

#7/27

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

May 6, 1947

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, May 16, 1947, at ten-thirty o'clock in the forenoon upon the appeal under the Zoning Ordinance of Albertine Ouellette, owner of property at 245 Brighton Avenue, relating to a proposal to make alterations in this apartment house to provide for six apartments instead of four and construction of 3-story metal fire escape.

This permit is not issuable under the Zoning Ordinance because according to Section 9A of the Zoning Ordinance, the existing 4-family apartment house is a non-conforming use in the Residence C Zone where the property is located. The changes proposed undoubtedly constitute structural alterations and the proposed 3-story metal fire escape would occupy a part of the lot not now given over specifically to apartment house use, and Section 13A of the Ordinance does not allow structural alterations in such a non-conforming use and does not allow such a non-conforming use to be extended to any other part of the lot than was used for such use on December 5, 1938.

The appellant gives the following reasons for this appeal: "An exception is necessary in this case so as to grant reasonable use of this property and to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance."

This appeal is taken under Section 17E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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 law.

BOARD OF APPEALS

Edward T. Colley  
Chairman

251 Brighton Ave.,  
Portland, Me.,

May 12, 1947.  
47/27

Mr. Edward J. Colley,

As we will be unable to attend the public hearing upon the appeal of Albertine Ouellette to increase the number of apartments at 345 Brighton Ave. from four to six, we take this way of expressing our wishes concerning it.

We are strongly opposed to it as it would reduce the value of our property which is at 251 Brighton Ave. and very near the apart-

19, Beacon St.  
Portland H.

4/27

Dear Sirs,

In regards to the  
permit for alterations on  
property at 245 Brighton  
ave. owned by Albertine  
Lavellette, we do not  
think it should be  
granted & we the under-  
signed do object to same

Margaret R. Wurtz  
James G. Murray

47/27

MRS. PERSIS SMITH  
235 BRIGHTON AVENUE  
PORTLAND, MAINE

Dear Sir:  
I will not be able  
to attend the public  
hearing but I am  
not in favor of  
this change of smaller  
apt.

Mrs Persis S. Smith.

WARREN McDONALD  
INSPECTOR OF BUILDINGS

On reply refer  
to File AP 245 Brighton Avenue-I

FU

CITY OF PORTLAND, MAINE  
Department of Building Inspection

47127  
STEP

April 21, 1947

Albertine Ouallette  
245 Brighton Avenue  
Mr. Carroll Beck  
645 Westbrook Street  
So. Portland, Maine

Subject: Application for building permit to make alterations in apartment house at 245 Brighton Avenue, corner of Beacon Street, to provide for six apartments instead of four and prospective zoning appeal relating thereto

Dear Madam & Sir:

Permit for the above work, intended to include alterations on second and third floors and construction of 3-story metal fire escape on the westerly side of the 4-family apartment house at 245 Brighton Avenue, thus to provide for 6 apartments in the building, is not issuable under the Zoning Ordinance for the following reason:

According to Section 9A of the Zoning Ordinance, the existing 4-family apartment house is a non-conforming use in the Residence C Zone where the property is located. The changes proposed undoubtedly constitute structural alterations and the proposed 3-story metal fire escape would occupy a part of the lot not now given over specifically to apartment house use, and Section 13A of the ordinance does not allow structural alterations in such a non-conforming use and does not allow such a non-conforming use to be extended to any other part of the lot than was used for such use on December 5, 1938.

You have indicated your desire to seek a variance of the terms of the ordinance from the Board of Appeals. Accordingly, there is enclosed an outline of the appeal procedure. I am told that the best time to file such an appeal at the office of Corporation Council is in the afternoon and that the appeal should be filed in the name of the owner of the property.

Very truly yours,

(Signed) WARREN McDONALD

Inspector of Buildings

WMcD/S

Encl: Outline of appeal procedure to each addressee

CC: Edward T. Gignoux  
Assistant Corporation Council

Dear Mr. Gignoux:

Sec. 9A8 of the ordinance has a definite bearing upon this proposed appeal which I have not attempted to explain to the owner, but which you may want to explain to her in view of the fact that it seems to leave the Board of Appeals without authority to sustain the appeal. If this were a 2-family dwelling house instead of a 4-family apartment house, this Section would apply, but she has only about 3,000 square feet of land in her lot. Paragraph e under this Section provides that not more than one dwelling unit shall

Edward T. Gignoux ----- 2

47/27  
April 21, 1947

be provided for each 2000 square feet of lot area. Thus in the spirit of this Section, she has enough land for her present four apartments but not enough for her proposed six apartments.

Warren McDonald

AP 245 Brighton Avenue-I

May 23, 1947

Mr. Carroll L. Beck  
647 Westbrook Street  
So. Portland, Maine

Subject: Application for building permit for alterations and change of use in the building at 245 Brighton Ave., corner of Beacon Street

Dear Sir:

The Board of Appeals have notified me that the Board felt unable to grant the zoning appeal on the above job.

This letter may be considered as formal refusal to issue the building permit, and if you will return the receipt for the fee paid to this office (this is the building permit fee not the zoning appeal fee, the latter not being refundable) within ten days of the date of this letter, the money will be refunded by voucher.

Very truly yours,

Inspector of Buildings

MCD/S

CC: Mrs. Albertine Guellette  
245 Brighton Avenue

AP 245 Brighton Avenue-1

April 21, 1947

Albertine Cucllette  
245 Brighton Avenue  
Mr. Carroll Bock  
645 Westbrook Street  
So. Portland, Maine

Subject: Application for building permit to make alterations in apartment house at 245 Brighton Avenue, corner of Beacon Street, to provide for six apartments instead of four and prospective zoning appeal relating thereto

Dear Madam & Sir:

Permit for the above work, intended to include alterations on second and third floors and construction of 3-story metal fire escape on the westerly side of the 4-family apartment house at 245 Brighton Avenue, thus to provide for 5 apartments in the building, is not issuable under the Zoning Ordinance for the following reasons.

