

931149 931149

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$40.40 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Christy's Market Inc Phone # 508-874-8744  
Address: 22 Christy's Dr- Brockton, MA 02402  
LOCATION OF CONSTRUCTION EX 170 Brockton Ave (Christy's)  
Contractor: Alco Sign Co Inc Sub: 508-874-8744  
Address: 273 Howard St- Brockton MA 02402  
Est. Construction Cost: \_\_\_\_\_ Proposed Use: commercial w sign  
Past Use: \_\_\_\_\_  
# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
# Stories \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
Explain Conversion replace sign face; replace wall sign

**For Official Use Only**  
Date: 12/6/93 Name: DEC-8-1993  
Inside Fire Limit \_\_\_\_\_  
Blug Code \_\_\_\_\_  
Time Limit \_\_\_\_\_  
Est. and Cost \_\_\_\_\_  
City of Portland  
Zoni: B1  
Street Frontage Provided: \_\_\_\_\_  
Provided Setback: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
Review Required:  
Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
Special Exception \_\_\_\_\_  
Other W/W - P 12-8-93 (Explain)

**Foundation:**

- 1. Type of Soil: \_\_\_\_\_
- 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
- 3. Footings Size: \_\_\_\_\_
- 4. Foundation Size: \_\_\_\_\_
- 5. Other \_\_\_\_\_

**Floor:**

- 1. Sills Size: \_\_\_\_\_ Sills must be anchored.
- 2. Girder Size: \_\_\_\_\_
- 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_ Spacing 16" O.C.
- 4. Joists Size: \_\_\_\_\_
- 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
- 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
- 7. Other Material: \_\_\_\_\_

**Exterior Walls:**

- 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
- 2. No. windows \_\_\_\_\_
- 3. No. Doors \_\_\_\_\_ Span(s) \_\_\_\_\_
- 4. Header Sizes \_\_\_\_\_
- 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
- 6. Corner Posts Size \_\_\_\_\_
- 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
- 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
- 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_

**10. Masonry Material:**

- i1. Metal Materials \_\_\_\_\_

**Interior Walls:**

- 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
- 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
- 3. Wall Covering Type \_\_\_\_\_
- 4. Fire Wall if required \_\_\_\_\_
- 5. Other Materials \_\_\_\_\_

White - Tax Assessor

**Ceiling:**

- 1. Ceiling Joists Size: \_\_\_\_\_
- 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  Not in District nor landmark.
- 3. Type Ceilings: \_\_\_\_\_  Does not require review.
- 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  Requires Review.
- 5. Ceiling Height: \_\_\_\_\_

**Roof:**

- 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_ Action:  Approved
- 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  Approved with conditions.
- 3. Roof Covering Type: \_\_\_\_\_

**Chimney:**

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Date: \_\_\_\_\_

**Heating:**

Type of Heat: Oil

**Electrical:**

Service Entrance Size: \_\_\_\_\_ Smoke Detector Required: Yes \_\_\_\_\_ No \_\_\_\_\_

**Plumbing:**

- 1. Approval of soil test if required: Yes \_\_\_\_\_ No \_\_\_\_\_
- 2. No. of Tubs or Showers \_\_\_\_\_
- 3. No. of Flushes \_\_\_\_\_
- 4. No. of Lavatories \_\_\_\_\_
- 5. No. of Other Fixtures \_\_\_\_\_

**Swimming Pools:**

- 1. Type: \_\_\_\_\_
- 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage
- 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

CEO's District 5

CONTINUED TO REVERSE SIDE 5 MA, 11/29  
Ivory Tag - CEO

**HISTORIC PRESERVATION**

Not in District nor landmark.  
 Does not require review.  
 Requires Review.  
\*\*\*\*\*  
Action:  Approved  
 Approved with conditions.

**PLOT PLAN**



**FEES (Breakdown From Front)**

Base Fee \$ \_\_\_\_\_  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ \_\_\_\_\_  
Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

**Inspection Record**

Type	Date
Signs Erected	7/15/94
Inspected OK	7/15/94
Approved	

**COMMENTS**

**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 has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ PHONE NO. \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE NO. \_\_\_\_\_

Permit # \_\_\_\_\_ City of PORTLAND, ME BUILDING PERMIT APPLICATION Fee 40.40 Zone B-2 Map # \_\_\_\_\_ Lot # \_\_\_\_\_  
 Please fill out any part which applies to job. Plans per plans must accompany form.

Owner: CHRISTY'S MARKET, INC. Phone # (508) 586-0474 x10  
 Address: 22 CHRISTY'S DRIVE, BROCKTON, MA 02402  
 LOCATION OF CONSTRUCTION 170 BRIGHTON AVENUE  
 Contractor: ALCO SIGN CO., INC. Sub: \_\_\_\_\_  
 Address: 278 HOWARD ST, BROCKTON, MA 02402 Phone # (508) 584-8711  
 Est. Construction Cost: \$250.00 Proposed Use: CHRISTY'S (#310)  
 Past Use: 7-ELEVEN  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L 53' W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion FACE REPLACEMENTS IN EXISTING PYLON SIGN

**For Official Use Only**

Date: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Inside Fire Limits: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Blg Code: \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_  
 Time Limit: \_\_\_\_\_ Private \_\_\_\_\_  
 Estimated Cost: \_\_\_\_\_

Zoning: Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

Review Required:  
 Zoning Board Approve: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Excavation \_\_\_\_\_  
 Other \_\_\_\_\_ (Explain)

AND REPLACE WALL-SIGN  
SIGNS - BUILDING FRONTAGE = 53' X 3 = 159 SQ YARDS ALLOWED  
FOUNDATION: TOTAL OF BOTH SIGNS = 77 SQ

- Foundation:**
- Type of Soil: \_\_\_\_\_
  - Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_
  - Footings Size: \_\_\_\_\_
  - Foundation Size: \_\_\_\_\_
  - Other \_\_\_\_\_

- Floor:**
- Sills Size: \_\_\_\_\_ Sills must be anchored.
  - Girder Size: \_\_\_\_\_
  - Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_ Spacing 16" O.C.
  - Joists Size: \_\_\_\_\_
  - Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
  - Floor Sheathing Type: \_\_\_\_\_
  - Other Material: \_\_\_\_\_

- Exterior Walls:**
- Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
  - No. windows \_\_\_\_\_
  - No. Doors \_\_\_\_\_
  - Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
  - Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
  - Corner Posts Size \_\_\_\_\_
  - Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
  - Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
  - Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
  - Masonry Materials \_\_\_\_\_
  - Metal Materials \_\_\_\_\_

- Interior Walls:**
- Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
  - Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
  - Wall Covering Type \_\_\_\_\_
  - Fire Wall if required \_\_\_\_\_
  - Other Materials \_\_\_\_\_

- Ceiling:**
- Ceiling Joists Size: \_\_\_\_\_
  - Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_
  - Type Ceilings \_\_\_\_\_
  - Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
  - Ceiling Height \_\_\_\_\_

- Roof:**
- Truss or Rafters Size \_\_\_\_\_ Span \_\_\_\_\_
  - Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
  - Roof Covering Type \_\_\_\_\_

**Chimneys:** Type \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

**Heating:** Type of Heat: \_\_\_\_\_

**Electrical:** Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

**Plumbing:** 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_

- No. of Tubs or Showers \_\_\_\_\_
- No. of Flushes \_\_\_\_\_
- No. of Lavatories \_\_\_\_\_
- No. of Other Fixtures \_\_\_\_\_

**Swimming Pools:**

- Type: \_\_\_\_\_
- Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_
- Must conform to National Electrical Code and State Law.

Permit Received By \_\_\_\_\_

Signature of Applicant FOR CHRISTY'S [Signature] Date 12-01-93

Signature of CEO \_\_\_\_\_ Date \_\_\_\_\_

Inspection Dates \_\_\_\_\_

**ALCO SIGN COMPANY, INC.**  
 270 Howard Street  
 BROCKTON, MA 02402

**LETTER OF TRANSMITTAL**

(508) 584-8711 (617) 471-1211  
 FAX (508) 587-4721

TO BUILDING DEPARTMENT  
389 CONGRESS STREET  
PORTLAND, ME 04101

DATE	12-01-93	JOB NO.	-
ATTENTION	BILL GIROUX		
RE	CHRISTY'S - (#310)		
	170 BRIGHTON AVENUE		
	PORTLAND, ME		
	(SIGNS)		

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop Drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1	12-01-93	-	BUILDING PERMIT APPLICATION
1	-	-	DRAWING, PROPOSED PYLON SIGN FACES REPLACEMENT AND WALL SIGN REPLACEMENT
1	-	-	PHOTOS, SHOWING EXISTING PYLON & WALL SIGNS SITE PLAN
1	12-01-93	469	CHECK FOR BUILDING PERMIT(S) (\$40.40) **

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS:

\*\* \$25.00  
 5.00 (PYLON) 25 1/2 x 20/11  
 10.40 (WALL) 52 1/2 x 20/11  
 \$ 40.40

Thank you, *Jay Freeman*

COPY TO FILE

JAY FREEMAN

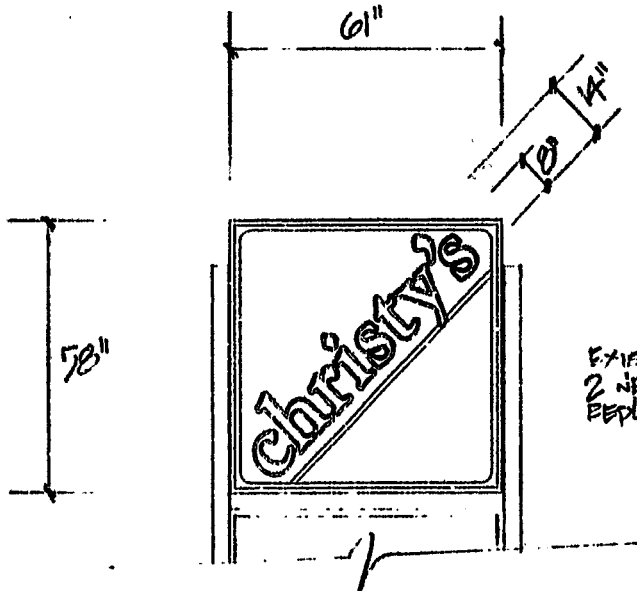
SIGNED: \_\_\_\_\_

# ALCO SIGN CO., INC. SKETCH REQUEST

ACCOUNT <i>CHRISTY'S # 312</i>	DATE <i>11/19/93</i>	SKETCH NO.
ADDRESS <i>PORTLAND, ME.</i>	SALESMAN	

### TYPE SIGNS

ROOF SIGN	MALL SIGN	GROUND SIGN	MARQUEE SIGN	WALL SIGN
COLOR BKGD.	COLOR LETTERS	COLOR TUBES	CHANNEL LETTERS	COLOR SKETCH



