



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

INSPECTION COPY

COMPLAINT NO. 68/15

Date Received March 28, 1968

Location 205 Brighton Avenue

Owner's name and address Commercial Properties Inc  
Taxaco 102 Commercial St, Portland

Use of Build. Service Station

Tenant's name and address Elmer Spofford, 205 Brighton Ave.

Complainant's name and address City Manager's Office

Description: Several junk cars on property.

NOTES: 3/29/68 - We have in the past received no cooperation from  
representative of the station in regards to junk cars parked on  
the site under the City Manager 12/11/63

4/11/68 - This station is now run by Philip Ross  
7/3/68 - I talked with the son of Philip Ross  
and he informed me that the junk that  
has been parked there for a long time  
has been hauled away. Only 3 cars were left  
at the station all are under repair etc. Very  
neat. Neighbors called complained  
the place was junked up a mess - cars for  
sale etc. I found it to be a disreputable  
station managed better to keep it

205 Brighton Ave.  
GREAT BUYS  
REPAIRS  
1-1-72

NEW OWNER  
Philip Ross 1968  
48 WIMBURY ST CITY

1-12-72 -

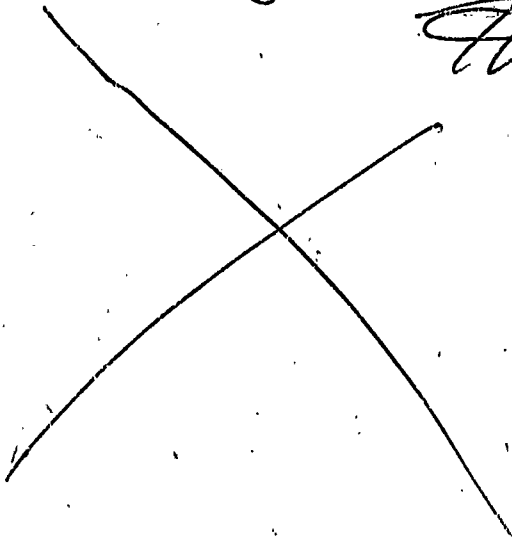
Today the lot has 80 or so cars  
for sale, - 2 trucks - Large signs  
on windshields & Advertising in  
paper BAT auto sales 208 Brighton  
Hills are attached to complaint sheet.

1-17-72 - Same - H -

1-18-72 Same H.

3-2-72 This station is now closed up  
windows are boarded up and the  
gas pumps in front have been removed.  
It appears this station may close  
up permanently -

H -



199-207 Brighton Avenue

July 10, 1972

Mr. Harry Shwartz  
10 Congress Square

Dear Mr. Shwartz:

In reply to your inquiry about the Texaco station at the above named location our records show that about 1940 the Board of Appeals authorized a service station use at this location. On January 14, 1960 the appeal was sustained to extend this use to other parts of the premises at this location and to permit parking of customers cars on a 30' strip of land extending across the rear of these premises provided that such strip shall be completely black-topped. A variance (at this time) to permit the sale of used motor vehicles was denied.

The last records that we have show that no black-top has been provided. Cars have been parked here and as late as Jan. 18, 1972 they were selling cars and trucks at this location. The last notation I have from the inspector was March 2, 1972 in which he said the station was closed up.

If I can be of any further help please do not hesitate to call me here at this office.

B Very truly yours,

A. Allan Soule  
Assistant Director

AAS:m

Location than when appeal photo was  
taken. P.M.H.

6-2-60. Four B Filling Station - clear. 6 cars, at the  
a number were parked on side of Filling  
Station. P.M.H.

8/15/60 - Letter to operator of station, which see. A.J.

8-31-60, One Truck in rear of Station  
Other cars here, but are parked  
to ward Brighton Ave.

12/15/60 - Mr. Walter J. Burns of 257 Brighton Ave.  
called to complain that several cars were being parked  
in the area in question from time to time. I told  
him that we had been keeping an eye on the  
place and that the operator appeared to be trying to  
keep parking off this area. I also told him that  
this condition was difficult to police and that it  
was questionable if the Corporation Counsel would  
deem it wise to go to court with it and suggested  
that he talk with Bob Donovan about it. Incident-  
ally Mr. Burns lives on Brighton Ave, near the  
corner of Deblois Street and is not vitally affected  
by the situation since he is over 500 feet away  
from the lot in question. What violation there  
is appears to be of a minor nature. The property  
is in a B-1 Business Zone where a parking lot  
is allowable as a major use without a treated  
surface. -A.J.

12/11/60 - See memo from City Manager and reply to it.  
Also see letter to operator and owner of snowed station.  
A.J.

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

Location: 205 Brighton Ave.



INSPECTION COPY

COMPLAINT NO. 59/86

Date Received December 11, 1959

Location 205 Brighton Avenue Use of Building Service Station

Owner's name and address Orris Seavey, 205 Brighton Ave. Telephone \_\_\_\_\_

Tenant's name and address Commercial Properties, Inc. 15 Congress Square Telephone \_\_\_\_\_

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

Description: Several used cars on lot, probably for sale. Owner keeps filling in lot and expanding.

NOTES: 12-14-59. Mr. Seavey operates this station. He says D. Schwartz bought this property about a year ago. Of the cars parked on this lot sign belongs to Mr. Seavey, the others are cars that belong to customers that Mr. Seavey is selling. Two are junk cars. I paid off the distance from the inside of the side street to the rear of the lot where the cars are stored and it was about 96 feet. Mr. Seavey says the lot extends further back and runs in an angle. Mr. Seavey says the first of the year he intended to apply for a dealer's license. I told him he had better head off with the head from this office.

12/15/59 - Letter to operator of station - C.D.S.

12/28/59 - Mr. Seavey was in and is to file appeal for the use of filled in land - C.D.S.

