-020-001-01
DU: 9

Dear Sir,

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".


In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing code Standards.


Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,


Arthur Rowe
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 57 Allen Ave
Housing Conditions Date: February 10, 1994
Expiration Date: April 11, 1994

Items listed below are in violation of Article 7 of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- | | | |
|----|--|--------|
| 1. | INT - UNIT 6 -
HOLE IN CLOSED CEILING | 108.20 |
| 2. | INT - UNIT 6 - KITCHEN
LEAK UNDER SINK | 111.40 |
| 3. | INT - UNIT 6 - LIVINGROOM
INOPERATIVE CEILING LIGHT | 113.50 |

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 03, 1994

TIMM ITTS
34 SOUTH ST
ESSEX JUNCTION VT 05452

AKA: 55 Allen Ave
Re: 57 Allen Ave
CBL: 435- - G-020-001-01
DU: 9

Dear Sir,

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems.

1. EXT - PORCHES - 108.40
MISSING BALUSTERS

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

Arthur Rowe
Code Enforcement Officer

P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 03, 1994

TIMM-ITTS
34 SOUTH ST
ECSEX JUNCTION VT 05452

Re: 57 Allen Ave
CBL: 435- - G- 20-001-01
DU: 5

Dear Sir,

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".


In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

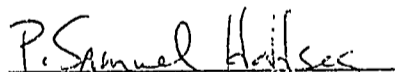
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,



Arthur Rowe
Code Enforcement Officer



P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 57 Allen Ave
Housing Conditions Date: February 16, 1994
Expiration Date: May 02, 1994

Items listed below are in violation of Article V of the Municipal Codes,
"Housing Codes", and must be corrected before the expiration date:

- | | | |
|----|----------------------------|--------|
| 1. | INT - CELLAR - | 113.50 |
| | MISSING JUNCTION BOX COVER | |
| 2. | EXT - 2ND FL DECK - | 108.40 |
| | SAGGING | |

Inspection Services
Samuel P. Hoffses
Chief

CITY OF

November 23, 1994

JOHN ACETO
BOX 2667
SOUTH PORTLAND, ME 04116

Re: 53 Allen Ave
CBL: 435- - G-020-001-02
DU: 24

Dear Mr. Aceto:

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the occupied apartment (#1) is hereby declared unfit for human occupancy.

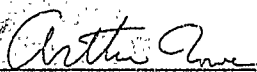
The above mentioned apartment is to be vacated so long as the following conditions continue to exist thereon:

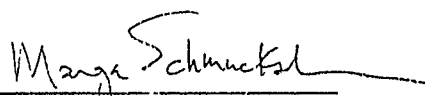
Article V, Section 6-120:

(1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public -

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned apartment (#1) without the written consent of the Health Officer or his/her agent.

Sincerely,


Arthur Rowe
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

P 792 456 845

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to	John Aceto
Street and No.	Box 2667
P.O. State and Zip	South Portland, Me 04116
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

PS Form 3800, June 1985

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 20, 1997

Joseph Cooper
P.O. Box 491
Portland ME 04112

RE: 57 Allen Ave
CBL: 435- - G-020-001-01
DU: 9

Dear Sir/Madam:

You are hereby notified, as owner or agent, that an inspection was made of the above-referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. A reinspection for code compliance will be made within thirty(30) days, to check on progress. If no progress has taken place, an administrative hearing may take place within forty-five (45) days. If the violations have not been corrected at the end of sixty (60) days, this matter will be referred to Corporation Counsel for legal action.

Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,

Merle Leary

Merle Leary
Code Enforcement Officer

Tammy Munson

Tammy Munson
Code Enfc. Offc./Field Supv.

HOUSING INSPECTION REPORT

Location: 57 Allen Ave
Housing Conditions Date: November 13, 1997
Expiration Date: 53-57 Allen Avenue Limited

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

1. INT - CELLAR - 113.50
Missing Junction Box Cover
2. EXT - 2ND FL DECK - 108.40
Sagging
3. EXT - REAR - STAIRS 108.40
Missing Railing
4. INT - #57 - CELLAR 108.20
Illegal Jack Posts
5. INT - 1ST FLOOR APT 2 - BATHROOM 113.50
Fan Inoperative in #53
6. INT - 1ST AND 2ND FLOOR - #53 114.30
Front Hall Baseboard Heaters Missing Covers
7. INT - 3RD FLOOR APT 6 - BATHROOM 108.30
Window Broken Glass

Services
Hoffes

Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

MARCH 17, 1997

ITTS TIMOTHY
34 SOUTH ST
ESSEX JTN VT 05452

Re: 57 ALLEN AVE
CBL: 435 - G-020-001-02
DU: 24

Dear Mr. Itts:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Reinspection of your property will be made in twenty-four (24) hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Grzy Jr.
Director

MARCH 17, 1997

CITY OF PORTLAND

ITTS TIMOTHY
34 SOUTH ST
ESSEX JTN VT 05452

Re: 57 ALLEN AVE
CBL: 435 - G-020-001-02
DU: 24

Dear Mr. Itts:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing/inoperable in some locations.

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Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

Merle Leary
Merle Leary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc. Offr./ Field Supv.