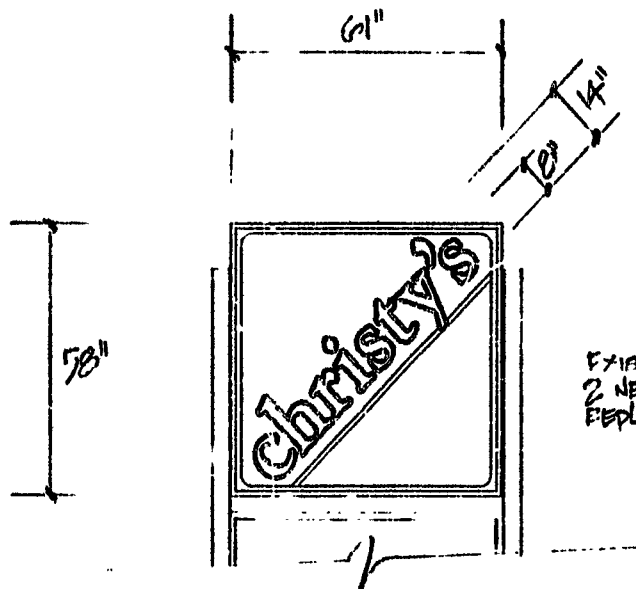
*SCALE - 3/8" = 1'-0"*

ALCO SIGN CO., INC.  
**SKETCH REQUEST**

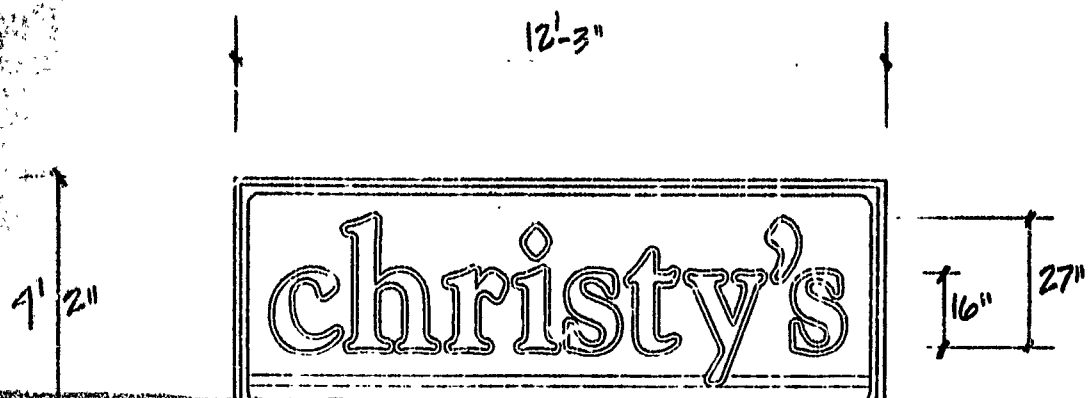
ACCOUNT <i>CHRISTY'S # 312</i>	DATE <i>11/19/93</i>	SKETCH NO.
ADDRESS <i>BEYLAND, ME.</i>	SALESMAN	

TYPE SIGNS

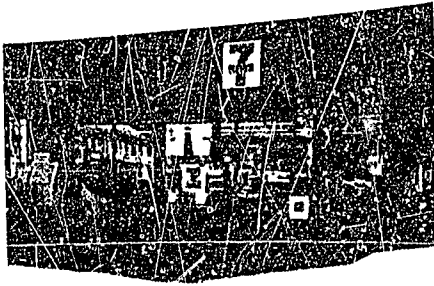
ROOF SIGN	MALL SIGN	GROUND SIGN	MARQUEE SIGN	WALL SIGN
COLOR BKGD.	COLOR LETTERS	COLOR TUBES	CHANNEL LETTERS	COLOR SKETCH



SCALE - 3/8" = 1'-0"



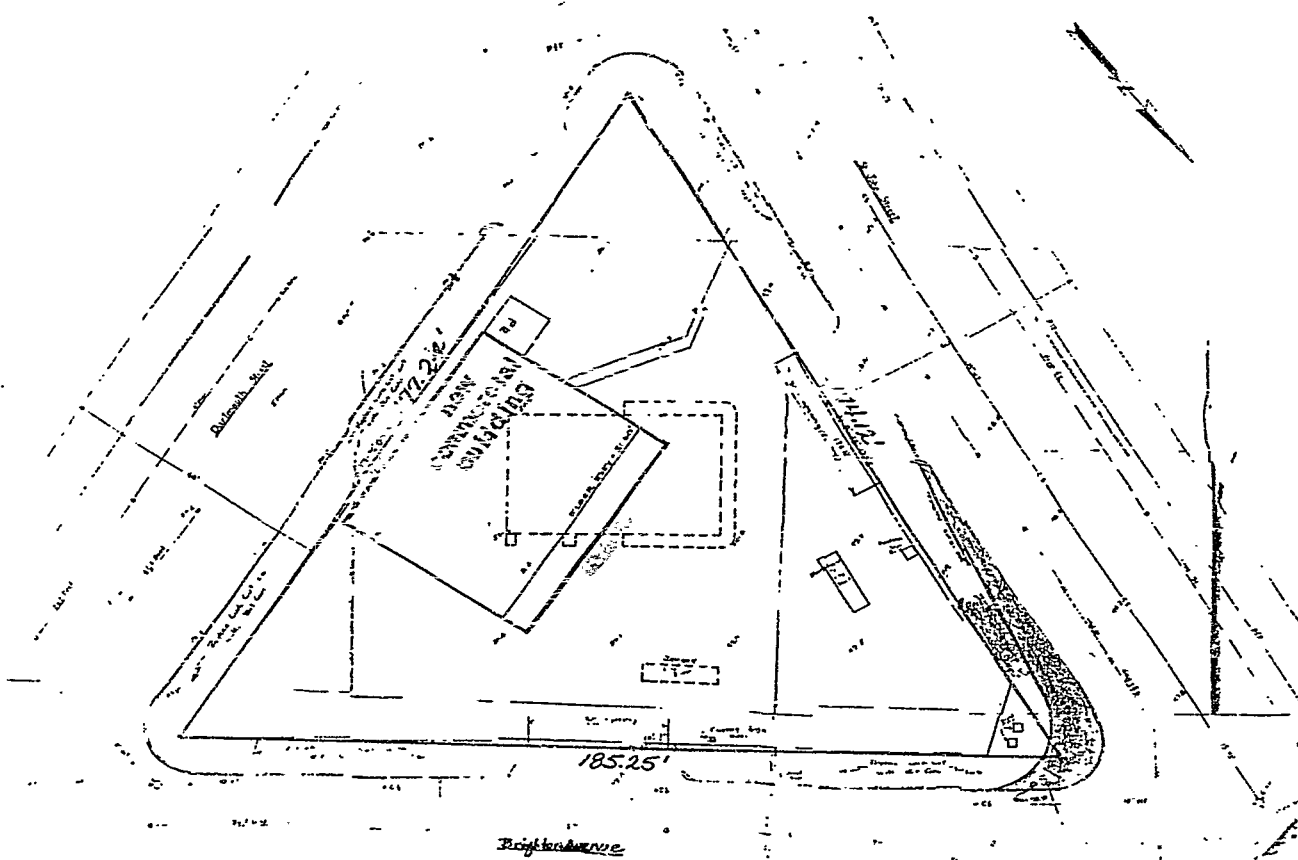
REMOVE & DISPOSE OF EXISTING SIGN, THE  
 INSTALL NEW SIGN.



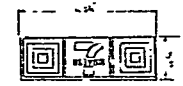
170 BRIGHTON AVE.

PORTLAND ME

CHRISTY'S (#310)



Site Sign  
 (To be located on E. side of  
 sign base on E. side of  
 driveway)



Building Sign

notes:

1. Port of land to be shown and approved by Outer Harbor Survey (1948)
2. Site of Curved along 185.25' on Brighton Ave. (R.M.R. Inc. 7-Eleven Food Store) and 72.26' on Robinson St. (R.M.R. Inc. 7-Eleven Food Store)
3. Detailed Plan on site shown
4. Building Sign on site shown
5. Utility Lines on site shown
6. The 7-Eleven Food Store is shown on the 1948 Survey of the Outer Harbor Survey (1948)
7. The 7-Eleven Food Store is shown on the 1948 Survey of the Outer Harbor Survey (1948)

SCALE 1/4" = 1'-0"

**PLAN**  
**RMR, INC.**  
**7-Eleven Food Store**  
**BRIGHTON AVE. and ST. JOHNS ST.**



**JACK BERTHMAN**  
 CONSULTING ENGINEER  
 GORHAM, MAINE



931149

Permit # City of Portland BUILDING PERMIT APPLICATION Fee \$40.40 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Christy's Market Inc Phone # 508 586-0474  
 Address: 22 Christy's Dr- Brockton, MA 02402  
 LOCATION OF CONSTRUCTION 188 170 Brighton Ave (Christy's)  
 Contractor: Alco Sign Co Inc Sub: 508 534-8711  
 Address: 270 Howard St- Brockton Phone # MA 02402  
 Est. Construction Cost: \_\_\_\_\_ Proposed Use: commercial w sign  
 \_\_\_\_\_ Past Use: \_\_\_\_\_  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Construction replace sign face; replace wall sign