1/13/60 - Application for certificate of occupancy filed - C.D.S.  
57-61. Premium not to be used for sale of subject car and was part not to be backed - tipped for parking - 1st car. Three cars parked from there, belong to L.C. Andrews. Other cars parked on the lot in department

3/19/64 - Mr. Burns again complained about conditions at this station. A.A.S reports as follows: -  
"A man by the name of Elmer P. Spofford (Maple Ave., Scarborough) now runs this station, selling cars. Parking in rear of station. This rear not black-topped as required by zoning board.

4/3/64 - Letter sent to owners Lessee & Corporation Counsel - A.J.

4/13/64 - A car & one truck parked in rear of station. Three cars at the front of station look to be for sale. - Allen

5/29/64 - Same. - One car & one truck parked in rear of station. Looks like they have 4 or 5 cars for sale. - Allen

Cplt. 59/66 199-207 Brighton Avenue

Dec. 11, 1963

Mr. Elmer P. Spofford  
205 Brighton Avenue  
Commercial Properties, Inc.  
10 Congress Square

cc to: Corporation Counsel

Gentlemen:

Recent complaints received concerning the operation of the service station at the above named location suggests the necessity for informing you as to Zoning Ordinance restrictions applying to the property. Use of the unpaved area at the rear of the building for the parking of motor vehicles is unlawful because at the time of a zoning appeal in 1960 its use for this purpose was authorized only if a black-topped surface was provided. The right to use any part of the entire premises for the display and sale of used cars was also denied.

At the time of a recent inspection it was noted that an unlicensed car was parked on the unpaved area. Regardless of to whom this vehicle may belong, we must look to you as operator and owner of the station to take the necessary steps to correct the violation by removal of this car. Parking of motor vehicles on the rest of the property is limited by law to operable vehicles, the dead storage of motor vehicles being unlawful in the B-1 Business Zone in which the property is located.

It is hoped that we may have your cooperation in correcting any violation now existing and in keeping future operations within the limits prescribed by law so that further action by this department may not become necessary.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Graham W. Watt, City Manager

DATE: Dec. 11, 1963

FROM: Albert J. Sears, Building Inspection Director

SUBJECT: Application of Zoning Ordinance to Service Station at 199-207 Brighton Avenue, corner of St. George Street

This service station use was authorized by appeal in 1938. In 1946 another appeal authorized construction of a boiler room about 8 feet by 9 feet in the rear. Another appeal in 1958 authorized installation of a larger underground gasoline storage tank than then existing. In 1960 following filling in of a low area at the rear of the lot and complaint that used cars were being displayed for sale, owner of property appealed for the right to use the filled in area as well as other parts of the lot for the parking and sales of motor vehicles as an accessory use to the service station, the extension of the area used for service station use and the sale of motor vehicles being unlawful in the B-1 Business Zone in which the property is located.

The Board of Appeals denied a variance allowing the sale of used motor vehicles, but permitted the parking of customer's cars on the filled in area about 30 feet wide at the rear of the station on the condition that a black top surface be installed. This surface the operator of the station refused to provide so that technically the use of this area is unlawful although all of the property is located in a B-1 Business Zone where an off-street parking lot is an allowable use without authorization of the Board of Appeals. Following the appeal action we had some difficulty in getting conditions corrected so as to comply with the law.

A new man has fairly recently taken over operation of the station and I have had an inspector out there twice to inspect conditions and to tell him restrictions under which he may operate. At present there is an unlicensed car parked on the unpaved area, which probably is a violation. The operator claims that the car has been left there without his authorization. He also states that he is not selling used cars and there is nothing to indicate that he is. The several unlicensed cars parked beside the building he claims have been left there by their owners for him to make minor repairs on, which he is allowed to do in a service garage such as this. Whether the parking of those unlicensed cars under such circumstances is unlawful under the Zoning Ordinance is problematical. My inspector reports and I have noted while driving by that the cars are neatly parked and premises are kept in a neat condition, much better in fact than is the case with a lot of other service stations. Besides the car parked on the unpaved area, there appears to be no clear cut violation of the Zoning Ordinance against which legal action can be taken.

Mr. Burns, who lives on Brighton Avenue some 500 feet or more beyond the site of the service station, has seemed since the last appeal to have been conducting some personal vendetta against the property and has continually complained about conditions there. While he claims to represent the neighborhood, as far as I recall we have received no complaints from any other person, even from those living nearby. One of his recent complaints was that at times cars are parked partially on the paved area and partially on the unpaved part. I have told him that we cannot police such a situation so as to prevent technical violations occurring from time to time. I have also told him that as soon as I had an opportunity I will write the present operator informing him of the restrictions on the use of the property and ordering removal of the car now located on the unpaved area. This I will do. However, as you are aware, I can only



Graham W. Watt, City Manager

Page 2

Dec. 11, 1963

issue orders and, if they are not obeyed, report the violation to the Corporation Counsel for action. I am finding it impossible to take care of the numerous complaints we are receiving, particularly in relation to parking and storage of automobiles. I feel that my first duty is to get permits issued as soon as possible and to take care of complaints involving safety of people and property and am proceeding on this basis.

Albert J. Sears

AJSin

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Albert Sears, Bldg. Inspection Director  
FROM: Graham W. Watt, City Manager  
SUBJECT: Report of Violation

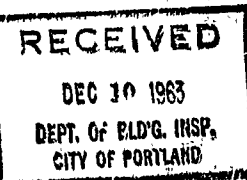
DATE: December 9, 1963

Mr. Walter Burns who resides at 257 Brighton Ave. visited me this morning to report that the Texaco service station on Brighton Ave. first west of the railroad tracks is, in his opinion, operating in violation of an order of the zoning board since the station operators appear to be parking and storing used cars and vehicles bearing no registration both on the paved and the unpaved portions of the service station property.

