



BUREAU OF PERMITS

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, March 2, 1967

PERMIT ISSUED
00230
MAR-2-1967
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 186 Brighton Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Mobile Oil Co., 48 Main St. So. Portland Telephone _____
 Lessee's name and address Rocky's Mobile, 186 Brighton Ave. Telephone 772-9411
 Contractor's name and address Portland Pump Co., 321 Lincoln St. So. Portland Telephone 772-6336
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install 1-3,000 gal. gasoline storage tank- outside underground
 Replacement -
 Tank will be buried at least 3' underground covered with asphaltum-~~in~~ 2" vent pipe
 1 1/2" piping - tank bears Und. label

REPLACEMENT OF TANK AND
 VENT PIPE
 PORTLAND PUMP CO.

Sent to Fire Dept. 3/2/67
 Paid 1811 Fire Dept. 3/2/67

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Portland Pump Co.

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber-Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C _____ ging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:
2-2-67 *Frederick J. R. Greeno*

Miscellaneous
 Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
 Portland Pump Co.

CS 301

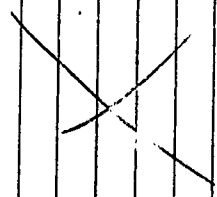
INSPECTION COPY Signature of owner By: *Byron B. Robert*

me

Permit No. 67/130
Location 186 Brighton Ave.
Owner Rocky's Mobile
Date of permit 3/1/67
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

3/3/67 - P.I.F.E.S.S.



4P-184-190 Brighton Avenue, corner of St. John St.

June 17, 1963

Universal Watkins, Inc.
604 Forest Avenue
Mobil Oil Company
48 Main Street
South Portland, Maine

cc to: Corporation Counsel

Gentlemen:

The appeal under the Zoning Ordinance concerning the parking of more than one commercial motor vehicle on the premises at the above named location has been sustained subject to a limitation of there being not more than six trucks parked on the premises at any one time. We are enclosing herewith a certificate of occupancy authorizing such a use. It should be borne in mind that this number applies not only to company vehicles but to any commercial vehicle of other ownership that may be located temporarily or otherwise on the premises.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:ra

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #184-190 Brighton Avenue
corner St. John Street
Date of Issue June 17, 1963

Issued to Universal-Watkins
Laundrers and Cleaners Inc. 604 Forest Ave.

This is to certify that the ~~building~~ premises, or part thereof, at the above location, ~~built~~ ~~situated~~ ~~changed~~ as to use under Building Permit No. _____, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Area of lot immediately at
rear of building.

APPROVED OCCUPANCY

Parking of commercial
motor vehicles.

Limiting Conditions: No more than six trucks shall be parked on said premises at any one time and such trucks shall be parked in a straight line with the back of the trucks immediately abutting the wall of the building on said premises and shall not be parked closer to the line of St. John street than the front wall of said building.

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Albert J. Sears
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine May 7, 1963

Location St. John St. & Brighton Ave. Zone B 1

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for truck parking,

as set forth on the attached site plan (made by Socony Vacuum Oil Co. whose address is New. Eng. Div., Boston, Mass.) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Mobil Oil Co., 48 Main St., So. Portland, Me. 3-5641

Lessee (name, address and phone number) Universal Watkins, Inc., 604 Forest Ave., Portland, Maine 3-0286

Is proposed use to be accessory to a building or other use on this lot? Yes
If so, what is use of building or other use store - laundry & dry-cleaning

If off-street parking is sought, what is proposed maximum number of vehicles to be parked--passenger cars? _____, commercial vehicles? See certificate of occupancy

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Pub. Works)? _____
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? _____

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? _____

Do you propose to remove or disturb any tree on a public street? _____
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? _____

Signature of ^{Lessee} ~~Owner~~ UNIVERSAL WATKINS, INC.

\$2.00 (not paid) By Walter L. Drowal Pres. (duly authorized thereto)

THIS IS NOT A CERTIFICATE OF OCCUPANCY

~~To Universal Watkins Inc. 604 Forest Ave.
COMMENCING the above proposed use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.
However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below--notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-~~

(Date) June 17, 1963 Albert J. Sears
Inspector of Buildings

INSPECTION COPY

Appeal Sustained conditionally 6/13/63

A.P.-184-190 Brighton Ave., corner of St. John St.

May 9, 1963

Universal Watkins, Inc.
604 Forest Avenue
Mobil Oil Co., Inc.
48 Main St., So. Portland

cc to: Corporation Counsel

Gentlemen:

Certificate of occupancy for the parking of a maximum of eight commercial vehicles at the rear of the building at the above named location, as accessory to the laundry and dry cleaning agency conducted in the rear portion of the building, is not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where the off-street parking on the lot at any one time of more than one commercial motor vehicle is not allowable under the provisions of Section 14-3-1 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:im

Cplt.63/11 184-190 Brighton Ave., corner of St. John St.