For Official Use Only	
Date <u>12/6/93</u>	Subdivision _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Ownership <u>DEC-8 ECH</u>
Estimated Cost _____	Private _____

Foundation:  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footing Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other \_\_\_\_\_

Floor:  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls:  
 1. Studding Sl. \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

Interior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

Zoning: B1  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_ (Explain) \_\_\_\_\_  
 Other W-1-P-12-8-93

Ceiling: HISTORIC PRESERVATION

1. Ceiling Joists Size: \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_ Does not require review.  
 3. Type Ceilings: \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_ Requires Review  
 5. Ceiling Height: \_\_\_\_\_

Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ Span As per plans  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ Approved with conditions  
 3. Roof Covering Type \_\_\_\_\_

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Heating:  
 Type of Heat: \_\_\_\_\_

Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

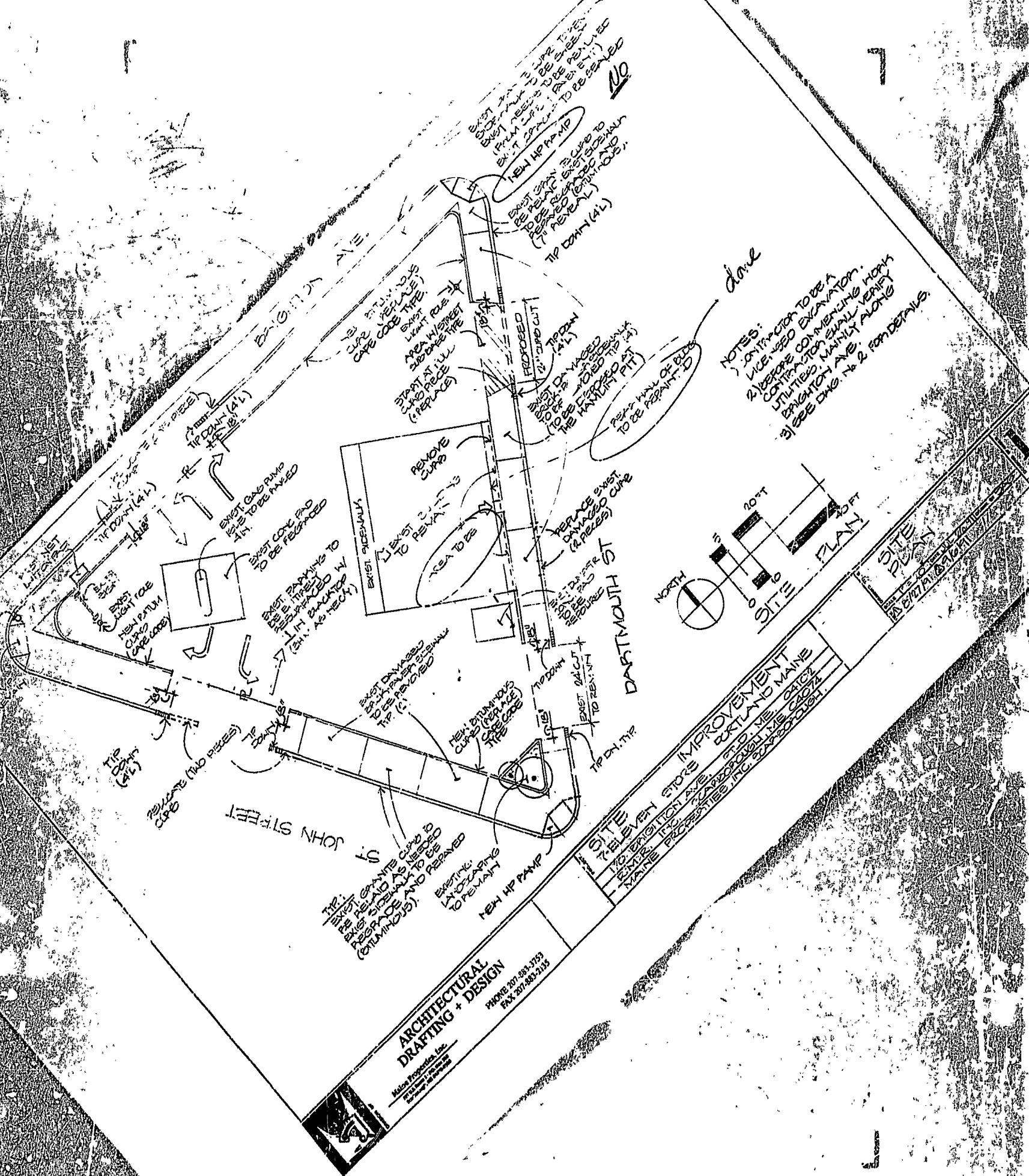
Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

CEO's District 5

CONTINUED TO REVERSE SIDE [5] M.A. Wing

White - Tax Assessor

Ivory Tag - CEO



ARCHITECTURAL  
DRAFTING + DESIGN

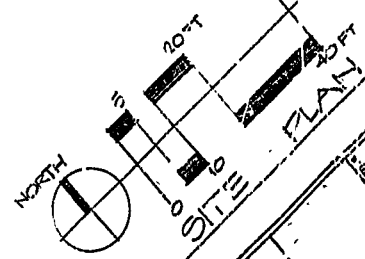
PHONE 207-883-3759  
FAX 207-883-2155

100 BRIGHTON AVE  
PORTLAND, MAINE 04103

RELEVEN STORE IMPROVEMENT  
100 BRIGHTON AVE, PORTLAND, MAINE  
OWNER: PROGRESSIVE, INC. PORTLAND, MAINE

SITE PLAN

NOTES:  
1) CONSULT WITH THE CITY OF PORTLAND FOR A LICENSE TO EXCAVATE.  
2) UTILITIES COMPANY SHOULD VERIFY ALL UTILITIES ALONG BRIGHTON AVE.  
3) SEE DWG. NO. 2 FOR DETAILS.



EXIST. SIDEWALK TO BE REPAIRED  
EXIST. SIDEWALK TO BE REMOVED  
NEW HP PUMP

REMOVE CURB  
EXIST. SIDEWALK TO REMAIN

JOHN STREET

DARTMOUTH ST

BRIGHTON AVE

913107

Permit # 913107 City of Portland BUILDING PERMIT APPLICATION Fee 45.00 Zone            Map #            Lot#             
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: RMR Incorp. (7-1) Phone # 883-5191 Mike McQuinn  
Address: ~~170 Brighton Ave~~ POB 778 Scarborough, ME 04074  
LOCATION OF CONSTRUCTION 170 Brighton Ave Portland 0410  
Contractor: Risbers Const Sub:             
Address: Scarborough Phone # 883-5701  
Est. Construction Cost: 5,000.00 Propose Use: Comm w/renovations(ext) Zoning: R-2  
Past Use: Comm  
# of Existing Res. Units            # of New Res. Units             
Building Dimensions L            W            Total Sq. Ft.             
# Stories:            # Bedrooms            Lot Size:             
Is Proposed Use: Seasonal            Condominium            Conversion             
Explain Conversion removing and placing existing island and add footing for canopy

Call for Pick-up For Official Use Only  
Date October 1, 1991  
Ins't. Fire Units             
Bid Code             
Time Limit             
Estimated Cost             
Subdivision             
Name             
Lot             
Owner             
CITY OF PORTLAND  
Review Required:  
Zoning Board Approval: Yes            No            Date:             
Planning Board Approval: Yes            No            Date:             
Conditional Use:            Variance            Site Plan            Subdivision             
Shoreland Zoning Yes            No            Floodplain Yes            No             
Special Exception             
Other (Explain):           

Foundation: QUESTIONS? CALL 775-5941  
1. Type of Soil:             
2. Set Backs - Front            Rear            Side(s) MIKE  
3. Footings Size:             
4. Foundation Size:             
5. Other             
Floors:  
1. Sills Size:            Sills must be anchored.  
2. Girder Size:             
3. Lally Column Spacing:            Size:             
4. Joists Size:            Spacing, 16" O.C.  
5. Bridging Type:            Size:             
6. Floor Sheathing Type:            Size:             
7. Other Material:             
Exterior Walls:  
1. Siding Size            Spacing             
2. No. windows             
3. No. Doors             
4. Header Sizes            Span(s)             
5. Bracing: Yes            No             
6. Corner Posts Size             
7. Insulation Type            Size             
8. Sheathing Type            Size             
9. Siding Type            Weather Exposure             
10. Masonry Materials             
11. Metal Materials             
Interior Walls:  
1. Siding Size            Spacing             
2. Header Sizes            Span(s)             
3. Wall Covering Type             
4. Fire Wall if required             
5. Other Materials           

Ceiling:  
1. Ceiling Joists Size:            Spacing             
2. Ceiling Strapping Size             
3. Type Ceilings             
4. Insulation Type            Size             
5. Ceiling Height:             
Roof:  
1. Truss or Rafter Size            Span            Action:             
2. Sheathing Type            Size             
3. Roof Covering Type             
Chimneys:  
Type:            Number of Fire Places             
Heating:  
Type of Heat:             
Electrical:  
Service Entrance Size:            Smoke Detector Required Yes            No             
Plumbing:  
1. Approval of soil test if required Yes            No             
2. No. of Tubs or Showers             
3. No. of Flushes             
4. No. of Lavatories             
5. No. of Other Fixtures             
Swimming Pools:  
1. Type:             
2. Pool Size:            x            Square Footage             
3. Must conform to National Electrical Code and State Law.