According to Section 9A of the Zoning Ordinance, the existing 4-family apartment house is a non-conforming use in the Residence C Zone where the property is located. The changes proposed undoubtedly constitute structural alterations and the proposed 3-story metal fire escape would occupy a part of the lot not now given over specifically to apartment house use, and Section 13A of the ordinance does not allow structural alterations in such a non-conforming use and does not allow such a non-conforming use to be extended to any other part of the lot than was used for such use on December 5, 1938.

You have indicated your desire to seek a variance of the terms of the ordinance from the Board of Appeals. Accordingly, there is enclosed an outline of the appeal procedure. I am told that the best time to file such an appeal at the office of Corporation Council is in the afternoon and that the appeal should be filed in the name of the owner of the property.

Very truly yours,

Inspector of Buildings

WJCD/S

Encl: Outline of appeal procedure

CC: Edward T. Cignoux  
Assistant Corporation Council

Dear Mr. Cignoux:

Sec. 9A8 of the ordinance has a definite bearing upon this proposed appeal which I have not attempted to explain to the owner, but which you may want to explain to her in view of the fact that it seems to leave the Board of Appeals without authority to sustain the appeal. If this were a 2-family dwelling house instead of a 4-family apartment house, this Section would apply, but she has only about 8400 square feet of land in her lot. Paragraph e under this Section provides that not more than one dwelling unit shall



April 21, 1947

Edward T. Gignoux ——— 2

be provided for each 2000 square feet of lot area. Thus in the spirit of this Section, she has enough land for her present four apartments but not enough for her proposed six apartments.

Warren McDonald

225 Brighton Avenue,  
corner of Beacon Street—E

April 24, 1917

Mr. Carroll Beck  
645 Westbrook Street  
St. Paul, Minn.  
Attention: Qualifier  
225 Brighton Avenue

Subject: Application for building permit to make  
alterations in the apartment house at 225 Brighton  
Avenue for the purpose of providing accommodations  
for six apartments instead of four as at present.

Dear Sir: & Mrs

This permit is not desirable under the zoning ordinance for the reasons given  
below. The owner has appeal rights, covering a variance of the zoning laws of the  
ordinance from the Board of Appeals. What the owner would be at such an appeal court  
not be preferred. Should such an appeal be preferred, and should it be successful,  
such determination will have to be signed in the plan to show compliance with building  
code requirements.

Under the zoning ordinance the present zoning ordinance limits to a use not  
conforming with the provisions of the ordinance in the location of the property is located.

Section 114 of the ordinance allows construction of such a non-conforming use  
existing on December 1, 1917, but does not allow structural alterations in the building  
which would increase the number of units, or increase the height, and does not allow the use  
of any part of the lot for the apartment house structure than the building and the  
parking area occupy.

The proposed multiple plan and building would constitute a structure of different  
use and would also occupy a portion of the lot for a building of non-conforming  
use.

If you should desire to abandon the lot, you may do so by the zoning law and transfer  
the same to the public, and if the lot will return the present use for a building permit  
also within 90 days, the zoning will be evaluated by ordinance.

You should realize that you will be responsible for the appeal procedure, you should be  
sure to file the appeal, and I will again emphasize that you should be sure to file the appeal  
for use of the appeal form and transferring the proposal to the Corporation Council who  
will act on behalf of the Board of Appeals.

For your information I am enclosing to you a notice relating to Federal  
Government regulations.

Very truly yours,

Director of Building

WCB/S

This notice of Federal Government controls to each apartment



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 31, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ all 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 245 Brighton Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's name and address Albertine Oulette, 245 Brighton Avenue Telephone \_\_\_\_\_

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

Contractor's name and address Carroll Beck, 647 Westbrook St., So. Portland Telephone 4-1811

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1

Proposed use of building Apartment No. families 6

Last use \_\_\_\_\_ No. families 4

Material frame \_\_\_\_\_ No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ ~~2450~~ 3500. Fee \$ 4.50

## General Description of New Work

- To provide one new apartment on second and third floors, making two on second floor and two on third floor, as per plan.
- To provide new kitchenette and bathroom on 2nd and third floors, and close up doors between front apartment and back apartment as per plan.
- To cut in new window for kitchenettes.
- To construct 10'x18' piazza at 2nd and 3rd floor levels on west side of building, with stairway to ground.
- To change windows to doors to lead onto new piazza.

*Area lot = 8416 sq ft*

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.

## Details of New Work

Is any plumbing work involved in this work? yes Is any electrical work involved in this work? yes

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 concrete footing at least 4' below grade Thickness, top 24" bottom 24" cellar \_\_\_\_\_

Material of underpinning 12"x2" pier Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof none Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_

Framing lumber Kind hemlock Dressed or full size? dressed

Corner posts 6"x6" Sills 4"x8" Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-18" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2"x8", 2nd 2"x8", 3rd \_\_\_\_\_, roof none

On centers: 1st floor 16", 2nd 16", 3rd \_\_\_\_\_, roof \_\_\_\_\_

Maximum span: 1st floor 10', 2nd 10', 3rd \_\_\_\_\_, roof \_\_\_\_\_

If one-story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

## If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_ number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

## Miscellaneous

Will work require disturbing of any tree on a public street? \_\_\_\_\_

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

**APPROVED:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Albertine Oulette

Signature of owner By: Carroll Beck

Permit No. 47/  
Location 248 Brighton Ave  
Owner Albertine Quillette  
Date of permit 3/ 147  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. \_\_\_\_\_  
Cert. of Occupancy issued \_\_\_\_\_