Please investigate this matter and give me a full report.



gbw



CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Albert J. Sears, Building Inspector

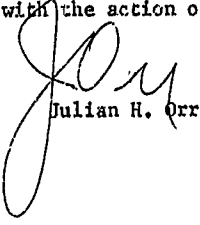
DATE September 30, 1960

FROM: Julian H. Orr, City Manager

SUBJECT: Use Complaint - Filling Station at Brighton Avenue and St. George

I have had a complaint concerning the Texaco Station at the corner of Brighton Avenue and St. George Street. According to the complainant, there was a hearing on April 14, 1960, before the Board of Appeals, at which time the operator of the station was denied the right to sell used cars, and a further restriction was placed on his operation to the effect that if he were going to store cars there, he would be required to black-top the area. According to the complainant, he is continuing to sell the used cars, and he has not complied with the other requirements of the Board of Appeals.

I wish that you would look into this and take such action as may be required to bring about compliance with the action of the Board.

  
Julian H. Orr

FU - 8/25/60 RRT

APCO-199-207 Brighton Avenue

August 15, 1960

Mr. Orris B. Seavey  
205 Brighton Avenue

cc to: Commercial Properties, Inc.  
10 Congress Square  
cc to: Corporation Counsel

Dear Mr. Seavey:

As indicated in my letter of April 22, 1960, the zoning appeal involving use of the filled in area back of the service station which you operate at the above named location was sustained to allow use of this area for off-street parking only if a black-topped surface was provided. Since that time no such surface has been provided and we are receiving complaints that the area in question is still being used for parking of motor vehicles. Such use of this area for this purpose without complying with the condition under which the appeal was sustained is a violation of the Zoning Ordinance and must be discontinued at once. Failure to do so will make it necessary for me to report the matter to the Corporation Counsel for whatever action he may deem advisable to enforce compliance with the terms of the Ordinance.

Very truly yours,

AJS/jg

Albert J. Sears  
Inspector of Buildings

AP 207 Brighton Avenue-1

ATH  
ESS  
RMT  
AJS  
PH  
JC  
DJ  
BS

April 4, 1947

Subject: Applications for permits for the construction of concrete block addition for heater room and installation of forced warm air heating plant therein in connection with existing Service Station at 207 Brighton Avenue

Mr. Paul Hanna  
93 Franklin Street  
Portland, Maine

Dear Sir:

Permit for the construction of the concrete block addition is issued herewith but we are withholding issuance of the permit for the installation of the heater pending receipt from you of information that this installation will comply with the requirements of the Building Code.

While indication is made on the plan that the outlets of the warm air ducts will be at least 8 feet above the floor of the room in which they are located, there is nothing to show whether there are to be any return ducts leading to the boiler room as would seem to be required for efficient operation of the system. Your attention is called to the requirement of Section 204B3 of the Building Code which specifies that the bottoms of openings for return air shall be not less than four feet above the floor and not less than 5 per cent of the air moved by the fan shall be taken directly from outside of the building through a duct which shall deliver the outside air to a point near the floor on which the fan rests, this duct to be open at all times and the air supply which it provides being without control.

Your application does not include the installation of the oil burner for supplying heat for the warm air unit. If you are to install this burner as well as the heating unit itself, the installation of it may be included in the same permit but information as to the name and type of burner, whether it is labelled by the Underwriters Laboratories Inc. or not, location of oil storage and capacity of same etc. will have to be inserted in the application.

Will you not submit the above information, either by plan or otherwise, so that we may be in a position to issue the permit for the installation of the heating system if everything is found in order?

Very truly yours,

Inspector of Buildings

AJS/S

CCC Unity Company  
105 Front Street

The Texas Company  
Mechanic Street  
306 Portland, Maine

46/108

Sustained  
11/13/46

City of Portland, Maine  
Board of Appeals

—ZONING—

November 20 , 19 46

To the Board of Appeals:

Your appellant, Unity Company, which is the owner of property at 207 Brighton Avenue, 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 17, Paragraph E of the Zoning Ordinance, for construction of one-story addition to service station building at above location. The Building Inspector has refused to issue the permit for the above work because the property is in a Local Business Zone under the Zoning Ordinance, where a filling station building (called a Service Garage) is a non-conforming use, not being included in the list of allowed uses in such a zone, as set forth in Section 6A of the Zoning Ordinance. Section 13A of the Ordinance provides that no non-conforming building shall be increased in volume and the proposed addition would constitute such an increase in volume. The use outlined above may be permitted in said zone if authorized by the Board of Appeals after the usual appeal procedure.

The facts and conditions which make this exception legally permissible are as follows:—

UNITY CO.

Richard F. Garland  
Appellant's Clerk

46/108  
Sutcliffe  
12/13/46

City of Portland, Maine  
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 13th day of December 1946 ,  
on petition of Unity Company , owner of property at  
207 Brighton Avenue , seeking to be permitted an exception to the regulations of  
the Zoning Ordinance relating to this property.

Application made for building permit to cover construction of one-story  
addition to service station building at above location, which said permit was  
refused by the Building Inspector because the property is in a Local Business  
Zone under the Zoning Ordinance where a filling station building (called a  
Service Garage) is a non-conforming use, not being included in the list of  
allowed uses in such a zone as set forth in Section 6A of the Zoning Ordinance.  
Section 13A of the Ordinance provides that a non-conforming building shall not  
be increased in volume and the proposed addition would constitute such an  
increase in volume.

This appeal is granted unconditionally.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted  
in this specific case.

*Edward J. Colley*  
*P. William Hathorn*  
*Henry G. Frost*  
*A. R. Liddell*

*Donald A. Cle*

Board of Appeals

46/108

City of Portland, Maine  
Board of Appeals

December 2, 1946

The Texas Company  
Mechanic Street  
South Portland, Maine

Mr. Paul Hanna  
93 Franklin Street  
Portland, Maine

Unity Company  
105 Probble Street  
Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, December 13th, 1946, at eleven o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to a proposal to construct a one-story addition to service station building at 199-207 Brighton Avenue.