Permit received By Mary Greig  
Signature of Applicant Mike McQuinn Date Oct 1, 1991  
CEO's District             
CONTINUED TO REVERSE SIDE  
Ivory Tag - CEO           

White - Tax Assessor

Permit # 900590 City of Portland BUILDING PERMIT APPLICATION Fee \$45.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: R. and R. Inc. (Mail Permit) Phone # 883-5191  
 Address: 197 U. S. Rt. 1 Scarborough, Me. 04074 P.O. Box 778  
 LOCATION OF CONSTRUCTION 170 Brighton Ave.  
 Contractor: Self Sub: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: \_\_\_\_\_ Proposed Use: retail sales  
 Past Use: \_\_\_\_\_  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L. \_\_\_\_\_ W. \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lr. Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion to erect free standing 500 sq. ft. sign as per plan

**For Official Use Only PERMIT ISSUED**  
 Date June 5, 1990 Subdivision: \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name JUN 20 1990  
 Bldg Code \_\_\_\_\_ Lot \_\_\_\_\_  
 Time Limit \_\_\_\_\_ Ownership: City of Portland  
 Estimated Cost \_\_\_\_\_  
 Zoning: 1  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required: not required as proposed  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Flo. Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception changed to 50 square ft.  
 Other (Explain) OK with A 26-19-90

**Foundation:**  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other \_\_\_\_\_

**Floor:**  
 1. Sills Size \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size \_\_\_\_\_ Spacing 16" O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

**Exterior Walls:**  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

**Interior Walls:**  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wat. if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

**Ceiling:**  
 1. Ceiling Joists Size: \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceilings: \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

**Roof:**  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_

**Chimneys:**  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

**Heating:**  
 Type of Heat: \_\_\_\_\_

**Electrical:**  
 Service Entrance Size: \_\_\_\_\_  
 Grounding Conductor Required Yes \_\_\_\_\_ No \_\_\_\_\_

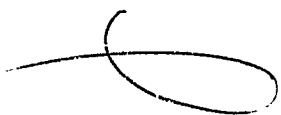
**Plumbing:**  
 1. No. of Tubs or Showers \_\_\_\_\_  
 2. No. of Flushes \_\_\_\_\_  
 3. No. of Laboratories \_\_\_\_\_  
 4. No. of Other Fixtures \_\_\_\_\_

**Swimming Pools:**  
 1. Type \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Permit Received By Latini  
 Signature of Applicant Joe Fitzpatrick Date 6/5/90  
 Signature of CEO \_\_\_\_\_ Date \_\_\_\_\_  
 Inspection Dates \_\_\_\_\_

**PLOT PLAN**

6/21 - Not yet  
7/2  
9/7 - Completed



N



**FEES (Breakdown From Front)**  
Base Fee \$ 45.00  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ \_\_\_\_\_  
Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

**COMMENTS** submitted consent form drawing, proof of liability, elevation

Signature of Applicant Joseph Stenhardt

Date June 5, 1990



WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE  
ERECTED ON A lot AT 170 Brighton Avenue  
IN PORTLAND, MAINE R & R Leasing being the owner of the premises  
at 170 Brighton Avenue in Portland, Maine hereby gives consent to the  
erection of a certain sign owned by RMR, Inc. over the  
public sidewalk or on the building from said premises as described in  
application to the Division of Inspection Services of Portland, Maine for a  
permit to cover erection of said sign; removal of existing free standing  
sign and replacement with a new 100 square foot free standing sign.

And in consideration of the issuance of said permit RMR, Inc.  
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 June 1990.

**RECEIVED**

JUN 05 1990

03125/88

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND

Paul V. Garrett  
Paul V. Garrett  
V. P. New England Operations

# ACORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)  
3/01/90

**PRODUCER**

MCDONOUGH CAPERTON INSURANCE GROUP  
515 MARKET ST. PO BOX 958  
PARKERSBURG WV 26101  
(304) 485-4475

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW

**COMPANIES AFFORDING COVERAGE**

CODE	SUB-CODE	COMPANY LETTER A	USF&G
		COMPANY LETTER B	
INSURED		COMPANY LETTER C	
		COMPANY LETTER D	
		COMPANY LETTER E	

RMR INC. AND S. BYRL ROSS  
ENTERPRISES INC., ATIMA  
P.O. BOX 1444  
PARKERSBURG, WV 26101

**COVERAGES**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS
A	GENERAL LIABILITY	1MF1183452500	3/01/90	3/01/91	GENERAL AGGREGATE \$2,000, PRODUCTS-COMP/OPS AGGREGATE \$2,000, PERSONAL & ADVERTISING INJURY \$1,000, EACH OCCURRENCE \$1,000, FIRE DAMAGE (Any one fire) \$50, MEDICAL EXPENSE (Any one person) \$5
X	COMMERCIAL GENERAL LIABILITY CLAIMS MADE OCCUR. OWNER'S & CONTRACTOR'S PROT.				COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	AUTOMOBILE LIABILITY				EACH OCCURRENCE \$ AGGREGATE \$
	ANY AUTO				
	ALL OWNED AUTOS				
	SCHEDULED AUTOS				
	HIRED AUTOS				
	NON-OWNED AUTOS				
	GARAGE LIABILITY				
	EXCESS LIABILITY				
	OTHER THAN UMBRELLA FORM				
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY (EACH ACCIDENT) (DISEASE-POLICY LIMIT) (DISEASE-EACH EMPLOYEE)
A	OTHER BLRT REAL PROPERTY	1MF1183452500	3/01/90	3/01/91	LIMIT 180,000 ALL RISK ON LOC. BELOW

**RECEIVED**

JUN 05 1990

DEPT OF BUILDING INSPECTIONS  
CITY OF PORTLAND

DESCRIPTION OF OPERATIONS/LOCATION & VEHICLES RESTRICTIONS/SPECIAL ITEMS  
STORE #316 - 1917 FOREST AVE., PORTLAND, ME  
MORTGAGEE - MAINE SAVINGS BANK, PORTLAND, ME

**CERTIFICATE HOLDER**

MAINE SAVINGS BANK  
ONE MAINE SAVINGS PLAZA  
PORTLAND ME 04104

**CANCELLATION**

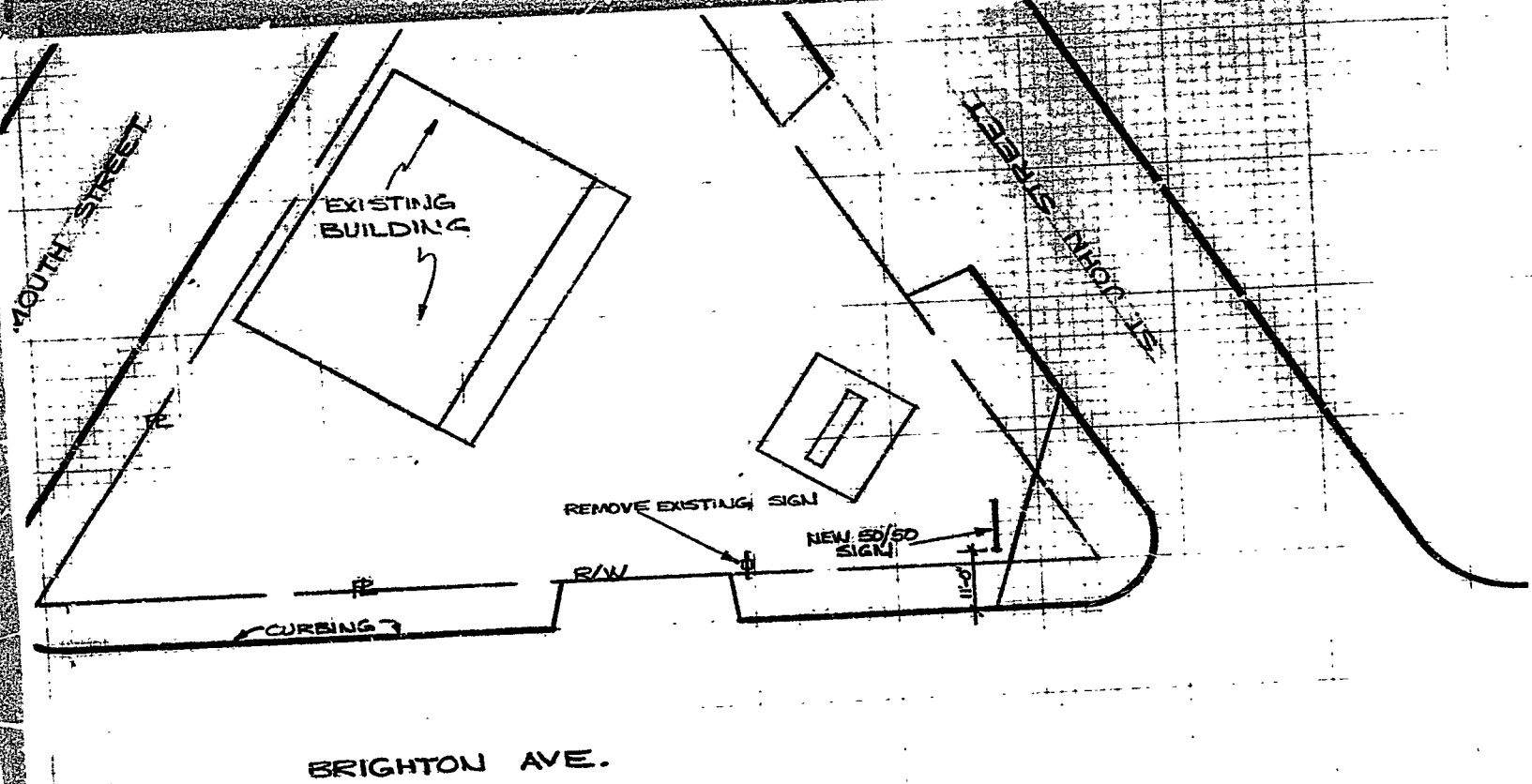
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

*[Signature]*

ACORD CORPORATION 1988

ACORD 215 (10/88)



BRIGHTON AVE.

SITE PLAN  
SCALE 1" = 25'-0"

7-EL  
TR  
PO  
DATE  
6-5-50



50# only

**GENERAL SPECIFICATIONS:**

**CABINETS:**

SIGN CABINETS TO HAVE EXTRUDED ALUM. PULVER & REPAIRERS. ONE (1) SIDE TO BE HINGED FOR SERVICING. CABINET TO BE PAINTED DK. BRONZE BY SIGN SUPPLIER.