March 27, 1963

Universal Watkins Launderers & Cleaners, Inc.
604 Forest Avenue

cc to: Socony Vacuum Oil Co., Inc.
Real Estate Dept.,
648 Beacon St., Boston 15,
Mass.

Gentlemen:

The attention of this department has been called to the fact that at least seven commercial motor vehicles are being parked overnight and over week ends at the side of that portion of the building occupied by you at the above named location. Such a use is in violation of the Zoning Ordinance because the property is located in a B-1 Business Zone where the parking of more than one commercial motor vehicle is not allowable under the provisions of Section 14-E of the Ordinance.

Now that the violation has been called to your attention, may we not have your cooperation in correcting it so that further action by this department may not become necessary?

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:dm

FOD-74

April 2, 1963

Universal Watkins Launderers & Cleaners, Inc.
604 Forest Avenue
Portland, Maine

REGISTERED MAIL - 25081

Attention: Mr. Walter L. Spallholz

Dear Mr. Spallholz;

I have received a letter from Albert G. Sears, Building Inspection Director, complaining of your parking several commercial motor vehicles, owned and operated by Universal Launderers & Cleaners, Inc., in the rear of our property at the corner of Brighton Ave. and St. John St.

As this is located in a B-1 Zone where parking is limited to one commercial motor vehicle, we are asking you to remove these motor vehicles and to stop this violation upon receipt of this letter. If this is not done, we will revoke your lease which has been signed with you, as we have no other alternative but to live within the City regulations and ordinances to protect our petroleum business.

Will you kindly see that these vehicles are removed and that your company lives within the permit granted to us by the City of Portland. A prompt reply will be appreciated.

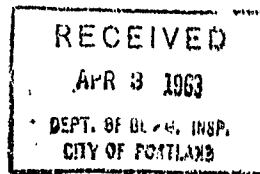
Yours truly,

A. E. Willis
District Manager

A.E. Willis/w

cc: G.J. Helmer
P.B. Hawks
A.G. Sears, Bldg. Insp. Dir. ✓

*Mobile Oil Co, Inc.
C. E. Woods, Dist Mgr.
48 Main Street, P.O.*



Cplt. 63/11 184-190 Brighton Ave., corner of St. John Street

April 17, 1963

Universal Watkins Launderers & Cleaners, Inc.
600. Forest Avenue

cc to: Mr. Menario
cc to: Mobil Oil Co., Inc.
Att: A.E. Willis, Gen. Mgr.
48 Main St., S. F.
cc to: Corporation Counsel

Gentlemen:

A complaint has again been received by this department concerning the parking of commercial motor vehicles in excess of the one permitted by the Zoning Ordinance at the side of that portion of the building occupied by you at the above named location. This violation of the Ordinance was called to your attention by letter of March 27, 1963.

Since correction of the violation has not been made since that notification, I have no alternative but to notify you that, unless this unlawful parking of motor vehicles is stopped at once, it will become my duty to report the violation to the Corporation Counsel for the taking of whatever legal action he may deem advisable to secure compliance with Zoning Ordinance regulations.

Should you desire to seek authorization from the Board of Appeals for parking in excess of that permitted in the B-1 Business Zone where the property is located, an application for a certificate of occupancy for such a use should be filed over the counter at this office, together with a plot plan showing the location of the parking and the maximum number of vehicles which are to be parked. This application will then form the basis on which a certification letter for an appeal can be written. Such an appeal will need to be filed in the name of and advised by an authorized representative of the owner of the property.

I will be glad to try to explain upon request any questions you may have about the appeal procedure or about the application of the Zoning Ordinance to the situation.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

Sustained Conditionally
6/13/63
63/66

DATE: June 14, 1963

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Mobil Oil Company, Inc.

AT 184-190 Brighton Avenue, corner of St. John Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS	VOTE	
	YES	NO
Franklin G. Hinckley	(x)	()
Richard J. Young Frederick B. Nelson	(x)	()
Harry M. Shwartz	(x)	()

Record of Hearing

Opposed:

Letters in file.

Leo Wine, 242 Dartmouth Street

Earle S. Peckham, 248 Dartmouth Street

Edward M. Needham, 219 Dartmouth Street

John J. Fox, 163 Brighton Avenue

John E. Abbott, 165 Brighton Avenue

Provided that not more than six trucks shall be parked on said premises at any one time and that such trucks shall be parked only in a straight line with the back of the trucks immediately abutting the wall of the building on said premises and shall not be parked closer to the line of St. John Street than the front wall of said building.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

May 10, 1963

St. John St.