NOTES

13/2/47  
1/1/47

No.	Date	Inspector	Remarks
1	3/14/47	[illegible]	[illegible]
2	3/14/47	[illegible]	[illegible]
3	3/14/47	[illegible]	[illegible]
4	3/14/47	[illegible]	[illegible]
5	3/14/47	[illegible]	[illegible]
6	3/14/47	[illegible]	[illegible]
7	3/14/47	[illegible]	[illegible]
8	3/14/47	[illegible]	[illegible]
9	3/14/47	[illegible]	[illegible]
10	3/14/47	[illegible]	[illegible]
11	3/14/47	[illegible]	[illegible]
12	3/14/47	[illegible]	[illegible]
13	3/14/47	[illegible]	[illegible]
14	3/14/47	[illegible]	[illegible]
15	3/14/47	[illegible]	[illegible]
16	3/14/47	[illegible]	[illegible]
17	3/14/47	[illegible]	[illegible]
18	3/14/47	[illegible]	[illegible]
19	3/14/47	[illegible]	[illegible]
20	3/14/47	[illegible]	[illegible]
21	3/14/47	[illegible]	[illegible]
22	3/14/47	[illegible]	[illegible]
23	3/14/47	[illegible]	[illegible]
24	3/14/47	[illegible]	[illegible]
25	3/14/47	[illegible]	[illegible]
26	3/14/47	[illegible]	[illegible]
27	3/14/47	[illegible]	[illegible]
28	3/14/47	[illegible]	[illegible]
29	3/14/47	[illegible]	[illegible]
30	3/14/47	[illegible]	[illegible]
31	3/14/47	[illegible]	[illegible]
32	3/14/47	[illegible]	[illegible]
33	3/14/47	[illegible]	[illegible]
34	3/14/47	[illegible]	[illegible]
35	3/14/47	[illegible]	[illegible]
36	3/14/47	[illegible]	[illegible]
37	3/14/47	[illegible]	[illegible]
38	3/14/47	[illegible]	[illegible]
39	3/14/47	[illegible]	[illegible]
40	3/14/47	[illegible]	[illegible]
41	3/14/47	[illegible]	[illegible]
42	3/14/47	[illegible]	[illegible]
43	3/14/47	[illegible]	[illegible]
44	3/14/47	[illegible]	[illegible]
45	3/14/47	[illegible]	[illegible]
46	3/14/47	[illegible]	[illegible]
47	3/14/47	[illegible]	[illegible]
48	3/14/47	[illegible]	[illegible]
49	3/14/47	[illegible]	[illegible]
50	3/14/47	[illegible]	[illegible]

RC, GENERAL RESIDENCE ZONE - C

### APPLICATION FOR PERMIT



Class of Building or Type of Structure Third Class

Portland, Maine, October 29, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 245 Brighton Ave. Within Fire Limits? no Dist. No. \_\_\_\_\_  
 cor. Beacon Street  
 Owner's name and address Albertine Ouellette, 245 Brighton Ave. Telephone 4-0452  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 Proposed use of building Beauty parlor and apts. No. families 3  
 Last use tenement No. families 4  
 Material frame No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ .50

#### General Description of New Work

To Change Use of existing front room, first floor, from living quarters to Beauty Parlor.

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.

#### Details of New Work

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

#### If a Garage

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

#### Miscellaneous

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

APPROVED:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature of owner Albertine Ouellette

INSPECTION COPY

Permit No 451  
Location 245 Brighton ave  
Owner Albertine Ouellette  
Date of permit 10/ 145  
Notif. closing-in \_\_\_\_\_  
Inspn closing-in \_\_\_\_\_  
Final Notif \_\_\_\_\_  
Final Inspn \_\_\_\_\_  
Cert. of Occupancy issued \_\_\_\_\_

NOTES

*approved*  
\_\_\_\_\_



Public hearing to be held Nov. 15, 1945

45/0

Denied 11/19/45  
W.M.D.

City of Portland, Maine

Chairman Libby no  
 Mrs. H. C. Frost No  
 Fred. J. Gabbi no  
 George A. Harrison \_\_\_\_\_  
 Herman B. Libby no

Board of Appeals  
Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Albertino Quelletto at 245 Brighton Avenue, corner of Beacon St.

November 1, 1945

Board of Appeals  
To the Municipal Officers

Your appellant, Albertino Quelletto,

who is the owner of property at 245 Brighton Avenue, corner of Beacon St.

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 19, Paragraph 2 of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings holds that a building permit is not issuable to cover change of use of the front room in first story apartment of the 3-family apartment house on this property to use as a beauty parlor, because such a business is not an allowable use of a building or part thereof in the General Residence C Zone where the property is located.

The reasons for the appeal are as follows: Not intended for full time use. Doing business on a small scale by myself alone with no other employees, and no outside sign for advertising to be displayed. Not in close proximity to any neighbors and separate entrance to living quarters, also to beauty purposes.

Notice returned from  
Clarence A. Pittney et al  
35 Broad Street  
Lynn, Mass.

.....(signed).....Albertino Quelletto





✓ATH  
✓RMT  
✓PH  
✓AJS  
✓HL  
✓BS

Ap 245 Brighton Ave.

November 20, 1945

Albertine Guallette  
245 Brighton Avenue  
Portland, Maine

Dear Madam:

With reference to your zoning appeal relating to establishment of a beauty parlor in the apartment house at 245 Brighton Avenue, the Board of Appeals voted on November 19 to deny the appeal, apparently because your proposal represented such a substantial departure from the intent and purpose of the Ordinance that the members of the Board felt that they were not empowered under the appeal clause to grant the appeal.

If you will return the receipt for the building permit fee no later than December 3, 1945, the money will be refunded by voucher. The zoning appeal fee is not refundable.

Very truly yours,

Inspector of Buildings

WMD/S

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF ALBERTINE OUELLETTE  
AT 245 BRIGHTON AVENUE

45/60

November 16, 1945

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

Present for City

Board Members

~~H. C. Libby, Chairman~~

✓ Mrs. H. C. Frost

✓ F. H. Gabbi

✓ H. B. Libby

✓ City Manager J. E. Barlow

✓ Corp. Counsel W. M. Payson

✓ I of B. Warren McDonald

Mrs. Ouellette present in  
support. Entrance to this  
room from 1st story front  
hall.  
Plans to operate beauty parlor  
4 days a week only, and does  
not plan to hire any employees  
but herself.  
One beauty parlor on Sunshine St.

No opponents present

Chairman Libby who came in after  
this hearing was over, said that he  
had numerous objections come to him  
from the neighborhood.

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

November 6, 1945

45/60

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, November 16, 1945, at eleven o'clock in the forenoon upon the appeal under the Zoning Ordinance of Albertine Ouellette at 16 Brighton Avenue, corner of Beacon Street, relating to change of use of the front room in the first-story apartment.