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

BOARD OF APPEALS

Helen C. Frost  
Chairman



46/108

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF UNITY CO.  
AT 199-207 BRIGHTON AVENUE, PORTLAND, MAINE.

December 13, 1946

Public hearing on above  
appeal was held before  
the Board of Zoning  
Appeals today.

Present for City

Board of Zoning Appeals members:-

- Edward T. Colley, Chairman
- B. William Holbrook
- Helen C. Frost
- Robert L. Getchell
- Gerald A. Cole

VOTE

	Yes	No
Colley	(x)	( )
Holbrook	(x)	( )
Frost	(x)	( )
Getchell	(x)	( )
Cole	(x)	( )
	( )	( )
	( )	( )
	( )	( )

Municipal Officers:-

- City officials:-
- Warren McDonald
  - Barnett I. Shur

Mr. Paul Fanna, a contractor,  
and a representative either of  
The Texas Company or the Unity  
Company



FILL IN AND SIGN WITH INK  
**APPLICATION FOR PERMIT FOR  
 HEATING, COOKING OR POWER EQUIPMENT**

Portland, Maine. **October 8, 1946**

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. *Plan 3/28/47*  
 The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location **207 Brighton Avenue** Use of Building **Service Station** No. Stories **1**  New Building  
 Name and address of owner of appliance **The Texas Co., Mechanic St., So. Portland** Existing "  
 Installer's name and address **Paul Hanna, 93 Franklin Street** Telephone **3-5462**  
 NOTIFICATION BEFORE LATHING OR ROOFING IS WAIVED

General Description of Work  
**To install forced warm air heat in new boiler room.**

**IF HEATER, OR POWER BOILER**

Location of appliance or source of heat **1st floor** Type of floor beneath appliance **concrete**  
 If wood, how protected? Kind of fuel **oil**  
 Minimum distance to wood or combustible material, from top of appliance or casing top of furnace **4'**  
 From top of smoke pipe **5'** From front of appliance **Over 4'** From sides or back of appliance **Over 3'**  
 Size of chimney flue **8x8** Other connections to same flue **none**  
 If gas fired, how vented? Rated maximum demand per hour

**IF OIL BURNER**

Name and type of burner ..... Labelled by underwriters' laboratories?  
 Will operator be always in attendance? ..... Does oil supply line feed from top or bottom of tank?  
 Type of floor beneath burner ..... Number and capacity of tanks  
 Location of oil storage .....  
 If two 275-gallon tanks, will three-way valve be provided?  
 Will all tanks be more than five feet from any flame? ..... How many tanks fire proofed?

**IF COOKING APPLIANCE**

Location of appliance ..... Type of floor beneath appliance  
 If wood, how protected? Kind of fuel .....  
 Minimum distance to wood or combustible material from top of appliance  
 From front of appliance ..... From sides and back .....  
 Size of chimney flue ..... Other connections to same flue  
 Is hood to be provided? ..... If so, how vented?  
 If gas fired, how vented? ..... Rated maximum demand per hour

**MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION**

**This is a Superflex pot type stove - warm air circulated by ducts.**

Amount of fee enclosed? **1.00** (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

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**

Signature of Installer By: *Paul Hanna*  
 The Texas Co.

INSPECTION COPY

10/9/46

Permit 410 7-7 49  
Location 707 Brighton ave  
Owner The Texas Co  
Date of permit 10/1/46  
Approved \_\_\_\_\_

NOTES

10/1/46. This heater room  
was small for the size  
heater that no room is  
left in which to check  
flues. The burner is in  
heater casing at service  
station end of room with  
no chance to fit between  
heater and wall it makes  
proper inspection. all

Permit not issued.  
Reasons:

WARREN McDONALD  
INSPECTOR OF BUILDINGS

On reply refer  
to File # 207 Brighton Avenue-1

CITY OF PORTLAND, MAINE

Department of Building Inspection

FU

April 4, 1947

Subject: Applications for permits for the construction of concrete block addition for heater room and installation of forced warm air heating plant therein in connection with existing Service Station at 207 Brighton Avenue

Mr. Paul Hanna  
93 Franklin Street  
Portland, Maine

Dear Sir:

Permit for the construction of the concrete block addition is issued herewith but we are withholding issuance of the permit for the installation of the heater pending receipt from you of information that this installation will comply with the requirements of the Building Code.

While indication is made on the plan that the outlets of the ducts will be at least 8 feet above the floor of the room in which they are located, nothing to show whether there are to be any return ducts leading to the room is called to the requirement of Section 204h3 of the Building Code which states that the bottom of openings for return air shall be not less than 8 feet above the floor and not less than 5 per cent of the air moved by the fan shall be drawn directly from outside of the building through a duct which shall deliver the air to a point near the floor on which the fan rests, this duct to be open at all times and the air supply which it provides being without control.

Your application does not include the installation of the oil burner for supplying heat for the warm air unit. If you are to install this burner as well as the heating unit itself, the installation of it may be included in the same permit but information as to the name and type of burner, whether it is labelled by the Underwriters Laboratories Inc. or not, location of oil storage and capacity of same etc. will have to be inserted in the application.

Will you not supply the above information, either by plan or otherwise, so that we may be in a position to issue the permit for the installation of the heating system if everything is found in order?

Very truly yours,

(Signed) WARREN McDONALD  
Inspector of Buildings

AJS/s

CC: Unity Company  
101 Preble Street

The Texas Company  
Mechanic Street  
So. Portland, Maine

Thomas Shannon Co.