Mobil Oil Company, Inc., owner of property at 184-190 Brighton Ave., corner of
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respect-
fully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit
parking of a maximum of eight commercial vehicles at the rear of the building, as accessory to
the laundry and dry cleaning agency conducted in the rear portion of the building. This permit is
presently not issuable under the Zoning Ordinance because the property is located in a B-1
Business Zone where the off-street parking on the lot at any one time of more than one commercial
motor vehicle is not allowable under the provisions of Section 1-E-1 of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the
strict application of the provisions of the Ordinance would result in undue hardship in the
development of property which is inconsistent with the intent and purpose of the Ordinance; that
there are exceptional or unique circumstances relating to the property that do not generally
apply to other property in the same zone or neighborhood, which have not arisen as a result of
action of the applicant subsequent to the adoption of this Ordinance whether in violation of the
provisions of the Ordinance or not; that property in the same zone or neighborhood will not be
adversely affected by the granting of the variance; and that the granting of the variance will
not be contrary to the intent and purpose of the Ordinance.

Mobil Oil Company, Inc.

X By *[Signature]*
APPELLANT

DECISION

After public hearing held June 13, 1963, the Board of Appeals finds that all of the above
conditions do exist with respect to this property and that a variance should be granted
in this case, as provided below.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance
should be granted in this case, provided that not more than
six trucks shall be parked on said premises at any one time and
that such trucks shall be parked only in a straight line with
the back of the trucks immediately abutting the wall of the
building on said premises and shall not be parked closer to
the line of St. John Street than the front wall of said
building.

[Signature]
[Signature]
[Signature]
BOARD OF APPEALS

June 11th 1963
Portland, Me.

Dear Sirs! -

Mr. Lewis Henderson & Mrs. Ann
Henderson 559 St John St vote no on
the trucks parking on St John St.

I thank you
Mrs Henderson.

June 10, 1963

Dear Mrs. Chairman:

Please except my opinion regarding the parking of commercial vehicles at the rear of 184-190 Brighton Ave.

Since I have three children growing up and living at 569 St. John St. and expecting to remain here, I would like to see this end of St. John St. remain residential.

I think the parking of com. vehicles will only lower the value of our property and encourage this area to eventually be zoned as a business dist. We have twelve thousand in our home at present and plan to put more into the outside this summer. Should it become a

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

June 3, 1963

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, June 13, 1963, at 4:00 p.m. to hear the appeal of Mobil Oil Company, Inc. requesting an exception to the Zoning Ordinance to permit parking of a maximum of eight commercial vehicles at the rear of the building, as accessory to the laundry and dry cleaning agency conducted in the rear portion of the building at 184-190 Brighton Avenue, corner of St. John Street.

This permit is presently not issuable because the property is located in a B-1 Business Zone where the off-street parking on the lot at any one time of more than one commercial motor vehicle is not allowable under the provisions of Section 14-E-1 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

*Dear Sirs. - as we will not be able to attend
the hearing, we vote no, as the street is
so congested now, it is almost impossible to get
up or down it.
563, St. John St.*

*Yours truly
Charles A. Hills
Sara K. Hills*

Portland Water District

TRUSTEES
F. BURLEY SMITH, PRESIDENT
JOHN E. NORTON
EDWARD C. JORDAN
WARREN D. EDDY
HAROLD E. RICHARDSON

16 Casco Street
Portland, Maine

June 4, 1963

HERMAN BURGI, JR.
TREAS. & GEN. MGR.
—
TELEPHONE 772-6557

Mr. Franklin A. Hinkley, Chairman
Board of Appeals
City Hall
Portland, Maine

Dear Sir:

Reference is made to an appeal made by Mobile Oil Company, Inc., requesting an exception to the Zoning Ordinance to permit parking commercial vehicles at the rear of a building located at 184-190 Brighton Avenue, corner of St. John Street.

This letter is written to advise that the Portland Water District, owner of property located within 500 feet of the above mentioned premises, does not express any opinion relative to the matter.

Yours very truly,

PORTLAND WATER DISTRICT

Herman Burgi, Jr.

Herman Burgi, Jr.
Treasurer & General Manager

HB, Jr/r

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

June 3, 1963

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, June 13, 1963, at 4:00 p.m. to hear the appeal of Mobil Oil Company, Inc. requesting an exception to the Zoning Ordinance to permit parking of a maximum of eight commercial vehicles at the rear of the building, as accessory to the laundry and dry cleaning agency conducted in the rear portion of the building at 184-190 Brighton Avenue, corner of St. John Street.

This permit is presently not issuable because the property is located in a B-1 Business Zone where the off-street parking on the lot at any one time of more than one commercial motor vehicle is not allowable under the provisions of Section 14-E-1 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

B15
no 6-13-63

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

A.P.-184-133 Brighton Ave., corner of St. John St.