**FACE DETAIL:**

ONE-PIECE FRACES TO BE APPROX 2" DEEP FORMED PLEX. OR (OR POLYCARBONATE) MATL. ELEMENTS TO BE EMOSSSED W/ COLORS APPLD TO SECOND SURFACE BY DISTORTION SCREENING.

**FACE COLORS:**

- Ⓐ PMS # 485 RED Ⓔ DK. BRONZE (S15 DURWOOD)
- Ⓑ PMS # 172 ORANGE
- Ⓒ PMS # 547 GREEN
- Ⓓ WHITE

**ILLUMINATION:**

INTERNAL ILLUMINATION W/ 800 MA TYPE FLUORESCENT LAMPS (HI-OUTPUT DAYLIGHT).

**SUPPORTS:**

- MODEL 67 - 6" x 8" 9L. RECTANGLE TUBE W/ .188 WALL THICKNESS
- MODEL 50 - 6" x 8" 4L. RECTANGLE TUBE W/ .188 WALL THICKNESS
- MODEL 25 - 4" x 6" 3L. RECTANGLE TUBE W/ .188 WALL THICKNESS

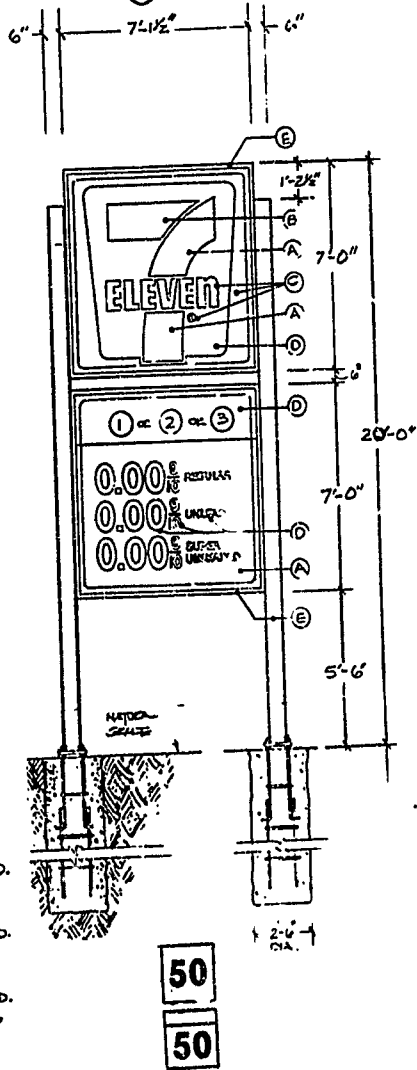
\* NOTE: ALL SUPPORTS TO BE PRIMED BY SUPPLIER & PAINTED #15 DK. BRONZE BY EFFECT R.

**REGISTER NUMBERS:**

ALWAYS USE A NOTICE OF FEDERAL REGISTRATION & ALWAYS POSITION IT AS INDICATED ON CORPORATE ART.

**ELECTRICAL LOADS:**

- MODEL 67 - 7.8 AMPS.
  - (1) 15 AMP OR (1) 20 AMP CIRCUIT REQD.
  - PRIMARY VOLTAGE: 115-120 VOLTS
- MODEL 50 - 6.2 AMPS.
  - (1) 15 AMP OR (1) 20 AMP CIRCUIT REQD.
  - PRIMARY VOLTAGE: 115-120 VOLTS
- MODEL 25 - 5.5 AMPS.
  - (1) 15 AMP OR (1) 20 AMP CIRCUIT REQD.
  - PRIMARY VOLTAGE: 115-120 VOLTS



**RECEIVED**  
JUN 05 1990

DEPT OF BUILDING INSPECTIONS  
CITY OF PORTLAND

Permit # 900530 City of Portland BUILDING PERMIT APPLICATION Fee \$45.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: R. M. R. Inc. (Mail Permit) Phone # 883-5191  
 Address: 197 U. S. Rt. 1 Scarborough, Me. 04074 P.O. Box 778  
 LOCATION OF CONSTRUCTION 170 Brighton Ave.  
 Contractor: Self Sub: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: \_\_\_\_\_ Proposed Use: retail sales  
 Past Use: \_\_\_\_\_  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion to erect free standing 30 sq. ft. sign as per plan

**For Official Use Only**  
 Date: June 5, 1990  
 Fire Limits: \_\_\_\_\_  
 Code: \_\_\_\_\_  
 Permit: \_\_\_\_\_  
 Estimated Cost: \_\_\_\_\_  
 Zoning: B-1  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required: not issuable as proposed  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception changed to 50 square ft.  
 Other: OK with 2-17-90

**PERMIT ISSUED**  
 JUN 20 1990  
 City of Portland

**Foundation:**

1. Type of Soil: \_\_\_\_\_
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
3. Footings Size: \_\_\_\_\_
4. Foundation Size: \_\_\_\_\_
5. Other: \_\_\_\_\_

**Floor:**

1. Sills Size: \_\_\_\_\_ Sills must be anchored.
2. Girder Size: \_\_\_\_\_
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
7. Other Material: \_\_\_\_\_

**Exterior Walls:**

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. No. windows \_\_\_\_\_
3. No. Doors \_\_\_\_\_
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
6. Corner Posts Size \_\_\_\_\_
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
10. Masonry Materials \_\_\_\_\_
11. Metal Materials \_\_\_\_\_

**Interior Walls:**

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
3. Wall Covering Type \_\_\_\_\_
4. Fire Wall If required \_\_\_\_\_
5. Other Materials \_\_\_\_\_

**Ceiling:**

1. Ceiling Joists Size: \_\_\_\_\_
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_
3. Type Ceilings: \_\_\_\_\_
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
5. Ceiling Height: \_\_\_\_\_

**Roof:**

1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
3. Roof Covering Type \_\_\_\_\_

**Chimneys:**

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

**Heating:**

Type of Heat: \_\_\_\_\_

**Electrical:**

Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

**Plumbing:**

1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_
2. No. of Tubs or Showers \_\_\_\_\_
3. No. of Flushes \_\_\_\_\_
4. No. of Lavatories \_\_\_\_\_
5. No. of Other Fixtures \_\_\_\_\_

**Swimming Pools:**

1. Type: \_\_\_\_\_
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_
3. Must conform to National Electrical Code and State Law.

Permit Received By Latini

Signature of Applicant Joe Fitzpatrick Date 6/5/90

Signature of CEO \_\_\_\_\_ Date \_\_\_\_\_

Inspection Dates \_\_\_\_\_

White-Tax Assessor Yellow-GPCOG White Tag -CEO

© Copyright GPCOG 1988  
 [2] Mrs. Lowe

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Kevin Carroll, Code Enforcement Officer

DATE:

FROM: Warren J. Turner, Zoning Enforcement Inspector

September 12, 1988

SUBJECT: Re: 3-11 Store at Rosemont Corner

Your attention is invited to the above subject and the attached copy of letter from the President of the American Bank. Information upon which to base a reply concerning this complaint is requested from you regarding this matter.

cc: P. Samuel Hoffses, Chief, Inspection Services

# AMERICAN BANK

September 7, 1988

Mr. Warren J. Turner  
Zoning Enforcement Inspector  
City of Portland, Maine  
389 Congress St.  
Portland, ME 04101

Re: Rosemont Corner

Dear Mr. Turner:

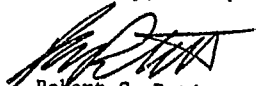
Thank you for your response of August 24, 1988. We wish you the best of luck in dealing with the manager of the convenience store, as in our prior conversations with that individual it was pointed out that nothing was done without headquarters approval and action.

We were provided with a site plan of the converted service station at the time of approval process, and were never made aware of any possible amendments to that plan, as we believe is required by the process. Furthermore, the site of the dumpster was specifically presented in the plan as representing two parking spots. We did not believe that the City would have approved this plan, nor would the neighbors have okayed it with the knowledge that there would be insufficient parking for the Cumberland Farms Store. Indeed, it has been brought to our attention numerous times that customers and staff of that facility are sometimes forced to use our land for parking due to the shortage of space. We request that you hold Cumberland Farms to their original agreement to provide adequate parking for their store, which is now partially occupied by that dumpster.

We look forward to an update from you regarding the positioning of the sign out on the sidewalk, as this presents a safety hazard to our customers and we are sure to the store's customers during their ingress and egress, not to mention the blockage of visibility down Brighton Avenue and a general jurkiness. Is there a permit for this sign, and if so, what must be done to review that process?

We appreciate your concern for our neighborhood as a gateway to the City of Portland and look forward to your following up on our longstanding concerns regarding the modification of Cumberland Farms' facility from its original plan

Sincerely,

  
Robert G. Pettit  
President

RGF/nb  
cc: Robert B. Ganley  
P. Samuel Hoffses  
Kevin Carroll

PO BOX 192  
269 MAIN STREET  
SANFORD, ME 04073  
(207) 324-4833

RT 109 SOUTH  
SANFORD ME 04073  
(207) 324-4833

563 BRIGHTON AVE  
PORTLAND ME 04102  
(207) 772 1921

PO BOX 3696  
17 MIDDLE STREET  
PORTLAND ME 04104  
(207) 774-5755

913149

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$45. Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: R M R Inc Phone # 883-5191  
Address: P O Box 778; Scarborough, ME 04070  
LOCATION OF CONSTRUCTION 170 Brighton Ave. (7-11 store)  
Contractor: R M R Inc Sub: \_\_\_\_\_  
Address: Box 778; Scarborough, ME Phone # \_\_\_\_\_  
Est. Construction Cost: \_\_\_\_\_ Proposed Use: variety store w ta  
Past Use: variety store  
# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
# Stories \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
Explain Conv: remove 3 tanks; INSTALL 3 tanks (24,000-gln) Other \_\_\_\_\_

**For Official Use Only**  
Date: 10/11/91  
Inside Fire Limits \_\_\_\_\_  
Bldg Code \_\_\_\_\_  
Estimated Cost: \_\_\_\_\_  
City of Portland  
Zoning: \_\_\_\_\_  
Street Frontage Provided: \_\_\_\_\_  
Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
Review Required:  
Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
Special Exception \_\_\_\_\_  
Other (Explain) \_\_\_\_\_