COPY



FILL IN AND SIGN WITH INK

### APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 27, 1947  
Plan

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland and the following specifications:

Location 207 Brighton Avenue Use of Building Service Station No. Stories 1 New Building  
Name and address of owner of appliance The Texas Co., Mechanic St., So. Portland Existing "  
Installer's name and address Paul Hanna, 115 Sawyer St., So. Portland Telephone 3-5462

#### General Description of Work

To install forced warm air heating system and oil burning equipment  
Rec'd from P. to Dept. 12/29/47  
12/30/47

#### IF HEATER, OR POWER BOILER

Location of appliance or source of heat boiler room Type of floor beneath appliance concrete  
If wood, how protected? \_\_\_\_\_ Kind of fuel oil  
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 4'  
From top of smoke pipe 5' From front of appliance Over 4' From sides or back of appliance Over 3'  
Size of chimney flue 8x8 Other connections to same flue none  
If gas fired, how vented? \_\_\_\_\_ Rated maximum demand per hour \_\_\_\_\_

#### IF OIL BURNER

Name and type of burner Superfax CS-75-39 Labeled by underwriter's laboratories? yes  
Will operator be always in attendance? Model R 200-A Does oil supply line feed from top or bottom of tank? top bottom  
Type of floor beneath burner concrete  
Location of oil storage outside above ground Number and capacity of tanks existing - 275 gal.  
If two 275-gallon tanks, will three way valve be provided? \_\_\_\_\_  
Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? \_\_\_\_\_  
Total capacity of any existing storage tanks for furnace burners none

#### IF COOKING APPLIANCE

Location of appliance \_\_\_\_\_ Kind of fuel \_\_\_\_\_ Type of floor beneath appliance \_\_\_\_\_  
If wood, how protected? \_\_\_\_\_  
Minimum distance to wood or combustible material from top of appliance \_\_\_\_\_  
From front of appliance \_\_\_\_\_ From sides and back \_\_\_\_\_ From top of smokepipe \_\_\_\_\_  
Size of chimney flue \_\_\_\_\_ Other connections to same flue \_\_\_\_\_  
Is hood to be provided? \_\_\_\_\_ If so, how vented? \_\_\_\_\_  
If gas fired, how vented? \_\_\_\_\_ Rated maximum demand per hour \_\_\_\_\_

#### MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

This is a Superfax pot type stove - warm air circulated by ducts.

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED

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

The Texas Co.

Signature of Installer By: Paul Hanna

INSPECTION COPY

AP 207 Brighton Avenue-I

December 27, 1947

Mr. Paul Hanna  
113 Sawyer Street  
So. Portland, Maine

Subject: Applications for permits for the construction of concrete block addition for heater room and installation of forced warm air heating plant therein in connection with existing Service Station at 207 Brighton Avenue.

Dear Sir:

Permit for the construction of the concrete block addition is issued herewith but we are withholding issuance of the permit for the installation of the heater pending receipt from you of information that this installation will comply with the requirements of the Building Code.

While indication is made on the plan that the outlets of the warm air ducts will be at least 8 feet above the floor of the room in which they are located, there is nothing to show whether there are to be any return ducts leading to the boiler room as would seem to be required for efficient operation of the system. Your attention is called to the requirement of Section 204h3 of the Building Code which specifies that the bottoms of openings for return air shall be not less than four feet above the floor and not less than 5 per cent of the air moved by the fan shall be taken directly from outside of the building through a duct which shall deliver the outside air to a point near the floor on which the fan rests, this duct to be open at all times and the air supply which it provides being without control.

Will you not supply the above information, either by plan or otherwise, so that we may be in a position to issue the permit for the installation of the heating system if everything is found in order?

Very truly yours,

Inspector of Buildings

S

CC: Unity Company  
105 Preble Street

The Texas Company  
Mechanic Street  
So. Portland, Maine

Thomas Skinner Company  
127 Main Street  
So. Portland, Maine

File

INQUIRY BLANK

ZONE L.

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

FIRE DIST. \_\_\_\_\_

Verbal  
By Telephone

DATE 4/17/45

LOCATION 205-209 Brighton Ave OWNER \_\_\_\_\_

MADE BY Wm. Andrews TEL. -1961

ADDRESS \_\_\_\_\_

PRESENT USE OF BUILDING \_\_\_\_\_

CLASS OF CONSTRUCTION \_\_\_\_\_ NO. OF STORIES \_\_\_\_\_

REMARKS: 2/17/45 - This house has long since been removed from this location

INQUIRY: What <sup>about</sup> construction of 12x12 portable board house temporarily for exhibit for month to 6 weeks - about 6'-6" to peak of roof which is confined with side walls in curb

4/22/44  
ANSWER: Called Mr. Andrews and told him that it is questionable if this is a legal use at this location so close to a Residential Zone and that it would probably be wise to remove it as soon as possible. Also told him that framing does not comply with Building Code requirements and that before we could issue permit for the erection of one within the City limits, it would have to be approved as a special type of construction by the Municipal Officers. He

DATE OF REPLY 4/22/44

REPLY BY A.J.S. for W.M.W. (over)

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Record of Inquiry

Verbal in person  
By ~~telepho~~x letter

Date Dec. 12, 1941

Location 205 Brighton Ave., Cor. St. George St.

Made by Texas Co. by K. F. Keyes, Construction Engr., 20 Providence St., Boston

Inquiry-1 See letter attached.

2

3

Answer-1 See letter 12/24/41

2

3

Reply by W.M.D.