May 9, 1963

A.E. WILKS

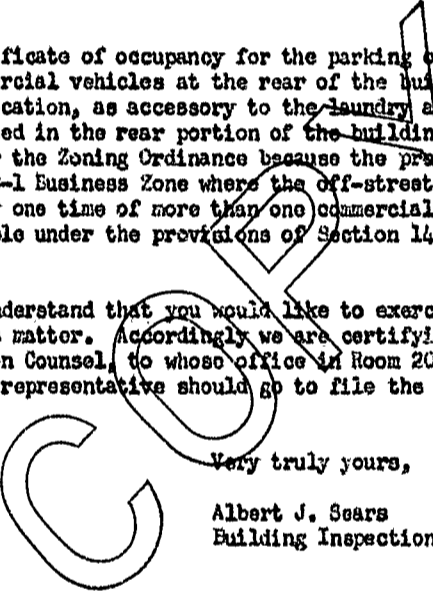
Universal Watkins, Inc.
604 Forest Avenue
Mobil Oil Co., Inc.
48 Main St., So. Portland

cc to: Corporation Counsel

Gentlemen:

Certificate of occupancy for the parking of a maximum of eight commercial vehicles at the rear of the building at the above named location, as accessory to the laundry and dry cleaning agency conducted in the rear portion of the building, is not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where the off-street parking on the lot at any one time of more than one commercial motor vehicle is not allowable under the provisions of Section 14-E-1 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.



Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:1A

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 3, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine, on Thursday, July 13, 1961 at 4:00 p. m. to hear the appeal of Socony-Vacuum Oil Company requesting an exception to the Zoning Ordinance to permit use of an area of about 65 feet by 90 feet on the rear portion of the property at 184-190 Brighton Avenue for the display and sale of used motor vehicles, including the erection of a sign about 15 square feet in area on the wall of the building on this lot in place of an existing sign of greater area.

This permit is presently not issuable under the Zoning Ordinance because the proposed use of the premises is not allowable in the B-1 Business Zone in which the property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of this Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

AFCO-184-190 Brighton Avenue, corner of St. John Street

June 30, 1961

Lyman Houlton, Jr.
102 Clinton Street
Socony Vacuum Oil Co.
48 Main Street
So. Portland, Maine

cc to: Corporation Council

Gentlemen:

Certificate of occupancy for use of an area of about 65 feet by 90 feet of the rear portion of the lot at the above named location with access only from St. John Street for the display and sale of used motor vehicles, including the erection of a sign about 15 square feet in area on the wall of the building on the lot in place of an existing sign of greater area, is not issuable under the Zoning Ordinance because the proposed use of the premises is not allowable in the B-1 Business Zone in which the property is located.

We understand that you would like to exercise your appeal rights regarding this discrepancy. Accordingly we are certifying the case to the Corporation Council, to whose office in Room 208, City Hall, you should go to file the appeal. Plan filed with application for certificate of occupancy is not returnable unless it is replaced with one of a similar nature.

Very truly yours,

Albert J. Soars
Building Inspection Director

AJS/jg

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine June 29 1961

Location 600 St. John St. (184-130 Brighton Ave) Zone B-1 Business

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for Sale of Used Cars.

as set forth on the attached site plan (made by Socony-Vacuum Oil Co. whose address is Boston Mass. New England Div.) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Socony-Vacuum Oil Co. 48 Main St. So. Portland
Lessee (name, address and phone number) Moulton's Quality Car Sales - Lyman L Moulton Jr. 600 St. John St. 102 Clinton St. Portland

Is proposed use to be accessory to a building or other use on this lot? no
If so, what is use of building or other use _____
If off-street parking is sought, what is proposed maximum number of vehicles to be parked—passenger cars? 12, commercial vehicles? _____

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Pub. Works)? yes
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? _____

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? no trees

Do you propose to remove or disturb any tree on a public street? no
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? _____

Signature of Owner Lyman L Moulton Jr.
By _____ (authorized thereto)

Appeal denied 7/13/61

Not issued *****

THIS IS NOT A CERTIFICATE OF OCCUPANCY
To Moulton's Quality Car Sales (Lyman L Moulton Jr. 600 St. John St. Portland, Maine 102 Clinton St. Portland)
COMMENCING the above proposed use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below—notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

(Date) _____

Inspector of Buildings _____

INSPECTION COPY

Memorandum from Department of Building Inspection, Portland, Maine

March 23, 1958

Memo for gasoline tanks
Location-184-190 Brighton Ave.

Before tank and piping is covered from view, installer is required to notify Fire Dept. Headquarters of readiness for inspection and to refrain from covering up until approved by Fire Dept.

This tank of 2000 gallon capacity is required to be of steel or wrought iron no less in thickness than #7 gauge; and before installation is required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and (except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.

(Signed) Warren McDonald
Inspector of Buildings

CS-27



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine, March 24, 1958

PERMIT 1958

0266
MAR 25 1958

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 184-190 Brighton Ave. Within Fire Limits? no Dist. No.
 Owner's name and address Socony Mobile Oil Company, Main St., So. Portland Me. Telephone ..
 Lessee's name and address " " " " " " " " Telephone ..
 Contractor's name and address T.H. Stokes, 355 Pride St., Westbrook Me. Telephone 3-5179
 Architect " " " " " " " " Specifications Plans yes No. of sheets 1
 Proposed use of building Service Station No. families ..
 Last use " " " " " " " " No. families ..
 Material brick No. stories 1 Heat " " " " " " " " Roofing ..
 Other building on same lot " " " " " " " " ..
 Estimated cost \$.. Fee \$ 1.00

General Description of New Work

To remove existing 2000 gallon tank and replace it with same.