RECEIVED  
NOV 14 1945  
CITY OF PORTLAND

A building permit is not issuable to cover change of use of this front room in the first-story apartment of the three-family apartment house on the property to use as a beauty parlor because such a business is not an allowable use of a building or part thereof in a General Residence C Zone where the property is located. In the reasons for the appeal, the appellant states that the beauty parlor is not intended for full time use; that the business will be done on a small scale by herself, alone, with no other employees; that no outside sign for advertising is contemplated; that the establishment would not be in close proximity to any neighbors; and that there would be a separate entrance to living quarters, also to beauty parlor.

This appeal is taken under Section 14d.2 of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, after a public hearing, may permit exceptions to or variations from the regulations in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, and that the Board shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood.

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

BOARD OF APPEALS  
Harry C. Libby, Chairman

*I am willing that Mrs. Ouellette should have her Beauty Parlor under the described circumstances.*  
*Elliott A. Bean*  
*16 Beacon St.*

45/63

**City of Portland, Maine**

~~SECRET~~  
BOARD OF APPEALS

November 15, 1945

Albertine Ouellette  
245 Brighton Avenue  
Portland, Maine

Dear Madam:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, November 16, 1945 at 11 o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to change of use of the front room of the first floor apartment there to a beauty parlor; also a hearing on your Building Code appeal relating to the same establishment proposed without the fire separations ordinarily required by the Building Code between such a business establishment and apartment house quarters.

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

BOARD OF APPEALS

Harry C. Libby, Chairman

46/60  
KATH  
KAT  
PH  
WJS  
LIL  
ES

AP 245 Brighton Ave.-1

October 30, 1945

Subject: Proposed zoning appeal relating to estab-  
lishing beauty parlor in the apartment house at  
245 Brighton Avenue, corner of Escon Street

Albertina Ouellette  
245 Brighton Avenue  
Portland, Maine

Dear Madam:

As I agreed yesterday, there is herewith the original and one carbon copy of form made out for the above zoning appeal, with my part of it filled in--why a building permit is not issuable to cover change of use of the front room in first floor apartment to use as a beauty parlor; also, Building Code appeal form with my part of it made out showing why the building permit is not issuable under the precise terms of the Building Code, irrespective of non-compliance with the Zoning Ordinance.

If you will have filled in on both forms (the originals) the reasons for the appeal in the blank space provided, sign both and return to this office promptly, I think we shall be able to send out the notices of the required hearing in time so that the hearing may be held legally on November 16.

Before you have finally committed yourself to this appeal, I must emphasize again the fact that this may be a type of appeal which represents too wide a departure from the intent and purpose of the Zoning Ordinance for the Board of Appeals to have authority to grant. Similar appeals have not been very successful in the past.

Such an appeal is taken under Section 14d.2 of the Ordinance which provides that the Board of Appeals, by unanimous vote of its members, after a public hearing, may permit exceptions to or variations from the regulations in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantial/departing from the intent and purpose of the Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, and that the Board shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood.

If, after further consideration of the above, you should decide not to go ahead with the appeal, please notify the office by phone as soon as possible, so that we will not go ahead with the work of looking up property owners etc., and the fee which you paid will be refunded upon return of the receipt.

The carbon copy of the appeal form is for you to keep for your own information.

Very truly yours,

Inspector of Buildings

EMC/S

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

November 6, 1945

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, November 16, 1945, at eleven o'clock in the forenoon upon the appeal under the Zoning Ordinance of Albertine Ouellette at 245 Brighton Avenue, corner of Beacon Street, relating to change of use of the front room in the first-story apartment.

A building permit is not issuable to cover change of use of this front room in the first-story apartment of the three-family apartment house on the property to use as a beauty parlor because such a business is not an allowable use of a building or part thereof in a General Residence C Zone where the property is located. In the reasons for the appeal, the appellant states that the beauty parlor is not intended for full time use; that the business will be done on a small scale by herself, alone, with no other employees; that no outside sign for advertising is contemplated; that the establishment would not be in close proximity to any neighbors; and that there would be a separate entrance to living quarters, also to beauty parlor.

This appeal is taken under Section 14d.2 of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, after a public hearing, may permit exceptions to or variations from the regulations in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, and that the Board shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood.

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

BOARD OF APPEALS

Harry C. Libby, Chairman

4/60

Appl of Albertine Ouellette at 245 Brighton Ave.

- ✓ 199-207 Unity Company 4. Nathan Courtman
- ✓ 215-219 Charles F. Hill 505 Business St
- ✓ 221-223 Frank J. & Mary A. Garrison Ho. 221 1/2 Brighton Ave.
- ✓ 225-227 Mary D. Hoison 227 Brighton Ave.
- ✓ B. 229 Daniel J. Bannigan 11 Beacon Street
- ✓ 229-231 Charles J. Raymond 229 Beacon Street
- ✓ 233-235 Pius S. Smith 235 Beacon Street
- ✓ 241-247 Albertine Ouellette 245 Brighton Avenue
- ✓ 249-253 Edith F. & Jane N. McKens 251 Brighton Avenue
- ✓ 255-257 Frances C. Eunc 257 Brighton Avenue
- ✓ 259-267 J. Walter McLean 263 Brighton Avenue
- ✓ 277-281 Marshall Lewis 10 Orland Street
- ✓ 289-303 Helen S. Foster 9 Highland Street
- ✓ 300-302 Portland Water District 10 Beacon Street
- ✓ 308-322 Victory Village Inc. 37 Essex Street
- ✓ 328-330 Carl B. Smith 230 Brighton Avenue
- ✓ 332-334 Leon C. & Hazel G. Hall 358 Highland Ave.
- ✓ 336-338 John Houston Walsh 240 Brighton Avenue
- ✓ 340-344 Dupl ("")
- ✓ 348-354 Minnie B. Parker } 190 Easton Street
- Lottie H. Murray
- Boyer C. ...
- Edith Foster High
- Christie C. Louie

- 193 ...
- 270 Brighton Avenue
- 280 ...