**Foundation:**  
1. Type of Soil: \_\_\_\_\_  
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
3. Footings Size: \_\_\_\_\_  
4. Foundation Size: \_\_\_\_\_  
a. Other \_\_\_\_\_

**Floor:**  
1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
2. Girder Size: \_\_\_\_\_  
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
7. Other Material: \_\_\_\_\_

**Exterior Walls:**  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. No. windows \_\_\_\_\_  
3. No. Doors \_\_\_\_\_  
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
6. Corner Posts Size \_\_\_\_\_  
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
10. Masonry Materials \_\_\_\_\_  
11. Metal Materials \_\_\_\_\_

**Interior Walls:**  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
3. Wall Covering Type \_\_\_\_\_  
4. Fire Wall if required \_\_\_\_\_  
5. Other Materials \_\_\_\_\_

**Ceiling:**  
1. Ceiling Joists Size: \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
3. Type Ceilings: \_\_\_\_\_  
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
5. Ceiling Height: \_\_\_\_\_  
**Roof:**  
1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_ Action: Approved.  
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
3. Roof Covering Type \_\_\_\_\_  
**Chimneys:**  
Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_  
**Heating:**  
Type of Heat: \_\_\_\_\_  
**Electrical:**  
Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_  
**Plumbing:**  
1. (Apparatus of any type if required) Yes \_\_\_\_\_ No \_\_\_\_\_  
2. No. of Tubs or Showers \_\_\_\_\_  
3. No. of Flushes \_\_\_\_\_  
4. No. of Lavatories \_\_\_\_\_  
5. No. of Other Fixtures \_\_\_\_\_  
**Swimming Pools:**  
1. Type: \_\_\_\_\_  
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
3. Must conform to National Electrical Code and State Law.

**HISTORIC PRESERVATION**

Permit Received by \_\_\_\_\_  
Applicant: Mike McQuinn Date 10/11/91  
City District \_\_\_\_\_  
Mike McQuinn

CONTINUED TO REVERSE SIDE  
Ivory Tag - CEO [Signature]

White - Tax Assessor

We the undersigned do protest and object to the appeal of Subd. D.  
 Proposed in the proposed erection of a double faced sign which is in direct  
 violation to the present zoning ordinance. We feel that the ordinance should  
 remain the same without the exception being granted

1. Alice W. Hay 216 Dartmouth St.
2. Russell B. Bramm 149 Brighton Ave.
3. Betty B. Bunn 149 Brighton Ave.
4. Mrs. Norman Howard 157 Noyes Street
5. Leo Maresse 11 Devonshire
6. J E Culp 14 "
7. H. Worth 22 Devonshire St
8. Haggerty 37 Devonshire St
9. Agnes Haggerty 37 Devonshire St
10. Betty Cope 105 Noyes St Portland
11. Charles K. Adams 117 Noyes St.
12. Mark Strachy 114 Noyes St
13. Hubert A. Gardner 120 Noyes St
14. Excell E. Emery 152 Noyes St.
15. Carrie E. Emery 152 Noyes St.
16. John E. Abbott 165 Brighton Ave
- 17.
- 18.
- 19.
- 20.



July 5, 1961

We the undersigned do protest and object to the appeal of Sabia D. Proffeno in the proposed erection of a double faced sign which is in direct violation to the present zoning ordinance. We feel that the ordinance should remain the same without the exception being granted

1. Lev Wine 242 Dartmouth St
2. Morris Bloch 25 Catherine St.
3. Mark M. Krantzer 15 Catherine St
4. Grace Hochberg 146 Brighton Ave
5. Beate Blumson 178 Brighton Blvd
6. Robert B. Proffham 248 Dartmouth St.
7. Leo York 504 thru 570 St. John St
8. Vera McNeill 573 St. John St.
9. Philip E. Cook 569 St. John St.
10. Joseph E. Thomas 563 St. John St.
11. Robert C. Simpson 555 St. John St.
12. Homer Cyr 543 St. John St
13. Jacob Koverman, Jr. 30 Catherine St
14. Jewellyn Harding 16 Catherine St
15. Lucia M. Harding 16 Catherine St.
16. Jessa W. Rosenberg 20 Catherine St
- 17.
- 18.
- 19.
- 20.

CITY OF PORTLAND, MAINE  
Department of Building Inspection

ALBERT J. BEARS  
INSPECTOR OF BUILDINGS

AP- 164-178 Brighton Avenue

June 23, 1961

cc to: Corporation Council

Coyne Sign Company  
195 St. John Street  
Esso Standard Dev. #  
1 Lincoln Street, South Portland

C.C.: Sam DeMatteo Profano, Devs.  
488 Stevens Avenue

Gentlemen:

Permit for erection of double faced sign about 7 feet by 17 1/2 feet consisting of individual letters on roof of building at the above named location is not feasible under the zoning Ordinance for the following reasons:

1. The sign is to be accessory to the service station on the lot, which is a non-conforming use in the B-1 Business Zone in which the property is located, as indicated by Section 8-1-6 of the Ordinance.
2. The sign is to advertise goods by brand or trade name and is to be affixed other than to the wall of the building, contrary to the provisions of Section 16-4-4 of the Ordinance applying to the B-1 Business Zone.
3. With the addition of the proposed sign, the aggregate area of signs on the premises will be about 218 sq. ft., over 18 sq. ft. in excess of the total area of 200 sq. ft. permitted by Section 16-4-4 of the Ordinance.

Should an appeal concerning these discrepancies be desired, an authorized representative should go to the office of the Corporation Council in Room 304, City Hall, where appeals are filed and serve a copy of this letter to being sent. The appeal will need to be signed by an authorized agent of the actual owner of the property.

Even though an appeal should be sustained, it will be necessary before a permit can be issued that some qualified person furnish a statement of design showing the structural framing of the sign and that information is furnished as to the framing of the roof on which the sign is to be located. The exact position of the sign shown in relation to supporting members and the adequacy of these members to safely carry the loads involved.

Very truly yours,

Albert J. Bears  
Building Inspection Director



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 Sabia D. Profenno Devs., owner of property at 164-178 Brighton Avenue, for an exception to the Zoning Ordinance to permit erection of a double-faced sign about 7 feet by 17-1/2 feet, consisting of individual letters, on the roof of the building at this location.

This permit is presently not issuable under the Zoning Ordinance for the following reasons:

1. The sign is to be accessory to the service station use existing on these premises, which is a non-conforming use in the B-1 Business Zone in which the property is located.
2. The sign is to advertise goods by brand or trade name and is to be affixed other than to the wall of the building, contrary to the provisions of Section 16-A-4 of the Ordinance applying to the B-1 Business Zone in which the property is located.
3. The proposed sign and signs presently on the premises will exceed by 18 square feet the total allowable area of signs permitted in this zone.

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

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 Sabia D. Profenno Devs., owner of property at 164-178 Brighton Avenue, for an exception to the Zoning Ordinance to permit erection of a double-faced sign about 7 feet by 17-1/2 feet, consisting of individual letters, on the roof of the building at this location.

This permit is presently not issuable under the Zoning Ordinance for the following reasons:

1. The sign is to be accessory to the service station use existing on these premises, which is a non-conforming use in the B-1 Business Zone in which the property is located.
2. The sign is to advertise goods by brand or trade name and is to be affixed other than to the wall of the building, contrary to the provisions of Section 16-A-4 of the Ordinance applying to the B-1 Business Zone in which the property is located.
3. The proposed sign and signs presently on the premises will exceed by 18 square feet the total allowable area of signs permitted in this zone.

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

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

October 6, 1965

Location: 180 Brighton Ave.

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

This tank of 4,000 gallons 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.

A.P.- 180 Brighton Avenue -

Oct. 7, 1965

Portland Pump Company  
321 Lincoln Street  
South Portland, Maine

cc to: Humble Oil & Refining Co.  
1 Lincoln St., So. Portland  
cc to: Fire Department

Gentlemen:

Permit for removal of a 3000 gallon underground gasoline storage tank and installation of a 4000 gallon tank in its place at the above named location is issued herewith subject to the following conditions set by the Fire Department:

1. The new tank is to be located at least three feet from any adjoining tank and coated as required for underground tanks.
2. If water is encountered, suitable anchorage to be approved by the Fire Department is to be provided.
3. Notice for inspection is to be given the Fire Prevention Bureau before tank and piping is covered from view.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

**CITY OF PORTLAND, MAINE**  
**FIRE DEPARTMENT**

To: Mr. Albert J. Sears, Building Inspector

DATE: October 6, 1965

FROM Haswell M. Bruns, District Chief

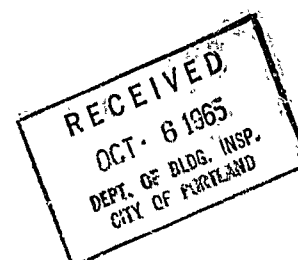
SUBJECT: Permit to remove 3000 gallon gasoline storage tank, replacing with 4,000 gallon gasoline storage tank at the same location at 180 Brighton Ave.

The application for tank installation at 180 Brighton Ave. is approved by this office providing that the tank is placed at least 3 feet from adjoining tank and tank shall be coated as for underground tanks.

If any signs of water is encountered the tank must be suitably anchored.

The Fire Prevention Bureau shall be notified so that the tank can be inspected before covering-in.

*Haswell M. Bruns*  
Haswell M. Bruns  
District Chief



BI BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, October 5, 1965

PERMIT ISSUED
OCT 7 1965
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 180 Brighton Ave. Within Fire Limits? Dist. No.
Owner's name and address Humble Oil & Refining Co. 1 Lincoln St. So. Portland Telephone
Lessee's name and address Portland Pump Co. 321 Lincoln St. So. Portland Telephone
Contractor's name and address Portland Pump Co. 321 Lincoln St. So. Portland Telephone
Architect Specifications Plans Yes No. of sheets 1
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 \$ Fees \$ 2.00

General Description of New Work

To remove existing 3000 gallon gasoline storage tank, outside underground, replacing with (1)-4000 gallon gasoline storage tank, same location.