MP1402

*File*  
*199-207*



92-69-M1

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form

Melodie Esterberg  
- Planning

Applicant: M. W. Sewall & Co 1-800-540-7994  
Date: 8/24/92  
Mailing Address: 259 Front St. - Bath, ME 04502  
Address of Proposed Site: 205 Brighton Ave. 82-B-15  
Proposed Use of Site: construct retail building  
Site Identifier(s) from Assessors Maps: 9-1  
Acreage of Site / Ground Floor Coverage: 16,000±sq ft / 1654 sq ft  
Zoning of Proposed Site:

Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors \_\_\_\_\_  
Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area \_\_\_\_\_  
Planning Board Action Required: ( ) Yes ( ) No  
Other Comments: contact person: New Sewall - 1-800-540-7994

Date Dept. Review Due: \_\_\_\_\_  
MINOR SITE PLAN REVIEW

PUBLIC WORKS DEPARTMENT REVIEW

8/25/92  
(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER
APPROVED															
APPROVED CONDITIONALLY															
DISAPPROVED															

CONDITIONS SPECIFIED BELOW  
REASONS SPECIFIED BELOW

REASONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach Separate Sheet if Necessary)

9-13-93  
Melodie Esterberg (Billings)  
SIGNATURE OF REVIEWING STAFF/DATE  
PUBLIC WORKS DEPARTMENT COPY

Planning & Urban Development



Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

March 12, 1993

Mr. Ned Sewall  
M.W. Sewall & Co.  
259 Front Street  
Bath, ME 04530

Re: Gas station and retail store

205 Brighton Ave.

Dear Mr. Sewall:

On March 11, 1993, the Portland Planning Authority granted minor site plan approval for a gas station and retail store.

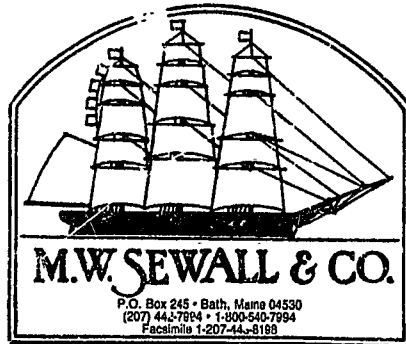
The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before a building permit can be issued. A defect bond, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

If there are any questions, please contact the Planning Staff.

Sincerely,

Joseph E. Gray, Jr.  
Director of Planning and Urban Development

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief of Building Inspections  
William Giroux, Zoning Administrator  
Melodic Esterberg, Development Review Coordinator  
George Maherty, Director of Parks and Public Works  
William Bray, Deputy Director of Parks and Public Works  
Jeff Tarling, City Arborist  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Paul Niehoff, Materials Engineer  
✓ Louise Chase, Building Permit Secretary  
Approval Letter File



**RECEIVED**

AUG 24 1992

DEPT OF BUILDING INSPECTORS  
CITY OF PORTLAND

Service Is Our Number One Product Since 1913

August 21, 1992

Dear Sir:

This letter is to inform you that M.W. Sewall & Co. is re-applying for a minor site plan review and to explain the reason for the delay to act upon the original approval. To purchase this location on Brighton Avenue, our bank required ground testing and the D.E.P. became involved. The site has finally been approved by the D.E.P. and we are ready to get our permits and at long last begin this project. As part of the St. George St. renovation M.W. Sewall paid for the curbing and side walk work along the property.

We look forward to re-approval. If you need further information or assistance please contact Ned Sewall.

Thank you  
*Jerome Ayers*  
Jerome Ayers

Heating Oil • Diesel • Gasoline • Oils and Lubricants

Planning & Urban Development



Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

RECEIVED

AUG 24 1992

DEPT OF BUILDING INSPECTIONS  
CITY OF PORTLAND

April 18, 1990

M. W. Sewall  
259 Front Street  
Bath, ME 04530

Dear Mr. Sewall:

On March 22, 1990 the Portland Planning Authority granted minor site plan approval for the 1,654 sq. ft. Brighton Avenue Food Mart located at the corner of Brighton Avenue and St. George Street.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within 1 (one) year of the approval or within a time period agreed upon in writing by the City and the applicant. A performance guarantee in a form acceptable to the City of Portland, 7 sets of final plans, and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before a building permit can be issued.

If there are any questions, please contact Richard Henry, Planner, at 874-8300, ext. 8726.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joseph E. Gray, Jr.", written over a typed name and title.

Joseph E. Gray, Jr.  
Director of Planning and Urban Development

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
Richard Henry, Planner  
P. Samuel Hoffses, Chief of Building Inspections  
William Giroux, Zoning Codes Enforcement Officer  
George Flaherty, Director of Parks and Public Works  
Stephen Harris, Planning Engineer  
William Gray, Traffic Engineer  
Jeff Tarling, City Arborist  
Natalie Burns, Associate Corporation Counsel  
Wallace Garroway, Fire Prevention  
Paul Niehoff, Materials Engineer  
Approval Letter File

389 Congress Street • Portland, Maine 04101 • (207) 874-8300 ext. 8721

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW**

**Processing Form**

Applicant M. W. Sewall & Co. (Ned Sewall, V.P.) - 1-800-322-0400 Date Dec. 15, 1989  
 259 Front St., Bath, ME 04530 199 Brighton Ave.  
 Mailing Address 205 Brighton  
 Address of Proposed Site  
 Construct Commercial Bldg. (retail) 82-B-15  
 Site Identifier(s) from Assessors Maps  
 Proposed Use of Site B-1  
 16,059 S.F. / 1654 Sq. Ft. Zoning of Proposed Site Mutual Self Service  
 Acreage of Site / Ground Floor Coverage Proposed Number of Floors 1  
 Site Location Review (DIP) Required: ( ) Yes ( ) No Total Floor Area 1654 Sq. Ft.  
 Board of Appeals Action Required: ( ) Yes ( ) No 6-92  
 Planning Board Action Required: ( ) Yes ( ) No Gas Station  
 Other Comments: current use/owner

Date Dept. Review Due: \_\_\_\_\_  
 Owner: Mutual Oil Co

**BUILDING DEPARTMENT SITE PLAN REVIEW**  
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance  
 Requires Board of Appeals Action  
 Requires Planning Board/City Council Action

6-92 application not pursued

Explanation \_\_\_\_\_  
 Use complies with Zoning Ordinance — Staff Review Below

f=24-92  
Reference Only

Zoning: \_\_\_\_\_  
 SPACE & BULK as applicable

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40' FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

COMPLIES  
 COMPLIES CONDITIONALLY  
 DOES NOT COMPLY

CONDITIONS SPECIFIED BELOW  
 REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SIGNATURE OF REVIEWING STAFF/DATE  
 BUILDING DEPARTMENT—ORIGINAL

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

Owner: M. W. Sewall & Co, Option ~~Holder~~ Phone # 1-800-322-9400

Address: 259 Front St., Bath, ME 04530 (Ned Sewall, V.P.)