Beacon Street

- ✓ 1-7 Dupl (Pius Smith)
- ✓ 9-11 Dupl (Daniel Bannigan)
- ✓ 13-15 Charles C. Campbell 15 Beacon Street
- ✓ 17-19 John H. Dunning N.R. 74 Street Street
- ✓ 21-23 James & Margaret J. Murray 19 Beacon Street
- ✓ 25-27 Francis A. Shannon 39 Beacon Street
- ✓ 33-41 Herbert H. Hayes 45 Beacon Street
- ✓ 43-47 Maude M. ... 51 Beacon Street
- ✓ 49-53 Nathaniel H. Shaw 16 Beacon Street
- ✓ 4-12 Dupl (James & Margaret)
- ✓ 14-24 Edith Foster
- ✓ 26-28 Herbert ...
- ✓ 34-40 Kenneth & Winnie D. ...
- ✓ 42 Dupl ("") 72 Orland Street

45/60

Beacon Street cont'd

170-173 Lawrence D. Bates 46 Beacon Street  
 174-176 Arturo D. Mendez 164 Longfellow Street

177-180 Bolton Street 40 S. E. Courtwell Street  
 181-183 Yvonne F. Andrews 180 Bolton Street  
 184-187 J. J. Martell 184 Bolton Street  
 188-190 Dupl. " " " " 88 Bolton Street

191-193 Dupl. " " " " " " " " " " " " " "

194-196 Dupl. " " " " " " " " " " " " " "

197-199 Dupl. " " " " " " " " " " " " " "

200-206 Dupl. " " " " " " " " " " " " " "

192-198 Dupl. " " " " " " " " " " " " " "

199-203 Dupl. " " " " " " " " " " " " " "

194-196 Dupl. " " " " " " " " " " " " " "

197-199 Dupl. " " " " " " " " " " " " " "

200-206 Dupl. " " " " " " " " " " " " " "

192-198 Dupl. " " " " " " " " " " " " " "

199-203 Dupl. " " " " " " " " " " " " " "

1-7 St. George Street  
 9-53 Dupl. (Unity Co.) 40 Edward Street  
 4-10 Dupl. (Kaiser) 443 Cambridge Street  
 12 Dupl. Daniel Bonnard 20 St. George Street  
 14-20 Dupl. Benjamin C. & Ella A. Bud 200 Chestnut St to Portland  
 22-24 Dupl. " " " " " " " " " " " " " "

26-28 Dupl. " " " " " " " " " " " " " "

30-32 Dupl. " " " " " " " " " " " " " "

34-36 Dupl. " " " " " " " " " " " " " "

38-42 Dupl. " " " " " " " " " " " " " "

44-48 Dupl. " " " " " " " " " " " " " "

1-15 Island Street  
 17-29 Dupl. (J. M. Lee) 25 Orland Street  
 31-33 Dupl. (W. Thomas) 26 Orland St. to Portland  
 35-41 Dupl. (W. Thomas) " " " " " " " " " " " " " "

42-50 Dupl. (W. Thomas) " " " " " " " " " " " " " "

51-59 Dupl. (W. Thomas) " " " " " " " " " " " " " "

61-65 Dupl. (W. Thomas) " " " " " " " " " " " " " "



Island Street cont'd

- ✓ 69-69
- ✓ 74-10
- ✓ 12-14
- ✓ 16-18
- ✓ 20-22
- ✓ 24-28
- ✓ 30-34
- ✓ 36-38
- ✓ 40-42
- ✓ 48-56
- ✓ 58-60
- ✓ 62-66
- ✓ 68-78
- ✓ 80-88

Dup. (John Deering)  
 Dup. (Marshall Davis)  
 Grace S. Harvey  
 Anna M. Southwick  
 Sadysa Bunker  
 Madel J. DeShon  
 Eldridge A. Johnson  
 Dup. (Howard & Alice Bunker)  
 Dupl "  
 (Robert H. Hayes) Dup.  
 George T. Rowe  
 Edward C. Paine - N.R.  
 Mary C. Bager  
 Edith M. Berry

- 14 Island Street
- 18 Island Street
- 20 Island Street
- 26 Island Street
- 32 Island Street

- 58 Island Street
- Hickett St. So. Portland
- 70 Island Street
- 134 Longfellow St.

Dellais Street

- ✓ 1-5
- ✓ 7-9
- ✓ 11-15
- ✓ 17-21
- ✓ 23-27
- ✓ 29-33
- ✓ 35-39
- ✓ 41-45
- ✓ 47-51
- ✓ 53-57
- ✓ 59-63
- ✓ 65-69
- ✓ 71-75
- ✓ 77-81
- ✓ 83-87
- ✓ 89-93
- ✓ 95-99
- ✓ 101-105
- ✓ 107-111
- ✓ 113-117
- ✓ 119-123
- ✓ 125-129
- ✓ 131-135
- ✓ 137-141
- ✓ 143-147
- ✓ 149-153
- ✓ 155-159
- ✓ 161-165
- ✓ 167-171
- ✓ 173-177
- ✓ 179-183
- ✓ 185-189
- ✓ 191-195
- ✓ 197-201
- ✓ 203-207
- ✓ 209-213
- ✓ 215-219
- ✓ 221-225
- ✓ 227-231
- ✓ 233-237
- ✓ 239-243
- ✓ 245-249
- ✓ 251-255
- ✓ 257-261
- ✓ 263-267
- ✓ 269-273
- ✓ 275-279
- ✓ 281-285
- ✓ 287-291
- ✓ 293-297
- ✓ 299-303
- ✓ 305-309
- ✓ 311-315
- ✓ 317-321
- ✓ 323-327
- ✓ 329-333
- ✓ 335-339
- ✓ 341-345
- ✓ 347-351
- ✓ 353-357
- ✓ 359-363
- ✓ 365-369
- ✓ 371-375
- ✓ 377-381
- ✓ 383-387
- ✓ 389-393
- ✓ 395-399
- ✓ 401-405
- ✓ 407-411
- ✓ 413-417
- ✓ 419-423
- ✓ 425-429
- ✓ 431-435
- ✓ 437-441
- ✓ 443-447
- ✓ 449-453
- ✓ 455-459
- ✓ 461-465
- ✓ 467-471
- ✓ 473-477
- ✓ 479-483
- ✓ 485-489
- ✓ 491-495
- ✓ 497-501
- ✓ 503-507
- ✓ 509-513
- ✓ 515-519
- ✓ 521-525
- ✓ 527-531
- ✓ 533-537
- ✓ 539-543
- ✓ 545-549
- ✓ 551-555
- ✓ 557-561
- ✓ 563-567
- ✓ 569-573
- ✓ 575-579
- ✓ 581-585
- ✓ 587-591
- ✓ 593-597
- ✓ 599-603
- ✓ 605-609
- ✓ 611-615
- ✓ 617-621
- ✓ 623-627
- ✓ 629-633
- ✓ 635-639
- ✓ 641-645
- ✓ 647-651
- ✓ 653-657
- ✓ 659-663
- ✓ 665-669
- ✓ 671-675
- ✓ 677-681
- ✓ 683-687
- ✓ 689-693
- ✓ 695-699
- ✓ 701-705
- ✓ 707-711
- ✓ 713-717
- ✓ 719-723
- ✓ 725-729
- ✓ 731-735
- ✓ 737-741
- ✓ 743-747
- ✓ 749-753
- ✓ 755-759
- ✓ 761-765
- ✓ 767-771
- ✓ 773-777
- ✓ 779-783
- ✓ 785-789
- ✓ 791-795
- ✓ 797-801
- ✓ 803-807
- ✓ 809-813
- ✓ 815-819
- ✓ 821-825
- ✓ 827-831
- ✓ 833-837
- ✓ 839-843
- ✓ 845-849
- ✓ 851-855
- ✓ 857-861
- ✓ 863-867
- ✓ 869-873
- ✓ 875-879
- ✓ 881-885
- ✓ 887-891
- ✓ 893-897
- ✓ 899-903
- ✓ 905-909
- ✓ 911-915
- ✓ 917-921
- ✓ 923-927
- ✓ 929-933
- ✓ 935-939
- ✓ 941-945
- ✓ 947-951
- ✓ 953-957
- ✓ 959-963
- ✓ 965-969
- ✓ 971-975
- ✓ 977-981
- ✓ 983-987
- ✓ 989-993
- ✓ 995-999