Tank will be 3' underground and painted with asphaltum. Tank bears Underwriters' Label. Size piping from tank to pump 1 1/4".

Sent to Fire Dept. 3/25/58
Rec'd from Fire Dept. 3/25/58

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO contractor

Details of New Work

Is any plumbing involved in this work? .. Is any electrical work involved in this work? ..
 Is connection to be made to public sewer? .. If not, what is proposed for sewage? ..
 Has septic tank notice been sent? .. Form notice sent? ..
 Height average grade to top of plate .. Height average grade to highest point of roof ..
 Size, front .. depth .. No. stories .. solid or filled land? .. earth or rock? ..
 Material of foundation .. Thickness, top .. bottom .. cellar ..
 Material of underpinning .. Height .. Thickness ..
 Kind of roof .. Rise per foot .. Roof covering ..
 No. of chimneys .. Material of chimneys .. of lining .. Kind of heat .. fuel ..
 Framing lumber—Kind .. Dressed or full size? ..
 Corner posts .. Sills .. Girt or ledger board? .. Size ..
 Girders .. Size .. Columns under girders .. Size .. Max. on centers ..
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor .. 2nd .. 3rd .. roof ..
 On centers: 1st floor .. 2nd .. 3rd .. roof ..
 Maximum span: 1st floor .. 2nd .. 3rd .. roof ..
 If one story building with masonry walls, thickness of walls? .. height? ..

If a Garage

No. cars now accommodated on same lot .. , to be accommodated .. number commercial cars to be accommodated ..
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? ..

APPROVED: Carl P. Johnson
3-25-58

Miscellaneous

Will work require disturbing of any tree on a public street? no ..
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes ..

Socony Mobile Oil Co.
T.H. Stokes

INSPECTION COPY Signature of owner by: T.H. Stokes

316-254-1M-Marks

F.M.



APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED
02215
NOV 29 1955

CITY OF PORTLAND

Portland, Maine, October 19 19 55
completed 11/21/55

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 186 Brighton Ave. Within Fire Limits? no Dist. No. _____

Owner of building to which sign is to be attached Esso Standard Oil Co.

Name and address of owner of sign Esso Standard Oil Co., 1 Lincoln St.

Contractor's name and address M. J. Erskine, 24 Bishop St., So. Portland Telephone 2-7004

When does contractor's bond expire? January 1956

Information Concerning Building

No. stories _____ Material of wall to which sign is to be attached _____

Details of Sign and Connections

Building owner's consent and agreement filed with application yes yrs _____

Electric? yes Vertical dimension after erection 4'11" Horizontal 7'4"

Weight _____ lbs., Will there be any hollow spaces? no Any rigid frame? yes

Material of frame steel No. advertising faces 2, material porcelain

No. rigid connections 3 Are they fastened directly to frame of sign? yes

No. through bolts 3 Size 3/8" Location, top or bottom 2-top and 1-bottom

No. guys _____, material _____, Size _____

Minimum clear height above sidewalk or street 12'

Maximum projection into street 6'6 1/2" Fee \$ 2.00

Signature of contractor M. J. Erskine

INSPECTION COPY

PH

~~12/20~~

Permit No. 55/2215

Location 186 Brighton Ave

Owner Esso Standard Oil Co.

Date of permit 11/29/55

Sign Contractor M. J. Erskine

Final Inspn. 1/3/56

NOTES

1/3/56 - work done
389

~~RECORD OF THE WORK DONE
ON THIS PERMIT~~

1/3



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, Feb. 23, 1955

PERMIT 1955
00264
MAR 1 1955

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~at the above location~~ at 186 Brighton Ave the following building ~~specifications~~ plans and specifications, if any, submitted herewith and the following specifications:

Location 660 St. John St. (186 Brighton Ave) Within Fire Limits? no Dist. No. _____
Telephone _____
Owner's name and address _____ Telephone _____
Lessee's name and address Globe Laundry, 26 Temple St. Telephone _____
Contractor's name and address United Neon Display, 74 Elm St. Telephone 2-0695
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building store No. families _____
Last use _____ No. families _____
Material brick No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 2.00
Estimated cost \$ _____

General Description of New Work

To erect roof sign as per plan.

Permit Issued with Memo

EXISTING STATE OF OCCUPANCY
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** United Neon Display

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span. 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

Globe Laundry
United Neon Display

Signature of owner by: Thomas J. Keaney

INSPECTION COPY

Warren McDonald

March 2,
AP 660 St. John St.--(186 Brighton Ave.)