Tank will be buried 3' underground and covered with asphaltum.
Tank bears Und. Label.
Piping from tank to pump - 1 1/2"
Vent pipe - 2"

Sent to Fire Dept. 10/7/65
Rec'd from Fire Dept. 10/6/65

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 Company

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. 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:
Joseph R. Cresson - Fire Chief
CHIEF OF FIRE DEPT.

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

Portland Pump Company
Signature of owner by Harry J. Wilson

CS 301

INSPECTION COPY

Signature of owner



11-15-12-9 12-60-75

Permit No. 657 1074

Location 180 Brighton Ave

Owner Wanda C. O'Brien

Date of permit 10/16/68

Notif. etc. sig-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

10-26-65 Not started

3-1-66 Completed

[Large area of horizontal lines for notes, mostly blank with a large diagonal scribble across the top half.]

B1 BUSINESS ZONE  
CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT



Location  
164-178 Brighton Ave.

INSPECTION COPY

COMPLAINT NO. 62/10

Date Received March 27, 1962

Location 164-178 Brighton Avenue Use of Building Service Station  
Ave.

Owner's name and address Sabia DiMattea Profenno Devs., 488 Stevens Telephone \_\_\_\_\_

Tenant's name and address Shelley's Esso Service Station, Att. Salden Telephone \_\_\_\_\_  
Polansky, 180 Brighton Ave.

Complainant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_ H

Description: Premises are being used for the display and sale of used motor vehicles.

NOTES: See Letter

4/1/62. Used car advertisement for sale  
for S.Y. Johnson at Brighton Ave. has been  
removed

5/26/63 - No used car sign here. Operator has ten  
cars on lot for sale. Ad for sale signs  
in windows of cars. Remove car window sign - Allen  
6/5/63 - No signs here. No used cars for sale - Allen

6/12/64 Used car sign picked up again and  
car for sale here - Ent. PH  
6/15/64 One used car for sale here. A sign in window  
of car. - Mrs. Profenno own car. He says he will  
take sign out. - Allen



Compt. 164-173 Brighton Ave.  
corner St. John St.

March 25, 1962

Shally's Auto Service Station  
Attn: Mr. Sheldon Polansky  
180 Brighton Avenue  
Salem Heights, Newark, N.J.  
158 Stovant Avenue

cc to Esso Standard Division of  
Esso Oil & Refining Co.  
1 Lincoln St., So. Portland, Me.  
Corporation Counsel

Gentlemen:

The attention of this department has been called to the fact that motor vehicles are being displayed and offered for sale on the service station premises at the above named location. Such a use is not allowable under the zoning ordinance in the B-1 Business Zone in which the property is located.

Not only is this practice in violation of the zoning ordinance, but it violates an agreement entered into in 1938 by the owner and lessee of the property binding themselves, their heirs, assigns, and successors to a restriction that "no retail business or service, other than that of a gasoline filling station and automobile service station, the term 'automobile service station' as here used not to include repairs to or wrecking of automobiles, shall be conducted or allowed to be conducted on these premises."

Under these circumstances it is necessary that any unlawful operations of such a nature be discontinued at once. Failure to do so will make it necessary for me to report the violation to the Corporation Counsel for the taking of whatever legal action he may deem appropriate.

Very truly yours,

Albert J. Sears  
Director of Building Inspection

ADJ

Memorandum from Department of Building Inspection, Portland, Maine

164-178 Brighton Ave.--Installation of gasoline storage tanks for Esso Standard Oil Co. by M. J. Erskine, installer

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

These tanks of 3000 gallons capacity are required to be of steel or wrought iron no less in thickness than No. 7 gauge; and before installation is required to be protected against corrosion, even though galvanized, by two preliminary coats of red lead and heavy coat of hot asphalt, or equivalent.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double spring 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 tanks 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.

S

CC: Esso Standard Oil Co.  
1 Lincoln St.  
So. Portland, Maine

Harry W. Barr, Chief  
of the Fire Department

(Signed) Warren McDonald  
Inspector of Buildings



**ESSO STANDARD OIL COMPANY**

**P. O. BOX 637**

**PORTLAND 1, MAINE**

**SALES DEPARTMENT  
NEW ENGLAND DIVISION  
MAINE DISTRICT**

April 15, 1955

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

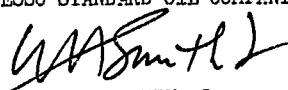
Dear Mr. McDonald:

In accordance with your request, during our conversation in your office on April 13, 1955, I enclose a copy of our proposed underground tank and pump island changes at 164-178 Brighton Avenue (triangular lot bounded by Brighton Avenue, Dartmouth Street and St. John Street).

It is my understanding that Mr. Profenno has fulfilled all the necessary procedures for appeal of this matter. If there is any further information or detail which is necessary in relation to this appeal, I shall be most happy to supply it.

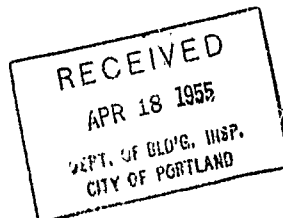
Very truly yours,

ESSO STANDARD OIL COMPANY

  
WALTER A. SMITH, Jr.  
District Manager

WAS, Jr/r

cc: Mr. D. Profenno  
127 Marginal Way  
Portland, Maine



April 14, 1955

AP 164-178 Brighton Ave. (Triangular lot bounded by Brighton Ave., Dartmouth St., and St. John St.)—Installation of additional gasoline storage and dispensing facilities and zoning appeal relating thereto

Mrs. Sabia D. Profenno  
c/o Mr. Donato Profenno  
127 Marginal Way  
Mr. Walter A. Smith, Jr.  
Dist. Mgr., Esso Standard Oil Co.  
P.O. Box 637  
Portland 1, Maine

Copy to Corporation Counsel

Dear Mrs. Profenno and Mr. Smith:

Building permit intended to authorize installation of two additional gasoline storage tanks underground, each tank of 3000 gallons capacity, and installation of four new pumps in different locations than the former pumps, at 164-178 Brighton Ave., is not issuable under the Zoning Ordinance because the existing automobile service station is a non-conforming use in the Local Business Zone where the property is located, and, according to Section 14A of the Ordinance, extension of the non-conforming use to any other part of the property is unlawful unless first authorized by the Board of Appeals after the usual appeal procedure.

You have indicated the desire of the owner to seek such authorization; so, there is enclosed an outline of the appeal procedure.

Very truly yours,

Werran McDonald  
Inspector of Buildings

WMC/D/B

Enclosure to each addressee: Outline of appeal procedure

April 6, 1955

AP 164-178 Brighton Ave.--Proposal to install 2-3000 gallon gasoline storage tanks  
and four electric pumps and necessary piping

Esso Standard Oil Co.,  
1 Lincoln St.  
South Portland, Me.  
Mrs. Sabia D. Profenno  
488 Stevens Ave.

Copy to Mr. M. J. Erskine  
24 Bishop St.  
South Portland, Me.

Dear Mrs. Profenno and Gentlemen:

Building permit for installing the above equipment is not issuable under the Zoning Ordinance because the motor vehicle service station is a non-conforming use in the Local Business Zone where the property is located (allowed to continue as a non-conforming use because it existed in 1938 when the Zoning Ordinance became effective), and because the proposed tanks, being larger and in a different location than the original tanks, would constitute an unlawful extension of the non-conforming use, according to Section 14A of the Ordinance.

If you wish to pursue the matter further, there are the usual appeal rights seeking special authorization from the Zoning Board of Appeals. If you will so notify us, instructions will be sent as to how to proceed, and the matter will be certified to the Corporation Counsel of the City where the appeals are processed. In event you do not wish to press the matter further, if Mr. Erskine will return the receipt for the building permit fee, paid at this office, before April 19, 1955, the money will be refunded by voucher.

If an appeal is to be filed, the location plan which Mr. Erskine filed should be made more accurate to show all of the existing storage tanks of all kinds and the precise location of all pumps when the last lessee was using the property as well as the accurate location of the proposed tanks and the proposed pumps.

It is understood that Esso has recently leased this property, and will be operating it. It should be borne in mind that this station was originally established under the Zoning Law in effect before December 1938, after successful petition to the City Council. Under that grant, the City Council had to approve the complete layout plan before the building permit could be issued. This was done and the entire layout made at that time according to the approved plans, including all appointments such as signs, projecting and otherwise, location of building, pumps, tanks, etc.

It is assumed that Esso will desire their own unique arrangement and probably some change in the location of some of these appointments like signs etc. That the matter may be handled as quickly and satisfactorily as possible, it is suggested that Esso supply an accurate plan of what their proposal is, including all appointments, so that their intentions may be checked against the plan on record here as the ~~existing~~ existed in December 1938, when the present Zoning Ordinance became effective. Thus, if an appeal is to be filed the application can include all of the proposed changes to avoid more than one appeal.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCD/B



City of Portland, Maine

*Petitioned 3/13  
granted conditionally  
1/17/38.*

*mpd  
see letter 1/18/38*

Petition to the City Council to Permit

A Gasoline Filling Station

On the Property at 164-178 Brighton Avenue  
235-247 Dartmouth Street  
531-533 St. John Street  
February 16, 1937

To the City Council

Your petitioner, Mrs. Sabia D. Profenno

who is the Owner of property at 164-178 Brighton Avenue  
235-247 Dartmouth Street  
531-533 St. John Street  
respectfully petitions the City Council of the City of Portland to permit  
on this property, a gasoline filling station, such use being otherwise  
excluded, the property being located in a Local Business Zone and a General  
Residence Zone.

Attached hereto are the written consents to this proposed use of the  
owners of seventy-five per cent of the frontage set forth in Section 10,  
Paragraph f of the Zoning Ordinance.