Dup. (Marshall Davis)  
 Dup. (Grace Rodley)  
 Dup. (Ann Southwick)  
 Edna Louise White  
 Annadelle C. Meris  
 Katherine C. Patten  
 John S. Schuster Dup.  
 Frederick C. Dudley

- 21 Dellais Street
- 25 Dellais Street
- 184 Longfellow St.
- 22 Dellais Street

Longfellow Street

- ✓ 138-144
- ✓ 146-148
- ✓ 150-156
- ✓ 162-168
- ✓ 170-176
- ✓ 174-176
- ✓ 178-180
- ✓ 182-186

Elizabeth R. Hayes  
 (Dorothy Ann St. Sham) Dup.  
 Dup. (" " "  
 Dup. (Bertrude D. Musky)  
 Alice B. Hamber  
 Dup. (" " "  
 Carroll L. Bean  
 Dup. (Katherine Patten)

- 172 Longfellow St.
- 21 Deering Street
- 160 Longfellow St.

Massachusetts Avenue

- ✓ 176-178
- ✓ 180-182
- ✓ 184-186
- ✓ 188-190
- ✓ 192-194
- ✓ 196-198

Howard C. Moore et al  
 Norman J. Boothby, Esq.  
 Margaret L. Handley  
 Amelia Miller  
 Dupl. (" " "  
 Edith Bacon (Alimental)

- 178 Mass. Ave.
- 219 High Street
- 186 Mass. Ave.
- 194 Mass. Ave.
- 198 Mass. Ave.



City of Portland.

3340

1817-18

June 20 1911.

To the Inspector of Buildings of the City of Portland:

241-247

The undersigned respectfully makes application for a permit to erect enlarge a building on Bliss & Richardson street, at number 57 feet long, to be 3 stories high 39 feet wide; also an addition to be 16 stories high, 30 feet long, 30 feet wide, and to be used as a Dwelling House

The material to be used in the erection/enlargement of said building is to be as follows:

Exterior walls to be made of Soft Gypsum

Roof to be made of Wood

Gutters to be made of Wood

Cornices to be made of Wood

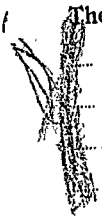
Bay windows to be made of Wood

Dormer windows to be made of Wood

The builder is F. A. Runney & Co Address 3 Baxter St

The architect is J. A. Fessett Address ---

The owner is J. L. Weston Address ---



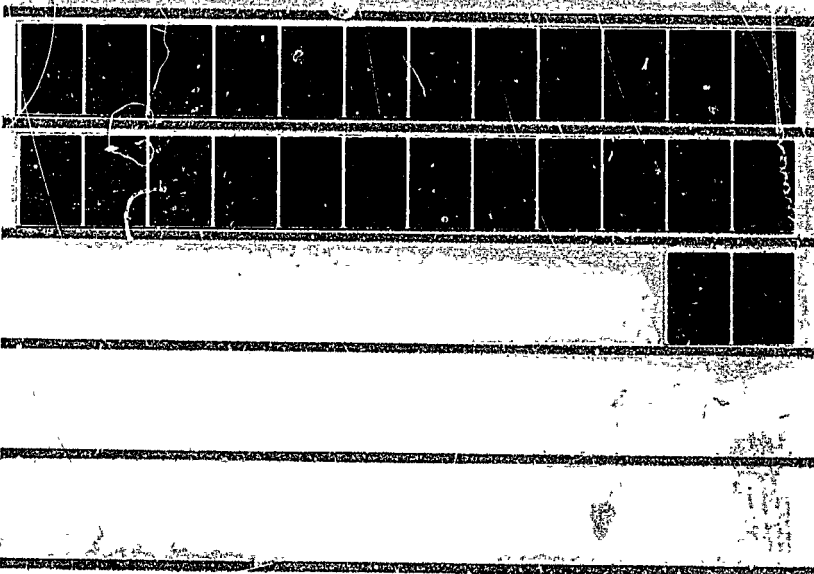
(Applicant to sign here) F. A. Runney

OFFICE OF INSPECTOR OF BUILDINGS, FOR THE CITY OF PORTLAND. OFFICE HOURS: 10-11 A. M. 6-8 P. M.