United Neon Display
74 Elm St.
Globe Laundry
26 Temple St.

Gentlemen:

While the proposed roof sign at the above location and its fastenings to the roof will not be called upon to carry any very heavy loads, I am unable to issue the building permit for its erection because of deficiencies in the plan and how the two plans which have been filed will work out. Please understand that when we issue a building permit for the erection of a structure, the owner not only believes that the Building Code is to be complied with but he also feels that we have given approval to all parts of the structure as far as strength, safety and maintenance go. While we have no obligation on the part of the City to check all of these requirements, we do hesitate to issue a permit, even if the structure complies with the specific requirements of the Building Code, when there is considerable doubt about some features of the design not controlled by the Building Code.

It is recommended that you employ some designer competent to make a plan which will not only comply with the Building Code as to resistance to wind pressure and fastenings to and support upon the roof, but will also work out satisfactorily to the owner as regards the hard to determine quality which we call "stiffness".

The first plan filed with the application on February 23 did not show and did not take into account the detailed method of supporting the braces on and fastening them to the roof. That plan showed seven braces of varying length from the back of the frame of the sign to the roof, the thought apparently being that we could issue the permit on that indefinite information and leave it to the actual erectors on the job to take care of the situation. It turned out that there was ample opportunity to find out what the true construction of the roof is, examination showing that the roof sheathing is probably about two and five-eighths inches thick, running across the building parallel to St. John St., and the sheathing supported by two very large timbers, equally spaced which run at right angles to St. John St.

When these details were discovered, a supplementary plan was made and filed here on February 28. This supplementary plan shows only two back braces, evidently intended to be fastened down through the roof sheathing into the heavy timbers mentioned above. It is not known whether the intention is still to use the seven back braces, fastening them to the roof with 5-inch lag bolts which would likely pass clear through the roof sheathing. On the other hand if 5-inch lag bolts are used for the back braces which are fastened to the heavy timbers, it is likely that the lag bolts would not penetrate the heavy timbers far enough to do much good.

If it is the intention to use only the two back braces to engage the heavy timbers, it appears likely that the back braces would be too far apart to engage the steel frame of the higher part of the sign.

It is also my impression that for stiffness (not controlled by the Building Code) some type of diagonal bracing should be used to stiffen the frame of the higher panel.

Very truly yours,

Warren McDonald, Inspector of Buildings

WMCD/B

Memorandum from Department of Building Inspection, Portland, Maine

660 St. John St. (186 Brighton Ave.) Erection of roof sign for Globe Laundry
by United Neon Display—March 3, 1955

Permit is issued on the basis that the base of the back braces shown on the plan will be in such a location that the lag bolts used to fasten them to the roof and the lag bolts of such length that the bolts will adequately engage the very large timbers supporting the roof, which run at right angles to St. John St.

CC Globe Laundry

(Signed) Warren McDonald
Inspector of Buildings



(1) LOCAL ORDER NO. 11000

APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED
02214
NOV 29 1955

CITY of PORTLAND

Portland, Maine, October 19 19 55

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

completed 11/21/55

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 186 Brighton Ave. Within Fire Limits? no Dist. No. _____

Owner of building to which sign is to be attached Esso Standard Oil Co.,

Name and address of owner of sign Esso Standard Oil Co., 1 Lincoln St.

Contractor's name and address M. J. Erskine, 24 Bishop St., So. Portland Telephone 2-7004

When does contractor's bond expire? January 1956

Pole sign

Information Concerning Building

No. stories _____ Material of wall to which sign is to be attached _____

Details of Sign and Connections

Building owner's consent and agreement filed with application not yes

Electric? yes Vertical dimension after erection 4'11" Horizontal 7'4"

Weight _____ lbs., Will there be any hollow spaces? no Any rigid frame? yes

Material of frame steel No. advertising faces 2 material porcelain

No. rigid connections 3 Are they fastened directly to frame of sign? yes

No. through bolts 3 Size 1/2" Location, top or bottom top and bottom

No. guys none material galv Size _____

Minimum clear height above sidewalk or street 12'

Maximum projection into street 6'8 1/2" Fee \$ 4.00

Signature of contractor M. J. Erskine

INSPECTION COPY

PH

Permit No. 55/2214

Location 186 Brighton Ave.

Owner Esso Standard Oil Co.

Date of permit 11/29/55

Sign Contractor M. J. Erskine

Final Inspn.