LOCATION OF CONSTRUCTION 47 1/2 Brighton Avenue

Contractor: 205 Sub: \_\_\_\_\_

Address: Owner: Mutual Oil Co. Phone # \_\_\_\_\_

Est. Construction Cost: \_\_\_\_\_ Proposed Use: Comm. (retail)

Past Use: retail gas. sales

# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_

Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. 1654 Sq. Ft.

# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_

Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_

Explain: Conversion Minor Site Plan review to construct 1654 Sq. Ft. Comm. Bldg.

**For Official Use Only**

Date: Dec. 15, 1989 Subdivision: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Lot: \_\_\_\_\_  
 Ownership: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
 Estimated Cost: \_\_\_\_\_

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

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

**Floor:**

- Sills Size: 6-92 Application not pursued. Sills must be anchored.
- Girder Size: \_\_\_\_\_
- Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
- Joists Size: \_\_\_\_\_ Spacing 16" O.C.
- Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
- Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
- 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:**

- T.uss or Rafter 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:**

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

Permit Received By Joyce M. Rinaldi

Signature of Applicant John Johnson representing Developer/Owner Date 12-15-89

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

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

*2-24-92 Reference Only*

*Food Market Mutual Oil Co. gas station*

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

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

\$ 200 - minor SP

Owner: M. W. Sewall & Co, Option Holder Phone # 1-800-322-0400

Address: 259 Front St., Bath, ME 04530 (Ned Sewall, V.P.)

LOCATION OF CONSTRUCTION 47 1/2 Brighton Avenue

Contractor: 205 Sub: \_\_\_\_\_

Address: Owner: Mutual Oil Co. Phone # \_\_\_\_\_

Est. Construction Cost: \_\_\_\_\_ Proposed Use: Comm. (retail)

Past Use: retail gas. sales-Texas

# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_

Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. 1654 Sq. Ft.

# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_

Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_

Explain Conversion Minor Site Plan review to construct 1654 Sq. Ft. Comm. Bldg.

For Official Use Only	
Date <u>Dec. 15, 1989</u>	Subdivision _____
Insured Fire Limits _____	Name _____
Bldg. Code _____	Lot _____
Estimated Cost _____	Ownership: _____ Public _____ Private _____
Zoning: _____	Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____ Side _____	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: \_\_\_\_\_
- 5. Other \_\_\_\_\_

**Floor:**

- 1. Sills Size: 6-92 Application not pursued 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 Fixtures \_\_\_\_\_
- 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 Joyce M. Rinaldi

Signature of Applicant [Signature] representing Developer Date 12-15-89

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

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

931138

Permit # 931138 City of Portland BUILDING PERMIT APPLICATION Fee 30.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Mutual Oil Co. Phone # \_\_\_\_\_  
 Address: Texaco Mini-Mart  
 LOCATION OF CONSTRUCTION 205 Brighton Ave  
 Contractor: Eastman Security Sub: \_\_\_\_\_  
10 Percy Hawkes Rd. Windham, ME 04062  
 Address: \_\_\_\_\_ Phone # 892-0156  
 Est. Construction Cost: 1,500.00 Proposed Use: Gas Station/Mini-Mart  
 Past Use: Gas Station  
 # 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 Install Burglar Alarm

**For Official Use Only**

Date December 6, 1993 Submitter Name \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Lot \_\_\_\_\_  
 Bldg Code \_\_\_\_\_ Owner's Name \_\_\_\_\_  
 Time Limit \_\_\_\_\_ Estimated Cost \_\_\_\_\_  
 City of Portland

**Foundations:**  
 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 \_\_\_\_\_

**Zoning:** Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ 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/HA - 12-6-93 (Explain)

**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: 15

**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 Gresik  
 Signature of Applicant \_\_\_\_\_ Date Dec 6, 1993  
 Signature of CEO Brian Eastman Date \_\_\_\_\_  
 Inspection Dates \_\_\_\_\_



PLOT PLAN

N



FEES (Breakdown From Front)