The above petition was granted the 20 day of June 1911.



241-247 BRIGHTON AVENUE





FILL IN AND SIGN WITH INK

001243

PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

NOV 20 1981

Portland, Maine, Nov. 19, 1981

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 245 Brighton Avenue Use of Building multi -- 6 fam No. Stories 3 New Building Existing \*\*
Name and address of owner of appliance Russell Smith - same
Installer's name and address Jim's Plumbing & Heating-179 Marrett Telephone 854-8068 St. Westbrook

gas & oil combination General Description of Work
To install boiler - replacement

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? gas
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? thru chimney Rated maximum demand per hour 313,000 BTU Per Hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

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 Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to 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? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

[Blank lines for miscellaneous information]

Amount of fee enclosed? 15.00

APPROVED: [Signature]

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

[Signature]

Signature of Installer

CS 300

INSPECTION COPY

(2)

Permit No. 81/1248  
Location 245 Brighton Ave.  
Owner Russell Smith  
Date of permit 11-19-81  
Approved 11-20-81

NOTES

- 1 1/2" FILL PIPE
- 2 1/2" WASTE PIPE
- 3 K.I.A. 1/2" Lead
- 4 Drainage & Support
- 5 1/2" Drainage
- 6 1/2" Drainage
- 7 1/2" Drainage
- 8 1/2" Drainage
- 9 1/2" Drainage
- 10 High Voltage Protection
- 11 Pipe
- 12 Voltage
- 13 C.A. 240
- 14 Tank
- 15 Oil Drain
- 16 Instruction Card
- 17 Oil Leaks
- 18 Adequate ventilation
- 19 Sufficiently adjustable
- 20 Thermal Control switch

930926 930926

Permit # 930926 City of Portland BUILDING PERMIT APPLICATION Fee \$25. Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot # \_\_\_\_\_ PERMIT ISSUED

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

Owner: M W Sewall & Co Phone # 1800 549 7994  
 Address: Box 245 - Bath, ME 04530  
 LOCATION OF CONSTRUCTION 245 Brighton Ave.  
 Contractor: \_\_\_\_\_ Sub: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: \$290 Proposed Use: vacant lot  
 Past Use: cashier's booth  
 # 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 Demolish cashier's booth (already done)

**For Official Use Only**  
 Date 10/4/93 Subdivision: \_\_\_\_\_  
 Inside Fire Limits: \_\_\_\_\_  
 Bldg Code: \_\_\_\_\_ Ownership: CITY OF PORTLAND  
 Time Limit: \_\_\_\_\_  
 Estimated Cost: 200 Private \_\_\_\_\_

**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) WDA - 2106-93

**Foundation:**  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Jacks - 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 \_\_\_\_\_

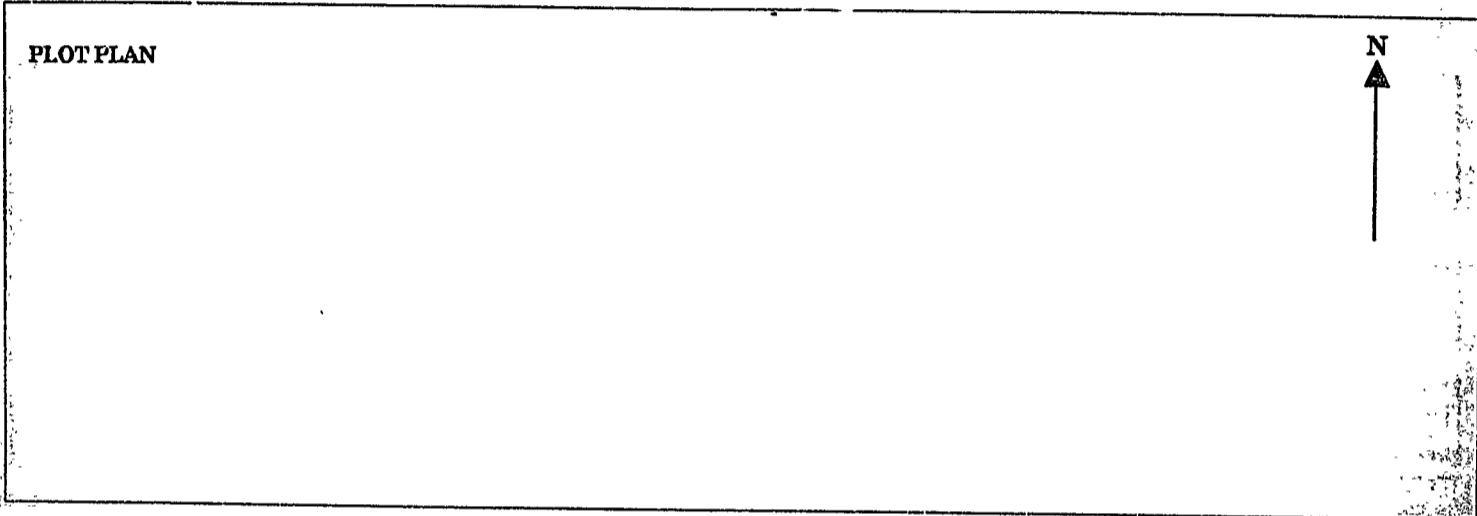
Permit Received By Louise E. Chase

Signature of Applicant Marc Muschetto Date 10/4/93

CEO's District 5  
 -CONTINUED TO REVERSE SIDE  
 Ivory Tag - CEO MA. W14 7

White - Tax Assessor

**PLOT PLAN**



**FEES (Breakdown From Front)**  
Base Fee \$ 25  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ \_\_\_\_\_  
Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

Type	Inspector	Record	Date
<u>OK</u>			<u>10/13/93</u>
<u>Al...</u>			

**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. \_\_\_\_\_

**DEMOLITION CALL LIST  
CITY OF PORTLAND  
DIVISION OF INSPECTION SERVICES**

M.W. Sewall & Co. hereby requests permission to demolish  
(Name of Owner)