NOTES

Vertical stamp on the left side of the notes section:
DEPARTMENT OF PUBLIC WORKS
CITY OF BOSTON
PERMIT TO EXCAVATE

Horizontal lines for notes:

1/1

BI FORM 52

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES AT Brighton Ave. & St. John St. IN PORTLAND, MAINE

Sabia DiMattea Profenno et als, being the owner of the premises at Brighton Ave. & St. John St. in Portland, Maine hereby gives consent to the erection of a certain sign owned by Esso Standard Oil Co. projecting over the public sidewalk from said premises as described in application to the Inspector of Buildings of Portland, Maine for a permit to cover erection of said sign;

And in consideration of the issuance of said permit Sabia DiMattea Profenno et als, owner of said premises, in event said sign shall cease to serve the purpose for which it was erected or shall become dangerous and in event the owner of said sign shall fail to remove said sign or make it permanently safe in case the sign still serves the purpose for which it was erected, hereby agrees for himself or itself, for his heirs, its successors, and his or its assigns, to completely remove said sign within ten days of notice from said Inspector of Buildings that said sign is in such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this consent and agreement this 4th day of November 1955.

Raymond J. Sawyer
Witness

Sabia DiMattea Profenno
By Donna C. Profenno
Owner

RECEIVED
1955
NOV 10 10 30 AM



(L) LOCAL

APPLICATION FOR PERMIT

Class of Building or Type of Structure Temporary stand

Portland, Maine, June 30, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter or demolish~~ the following building ~~structure~~ stands in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 600 St. John St. (See 188 Brighton Ave.) Within Fire Limits? no Dist. No. _____
 Owner's name and address Levine & Feder, 600 St. John St. Telephone 2-7871
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owners Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of ~~building~~ Temporary stands No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 10.25

General Description of New Work

To erect two temporary stands each 4' x 6' to remain for a period not to exceed 6 months, in front of F & L Food Market at 600 St. John St., at end of such period the stands will be demolished or moved to some location complying with Building Code and Zoning Ordinance.

*Approved and permit
 denied! See letter & refund
 of receipt etc. Mr. [unclear]
 7/3/53 7/3/53*

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** owners

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
 Levine & Feder

DITION COPY

Signature of owner by: Murray Levine

AP 600 St. John St.

July 3, 1953

Levin & Feder
600 St. John St.

Gentlemen:

The Zoning Board of Appeals on July 3 found themselves unable to grant your appeal relating to the location of two temporary stands between F. & L Market at 600 St. John St. and the street line (inside edge of public sidewalk).

Under these circumstances, we are unable to issue the permit for the temporary stands and, if you will return the receipt for the fee of \$10.25 paid to this office within ten days, your fee will be refunded by voucher.

It is appreciated that you have carefully avoided the use of these stands for displaying goods since the time you learned that the location of them was unlawful. However, since the issue is now settled, we shall have to ask you to remove the stands promptly.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

*Copy
186 Brighton Ave
By [Signature]*

Mr. Warren McDonald, Director
Building Inspection

May 5, 1952

C
O
P
Y

To the Honorable City Council
of the City of Portland, Maine

Gentlemen:

Petition No. 236 of the Soceny-Vacuum Oil Company re Change of zone
186 Brighton Avenue, corner St. John Street, has been considered by
the Portland City Planning Board.

At my suggestion, Mr. A. E. Willis, District Sales Manager, has with-
drawn this appeal and will substitute instead an appeal for permission
to use the property at 186 Brighton Avenue as a warehouse which is
an allowable use with the approval of the Board of Appeals. I feel
that it is the opinion of the Planning Board that this appeal should
be granted.

Respectfully submitted,

Neal W. Allen

cc:

Mr. H. Norton Maxfield
Acting City Manager

Mr. Leon Webber
City Clerk

Mr. Barnett I. Shur
Corporation Counsel

Mr. Warren McDonald
Director, Building Inspection

Neal W. Allen
Vice-Chairman
Portland City Planning Board

RECEIVED
MAY 7 1952
DEPT OF BLDG INSP.
CITY OF PORTLAND

City of Portland, Maine
Board of Appeals
—ZONING—

Denied
7/3/53

53/56

June 29, 1953, 19

To the Board of Appeals:

Your appellant, F & L Food Inc., who is the Lessee of property at 600 St. John Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit to authorize establishing two temporary stands, each about four feet by six feet, for the display and sale of food products at 600 St. John Street in connection with the retail market operated by F & L Food Inc. on land owned by Socony-Vacuum Oil Company, to be in place for a period not exceeding six months, is not issuable under the Zoning Ordinance because the two stands are proposed in the front yard of the store between the wall of the building and the street line (inside edge of public sidewalk) of St. John Street, while according to Section 6B of the Ordinance applying to the Local Business Zone where the property is located this space is required to be kept free and open from the ground to the sky.

The facts and conditions which make this exception legally permissible are as follows:
An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

F & L FOOD INC.

BY *Henry Lewis*
Appellant

After public hearing held on the third day of July, 1953, the Board of Appeals finds that an exception is not necessary in this case to grant reasonable use of property and can not be granted without substantially departing from the intent and purpose of the Zoning Ordinance

It is, therefore, determined that exception to the Zoning Ordinance may not be permitted in this specific case.