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

Type

Inspection Record

Date

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

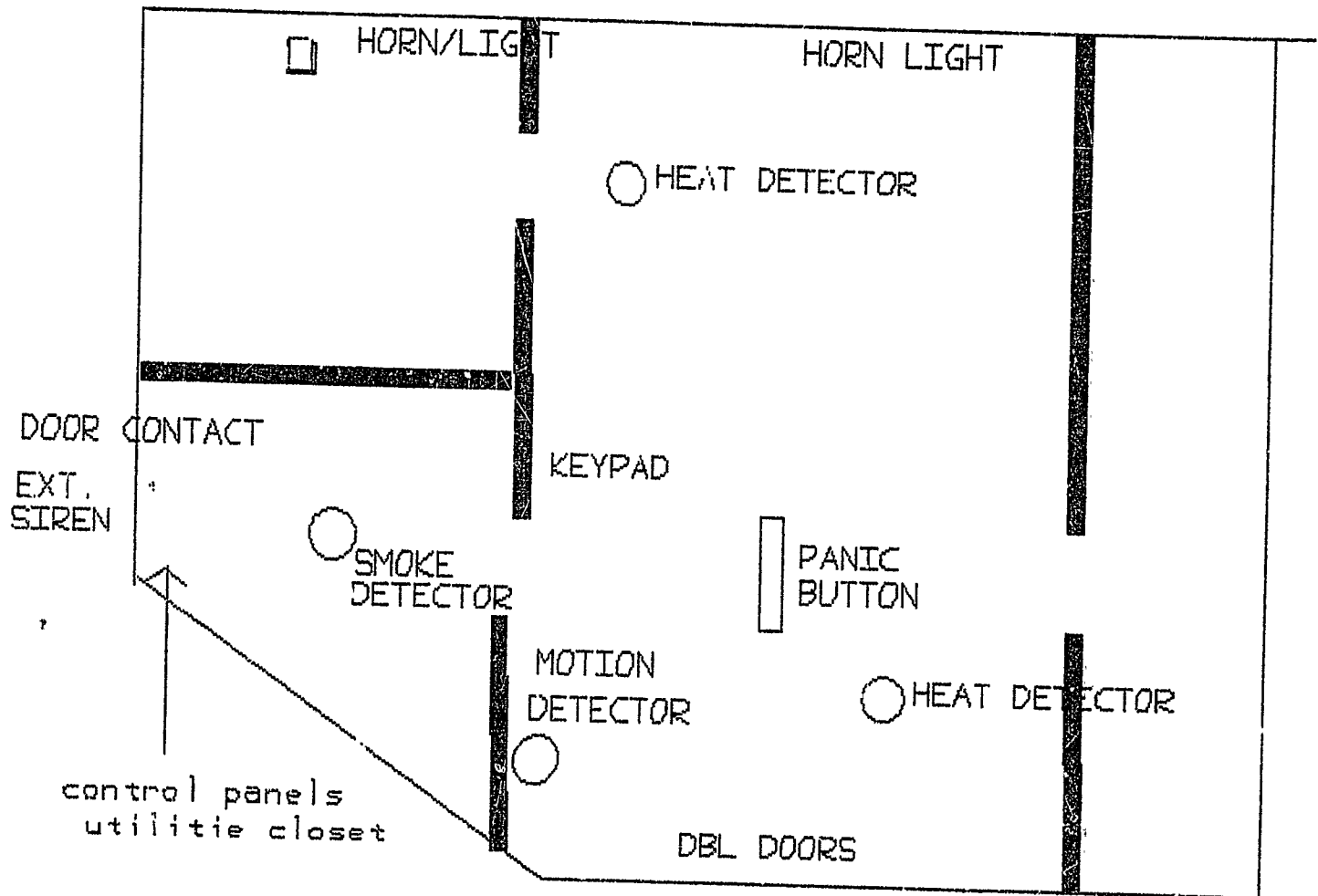
COMMENTS

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11/19/94  
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Signature of Applicant Ri S EA

Date \_\_\_\_\_



TEXACO  
MINI MART-BRIGHTON AVE. PORTLAND, ME.  
# 205

931100

MAIL PERMIT TO M. W. SEWALL P.O. BOX 245 Bath, Me 04530

Permit # 931100 City of Portland BUILDING PERMIT APPLICATION Fee \$58.60 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

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

Owner: M. W. Sewall Phone # 1-800-540-7994  
 Address: Brighton Ave. Quik Mart ~~205~~ Brighton Ave. 04102  
 LOCATION OF CONSTRUCTION same 205  
 Contractor: same Sub: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: \_\_\_\_\_ Proposed Use: retail bus.  
 \_\_\_\_\_ 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 \_\_\_\_\_

**For Official Use Only**

Date November 22, 1993 Subdivision \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name NOV 24 1993  
 Bldg Code \_\_\_\_\_ Lot \_\_\_\_\_  
 Time Limit \_\_\_\_\_ Ownership \_\_\_\_\_  
 Estimated Cost \_\_\_\_\_

Zoning: \_\_\_\_\_  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ 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 WDA-11-23-93 (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: \_\_\_\_\_  
 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 0d. 22 Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 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 bestirades only 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 Maria Moschetti Date 11/22/93

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

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

6 A. Rowe

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

© Copyright GPCOG 1988

**PLOT PLAN**



**FEES (Breakdown From Front)**  
Base Fee \$ 58.60  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ \_\_\_\_\_  
Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

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

**COMMENTS** plan submitted

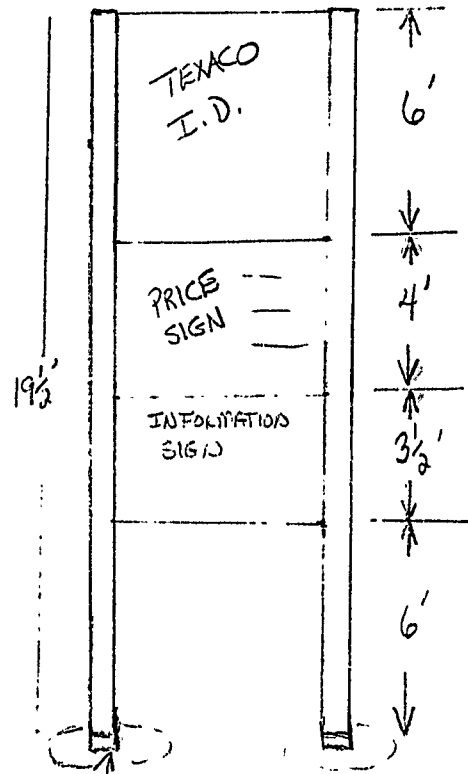
*Done*

*1/14/64*

Signature of Applicant

*[Handwritten Signature]*

Date



*Bill said this will  
enough material*

Existing  
BASE & Pole

168	168.00 ft	25.00
<u>20</u>	2 sides	33.60
33.60		<u>58.60</u>

M. W. SEWALL'S  
BRIGHTON AVE QUIK MART  
245 BRIGHTON AVE.

1-800-540-7994

Ill Call Monday  
Mark



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 205 Brighton Ave.

Issued to M. W. Sewall & Co.

Date of Issue 1/14/94

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. 93/0829 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

entire

APPROVED OCCUPANCY

1. gas station
2. grocery store

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

1/14/94  
(Date)

*A. Rowe*  
Inspector

*[Signature]*  
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.