Box Building beginning Sept 29, 1993 for the following work  
(structure) (Date)

as described : Removal

<u>UTILITY APPROVALS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
Central Maine Power	828-1411 x5000	<u>Steve Daniels</u>
New England Telephone	1-800-225-4977	<u>N/A</u>
Northern Utilities	797-8002 x6243	<u>N/A</u>
Portland Water District	774-5961	<u>N/A</u>
Public Cable Co.	775-2381 x257	<u>N/A</u>
<u>CITY APPROVALS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
DPW/Sewer Division	874-8300 x8871	
DPW/Traffic Division	874-8033 x8891	
DPW/Forestry Division	874-8300 x8820	
DPW/Sealed Drain Permit	874-8300 x8822	
Building Inspections	874-8300 x8703	
Historic Preservation	874-8300 x8699	
Fire Dispatcher	874-8300 x8576	
<u>ASBESTOS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
U.S. EPA Region 1	617-567-3219	<u>N/A</u>
DEP - Environmental	879-6300	

I have contacted all of the necessary utility companies and City departments.

Date: Sept 29, 1993 Signed: Marc Mordante



930918

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$10 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

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

Owner: M W Sewall & CO Phone # 1 800 540 7994  
 Address: Box 245 - Bath ME 04530  
 LOCATION OF CONSTRUCTION 245 Brigjtown Ave  
 Contractor: \_\_\_\_\_ Sub: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: \_\_\_\_\_ Proposed Use: vacant lot w/9 tanks  
 Past Use: tanks  
 # 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 remove three tanks - common puit

For Official Use Only	
Date <u>1 '4/93</u>	Subdivision: _____
Inside Fire Limits: _____	Name: <u>OCT 7 1993</u>
Bldg Code: _____	Lot: _____
Time Limit: _____	Owner's Ship: _____
Estimated Cost: _____	Public: _____

PERMIT ISSUED  
CITY OF PORTLAND

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 - 10-5-93 (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: \_\_\_\_\_ Sill's 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: \_\_\_\_\_ 01

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: \_\_\_\_\_  
 3. Must conform to National Electrical Code \_\_\_\_\_ State Law \_\_\_\_\_

Permit Received By Louise E. Chase  
 Signature of Applicant Marc Moschetta Date 10/1/93  
 CEO's District \_\_\_\_\_

White - Tax Assessor

CONTINUED TO REVERSE SIDE 15 Mr. W. 1. 1. 1.

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

**PLOT PLAN**

N  
↑

**FEES (Breakdown From Front)**

Base Fee \$ 16 -

Subdivision Fee \$ \_\_\_\_\_

Site Plan Review Fee \$ \_\_\_\_\_

Other Fees \$ \_\_\_\_\_

(Explain) \_\_\_\_\_

Late Fee \$ \_\_\_\_\_

Type	Inspection Record	Date
<u>OK</u>		<u>10/13/93</u>
		<u>     </u>
		<u>    </u>
<u>Allow</u>		<u>    </u>
		<u>    </u>

**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.

Mark [Signature] 259 Front St. South ME 442-7994  
 SIGNATURE OF APPLICANT ADDRESS PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.

BUILDING PERMIT REPORT

DATE: 10/6/93

ADDRESS: 245 Brighton Ave

REASON FOR PERMIT: "Underground Tank Removal Installation"

BUILDING OWNER: M W Sewall Co

CONTRACTOR: —

PERMIT APPLICATION: Marc Marchitto

APPROVED: ✓ DENIED: —

CONDITION OF APPROVAL OR DENIAL:

1. All underground tank removal and/or installation shall be done in accordance with Department of Environmental Protection Regulations Chapter 691.
2. No cutting of tanks on site. Cutting of tanks to be done at an approved tank disposal site.
3. Fire Dispatcher must be notified 48 hours in advance of removal and/or transportation of tanks.

Maine Department of Environmental Protection  
Bureau of Oil & Hazardous Materials Control  
State House Station #17, Augusta, Maine 04333  
Telephone: 207-289-2651  
Attn: Tank Removal Notice

NOTICE OF INTENT  
TO ABANDON (REMOVE) AN  
UNDERGROUND OIL STORAGE FACILITY

Name of Facility Owner: Mutual Oil Company  
Mailing Address: P.O. Box 486 Telephone No: 508-583-5777  
City: Brockton State: MA Zip Code: 02603  
Contact Person (name, address & telephone no.): Ned Sewall  
P.O. Box 245, Bath, ME 04530 207-447-7004  
Name of Facility: Mutual Oil Company Registration No.: 0224 0224  
Facility Location: 245 Brighton Ave., Portland, Me

1. Identify the tanks at this location which are to be removed:

	<u>Tank Number</u>	<u>Age of Tank (Years)</u>	<u>Tank Size (Gallons)</u>	<u>Type of Product Most Recently Stored</u>
A.	1	19	10,000	Unleaded Plus
B.	2	19	10,000	Unleaded
C.	3	19	10,000	Super
D.				

2. Directions to Facility (be specific): Take Route 25 from Congress Street. Go past USM and out Brighton Ave. First station on right just after railroad tracks.

3. Is tank(s) used for the storage of Class I liquids (e.g. gasoline, jet fuel)? Yes  No  (IF YES, REMOVAL OF THE TANK MUST BE UNDER THE DIRECTION OF A CERTIFIED TANK INSTALLER OR PROFESSIONAL FIREFIGHTER.)

4. Name and telephone number of contractor who will do the tank removal: Simard & Sons 783-0297

Certified Tank Installer Certification Number & Name (if applicable).  
Flwin R. Scott, Jr.

Professional Firefighter Yes  No  (Affiliation: \_\_\_\_\_)

5. Expected date of removal: September 13, 1993

I hereby provide Notice that I intend to properly abandon the underground oil storage facility as described above.

Date: August 31, 1993

  
Signature of Tank Owner or Operator

Edward Sewall III  
Printed Name and Title

THIS FORM MUST BE FILED WITH THE DEPARTMENT AND LOCAL FIRE DEPARTMENT 30 DAYS PRIOR TO REMOVAL - RETURN POSTCARD WHEN TANK(S) HAS BEEN REMOVED.

Mail original and yellow copy to DEP; pink copy to fire dept.; retain gold copy