Edward J. Riley
John H. Fisher
Helmer C. Frost
Ben R. Kilham
William H. O'Brien
BOARD OF APPEALS

DATE: JULY 3, 1953

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF F & L FOOD INC.
AT 600 ST. JOHN STREET

Public hearing on above appeal was held before the BOARD OF APPEALS.

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
EDWARD T. COLLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
HELEN C. FROST	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ROBERT L. GETCHELL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
WILLIAM H. O'BRIEN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
BEN B. WILSON	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Record of Hearing:

NO OPPOSITION.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 30, 1953

F & L Food Inc.
600 St. John Street
Portland, Maine

Att: Mr. H. Levine

Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, July 3, 1953 at 10:30 a. m. Daylight Saving Time to hear the appeal of F & L Food Inc.

Please be present or be represented at this hearing in support of this appeal.

Board of Appeals

Edward T. Colley

Chairman

K

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 124 Brighton Ave.

Issued to Socony-Vacuum Oil Company, Incorporated Date of Issue January 21, 1953

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 52/1207, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Near portion of building
fronting on St. John St.

APPROVED OCCUPANCY

retail store

Limiting Conditions:

This certificate supersedes
certificate issued 1/6/53
CC: Irving Feder, 157 Dartmouth St.

Approved:
1/21/53 *William J. Melan*
(Date) Inspector

Waverly
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and is not to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

EP 184, Brighton Ave.

January 22, 1953

Mr. R. M. Evans
Real Estate Representative
Socny Vacuum Oil Co., Inc.
48 Main St.
South Portland 2, Me.

Copy to: Mr. Irving Feder
157 Dartmouth St.

Mr. Feder: Herewith copy of
revised certificate. Please
destroy the old one.

Dear Mr. Evans:-

Thanks for your correction of January 20th, giving us the true
owner to go on the certificate of occupancy at 184 Brighton Ave.

Revised certificate herewith.

Very truly yours,

Warren McDonald
Inspector of Buildings

W McD/G
Enclosure: Certificate of Occupancy



SOCONY-VACUUM OIL COMPANY
INCORPORATED

48 Main Street, So. Portland 2, Maine

January 20, 1953.

Mr. Warren McDonald, Inspector of Buildings
City Hall
Portland, Maine.

Re: PW-2186
St. John Street
Portland, Maine.

Dear Sir:

Please find attached Certificate of Occupancy dated
January 6, 1953 which your office recently mailed to us.

This Certificate has been issued to "Standard Oil
Co." The correct corporate name of this Company is

SOCONY-VACUUM OIL COMPANY, INCORPORATED.

Will you kindly correct this Certificate? Thank you
for your cooperation.

Yours very truly,

R. M. Evans
Real Estate Representative

RME:mib
Attachment

*Per
also on
mfg. and
copy
ret. into
WMA
1/21/53*



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. # 1
Portland, Maine, October 16, 1952

PERMIT ISSUED
OCT 17 1952
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 52/1807 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 18 1/2 Brighton Avenue Within Fire Limits? Dist. No.
Owner's name and address Standard Oil Co. Telephone
Lessee's name and address Charles Rosenbloom, 170 Middle Street Irving, F. Me. Telephone 197 DANMARK ST
Contractor's name and address Placid Violette, 191 Grant Street Telephone
Architect Plans filed No. of sheets
Proposed use of building Store No. families
Last use No. families
Increased cost of work Additional fee .50

Description of Proposed Work

Change of contractor (from Charles Rosenbloom to Placid Violette)

Permit Issued with Letter

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved:

Signature of Owner Irving Feller

Approved 10/16/52 - MMG Inspector of Buildings

INSPECTION COPY

(L) LCC

PLUMBING



APPLICATION FOR PERMIT

01807
OCT 14 1952
CITY of PORTLAND

Class of Building or Type of Structure Second Class
Portland, Maine October 9, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rebuild~~ ~~reconstruct~~ the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 184 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's name and address Standard Oil Co. Telephone _____
 Lessee's name and address Charles Rosenbloom, 179 Middle Street Telephone _____
 Contractor's name and address Lessee Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Store No. families _____
 Last use _____ No. families _____
 Material con. block No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 4,000. Fee \$ 5.00

General Description of New Work

To change use of building from garage to store with alterations as per plan.

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO Charles Rosenbloom**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or 'ul' size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Charles Rosenbloom

Signature of owner By:

J. D. Kessner

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 184 Brighton Ave.

Issued to Standard Oil Co.

Date of Issue January 6, 1953

This is to certify that the building, premises, or part thereof, at the above location, ~~built~~-altered
-changed as to use under Building Permit No. 52/1807, has had final inspection, has been found to
conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby
approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
Rear portion of building
fronting on St. John St.

APPROVED OCCUPANCY

Retail Store

Limiting Conditions:

This certificate supersedes
Certificate issued under, 157 Dartmouth St.

Approved:

1/5/53

(Date)

Inspector

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.