*Rep  
m/c*

38/3

File:

January 18, 1938

*Petition for Fueling Station  
Brighton Assoc was granted  
subject to the conditions:  
2. 164-170  
January 17, 1938*

The Estate of Casillo Profenno  
408 Stevens Avenue,  
Portland, Maine

Attention: W. L. M. Ingalls

Gentlemen:

On January 17, 1938 the City Council voted to grant your petition relating to a proposed gasoline filling station at 164-170 Brighton Avenue, 155-247 Dartmouth Street and 581-595 St. John Street and to direct the Inspector of Buildings to issue the necessary building permits, but subject to the following conditions:

1. That all requirements of the building Code be complied with.
2. That detailed plans of the proposed establishment, including materials of construction, height and size of buildings, and location and arrangement of buildings, pumps, driveways, flood lights, signs, approaches and other substantially essential appurtenances of the proposed establishment, be approved by the Committee on Zoning and Building Ordinance Appeals before building permits or licenses to store gasoline or oil on the premises are issued.
3. That, before building permits, or licenses to store gasoline or oil on the premises are issued, the petitioner and the applicants for such permits or licenses shall enter into an agreement, approved by the Corporation Counsel of the City of Portland, binding said petitioners, their heirs, assigns, and said applicants to refrain from storing or allowing to be stored on those premises any commercial vehicles, and to refrain from conducting or allowing to be conducted there any retail business or service other than that petitioned for.

This department is desirous of cooperating with you in the development of this property as speedily as possible, but it should be borne in mind that no building permit can be issued until the conditions noted above have been complied with.

If you plan to go ahead at once, may I suggest that you take immediate steps to provide the plans and other information made necessary by conditions No. 2. As soon as your intentions are known and we are aware of the tenant to occupy the establishment after completion, the agreements called for by condition No. 3 will be prepared for your consideration and that of your tenant.

Very truly yours,

WASD/H  
CC: C. Nell Libby and Mrs. Sabia D. Profenno

Inspector of Buildings



38/3

PUBLIC HEARING ON THE PETITION OF THE ESTATE OF CAMILLO PROFENNO AT 164-178  
BRIGHTON AVE., 235-247 DARTMOUTH STREET 591-595 ST. JOHN ST.

January 14, 1938

A continuation of the public hearing on the above petition was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Eskilson and Ward, the Corporation Counsel Payson and the Inspector of Buildings.

Ralph M. Ingalls, attorney, presented additional plans of the proposed filling station and reason for granting the petition. He said that he could conceive of a better development of this lot for all concerned and that it would be of value to the city in that the cost of the proposed improvements would exceed \$12,000.

A letter dated January 4, 1938 from the Commissioner of Public Works indicating that the consents required by the Zoning Ordinance had been secured was read by the Inspector of Buildings.

Mr. Samuel L. Somers of 148 Brighton Avenue, Mrs. Jesse M. Rosenberg of 20 Catherine Street, Mr. Thomas A. Foley, Jr., 21 Catherine Street and Mr. John J. Fox of 163 Brighton Avenue all spoke in opposition to the proposed filling station advancing such objections as additional noise, odor from gasoline and oil, possibility of trucks coming and going at all hours of the night, possibility of annoyance from tramps travelling on trucks, detriment to vacant land across the street and an opening wedge for deterioration of the residential property already in the vicinity, additional traffic hazards and no public necessity for <sup>filling</sup> stations in the neighborhood. It was also protested that the City Council should give consideration to the fact that many of the signers of written consents were not residents of the neighborhood and were not owners of residential property and would therefore not object to the proposed developments and would not be affected so definitely as those who lived there and owned residential property in the vicinity. Mr. Somers cited the statement of the Zoning Consultant Arthur C. Comey written and distributed throughout the city before the Zoning Ordinance was adopted advancing these statements as evidence that filling stations were general detrimental to a residential neighborhood.

Mr. Francis Freeman, attorney for one or more property owners in the neighborhood, raised the question of the validity of the interpretation of the written consents clause of the Zoning Ordinance (Section 10, Paragraph f) under which the required written consents were declared to have been obtained, stating, that, if the City Council granted the petition and the permit, that a bill in that case would be filed seeking to restrain the proposed development of the property.

Mr. Ingalls resented the implied threat and offered his services to the city in case that the bill and equity were forthcoming.

Warren McDonald



38/3

January 17, 1938

To the City Council:

The Committee on Zoning and Building Ordinance Appeals to which was referred the petition of the estate of Camillo Profanno requesting that the City Council permit a gasoline filling station on the property numbered 164-178 Brighton Avenue, 235-247 Dartmouth Street and 581-593 St. John Street, reports as follows:

The Commissioner of Public Works has reported to this committee in writing that the owners of more than 75 percent of all the frontage of the property in this case, described in Section 10, Paragraph f. of the zoning Ordinance, have given their written consents to the proposed filling station, and that these written consents have been filed with the City Council.

This committee recommends that this petition be approved, the request granted and the Inspector of Buildings directed to issue the necessary building permits, but subject to the following conditions:

1. That all requirements of the Building Code be complied with.
2. That detailed plans of the proposed establishment, including materials of construction, height and size of buildings, and location and arrangement of buildings, pumps, driveways, flood lights, signs, approaches and other substantially essential appurtenances of the proposed establishment, be approved by the Committee on Zoning and Building Ordinance Appeals before building permits or licenses to store gasoline or oil on the premises are issued.
3. That, before building permits, or licenses to store gasoline or oil on the premises are issued, the petitioner and the applicants for such permits or licenses shall enter into an agreement, approved by the Corporation Counsel of the City of Portland, binding said petitioners, their heirs and assigns, and said applicants to refrain from storing or allowing to be stored on these premises any commercial vehicles, and to refrain from conducting or allowing to be conducted there any retail business or service other than that petitioned for.

COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

\_\_\_\_\_, Chairman  
 \_\_\_\_\_  
 \_\_\_\_\_

ORDERED:

That the petition under the Zoning Ordinance of the Estate of Camillo Profenno, requesting that the City Council permit a gasoline filling station on the property numbered 164-176 Brighton Avenue, 235-247 Dartmouth Street and 581-593 St. John Street, be granted and that the Inspector of Buildings be, and hereby is directed to issue building permits for the proposed establishment, but subject to the following conditions:

1. That all requirements of the Building Code be complied with.
2. That detailed plans of the proposed establishment, including materials of construction, height and size of buildings, and location and arrangement of buildings, pumps, driveways, flood lights, signs, approaches and other substantially essential appurtenances of the proposed establishment, be approved by the Committee on Zoning and Building Ordinance Appeals before building permits or licenses to store gasoline or oil on the premises are issued.

That, before building permits, or licenses to store gasoline or oil on the premises are issued, the petitioner and the applicants for such permits or licenses shall enter into an agreement, approved by the Corporation Council of the City of Portland, binding said petitioners, their heirs and assigns, and said applicants to refrain from storing or allowing to be stored on these premises any commercial vehicles, and to refrain from conducting or allowing to be conducted there any retail business or service other than that petitioned for.

31/3

PUBLIC HEARING ON THE PETITION OF CAMILLO PROFENNO FOR A GASOLINE FILLING  
STATION AT 164-178 BRIGHTON AVE. CORNERS OF DARTMOUTH  
STREET AND ST. JOHN STREETS.

December 31, 1937

A public hearing on the above petition was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Eskilson, Ward and Martin, the City Manager, Corporation Counsel and the Inspector of buildings.

Ralph M. Ingalls, attorney, appeared for the petitioner stating that he believed the proposed use of this triangular lot to be a desirable one and about the best use to which the lot could be put as far as the neighborhood is concerned.

Mrs. Jesse Rosenberg of 20 Catherine Street appeared in opposition to the appeal stating that the street on which her home was located is next to ~~the~~ Dartmouth Street in which the development is proposed, that the encroachment of business upon this triangular lot will depreciate residential property in the vicinity, and that she considered the probable illumination of the station at all hours and ~~that~~ noise to its operation would be detrimental to the neighborhood. Later she said that the filling station proposition would be a business and, if not successful, depreciation of the property and detrimental conditions that go along with failure would be inevitable.

David E. Moulton spoke in favor of the proposition explaining previous negotiations with regard to the use of the land to the extent that there was an informal arrangement at the time of previous attempts to establish a filling station on this property to the effect that if the neighborhood was not able in a reasonable time to get the city to develop the property as a park, that objection to the establishment of the filling station would be withdrawn.

Thomas A. Foley, Jr. at 21 Catherine Street opposed the filling station proposition objecting to the probable noise, especially in the nighttime and to the depreciation of his own property which he felt would be inevitable.

Warren McDonald

3/13  
December 28, 1937

The Estate of Camillo Profenno,  
488 Stevens Avenue,  
Portland, Maine

Gentlemen:

The Committee on Zoning and Building Ordinance Appeals of the City Council will hold a public hearing at the City Council Chamber, City Hall on Friday, December 31, 1937 at 2 o'clock in the afternoon upon your petition seeking a permit from the City Council to establish and maintain a gasoline filling station and automobile service station at 164-178 Brighton Avenue, corners of St. John Street and Dartmouth Street.

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

COMMITTEE ON ZONING AND BUILDING  
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

CC: M. C. Nell Libby  
655 Congress Street, Rm. 724

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CITY OF PORTLAND, MAINE  
CITY COUNCIL  
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS.

Room 21, City Hall  
December 21, 1937

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the City Council will hold a public hearing at the Council Chamber, City Hall on Friday, December 31, 1937 at two o'clock in the afternoon upon the petition of the Estate of Camillo Profenno which seeks a permit to establish and maintain a gasoline filling and automobile service station on the triangular lot bounded by Brighton Avenue, St. John Street and Dartmouth Street.

A part of this triangular lot is located in a Local Business Zone and part of it in a General Residence Zone. In such zones gasoline filling stations are not permitted under the Zoning Ordinance except by successful petition to the City Council together with written consents to the proposition of certain neighboring property owners. This petitioner has filed with the City Council the written consents to this filling station of the owners of property frontage required by Section 10, paragraph f of the Zoning Ordinance.

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

COMMITTEE ON ZONING AND BUILDING  
ORDINANCE APPEALS

W. Earle Eskilson, Chairman