

INQUIRY BLANK

ZONE L. B.

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 2/9/56

Verbal
By Telephone

LOCATION 18 Ashmont St OWNER Cumb. & Yorks Dist.

MADE BY Dan Toppi - on behalf of Client TEL. _____

ADDRESS 12 Renwick St

PRESENT USE OF BUILDING Storage Warehouse

CLASS OF CONSTRUCTION Metal Frame NO. OF STORIES 1

REMARKS: _____

INQUIRY: May a body-repair shop be established at 18 Ashmont Street?

ANSWER: Use is not allowable in L. B. Zone. Repair garage not allowed in metal bldg. unless sprinklered. Two hour fire-resistant partition to be built around any paint spraying operation.

DATE OF REPLY 2/9/56 REPLY BY E. Smith



B2 BUSINESS ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location
18 Ashmont Street

INSPECTION COPY

COMPLAINT NO. 70/42 Date Received May 28, 1970

Location 18 Ashmont Street Use of Building Garage
Owner's name and address K Bros., 18 Ashmont St. Telephone _____
Tenant's name and address _____ Telephone _____
Complainant's name and address Mrs. Smith Telephone 775-0411

Description: Junk cars being stored and piled up in wooden area which is a city proposed street. 3-2 20th

NOTES: See letter.

6-12-70 Prof. received a complaint of it
status followed up today, nothing has been
done to remove the junk cars; they
have been given until June 10 to remove
the junk.
6/18/70. Condition same - no cars
removed - P.B. Fil. See letter 6/14/70.
See Cold Council memo 6/25/70.

18 Ashmont St.

70/42

May 28, 1970

K Bros. Inc.
18 Ashmont Street

Gentlemen:

This is to confirm my conversation, this date, with your shop foreman that junk cars are being stored and piled in the rear of property on a proposed city street right-of-way. All of these junk vehicles and miscellaneous parts should be removed no later than June 10, 1970 at which time a re-inspection of the premises will be made.

We hope no further action by this department will be required as storage for junk vehicles is not allowed in the area according to the Zoning Ordinance.

Very truly yours

R. Lovell Brown
Director Building Inspection Department

RLBem

18. St. Laurent

9/18/68

Checked out -

No junks, - few grecks being
strapped for parts - 4 in all.
Got what I needed, picture
taken - Map of area made -
K. Bras and spring it surveyed
fence put up. - High -

CITY OF PORTLAND, MAINE
Department of Building Inspection.

21 Aldworth St.

October 3, 1969

Mr. Emile Beaulier
21 Aldworth St.

Dear Mr. Beaulier:

It has come to the attention of this department that you are continuing to use the lot on the rear of this property for storage.

May we remind you of our letter to you of May 13, 1969 in which we informed you this property is in a R-3 zone and is not allowable for storage of trucks and heavy equipment.

We are sending this as a final letter to discontinue this use immediately so that it will not become necessary to turn this over to the Corporation Counsel for whatever legal action he may take.

Very truly yours,

R. Lovell Brown
Director

RLB/lk

C
O
P
Y

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: R. Lovell Brown, Director, Building Inspection
FROM: Charles A. Lane, Assistant Corporation Counsel
SUBJECT: K Bros., Inc. - Property at 18 Ashmont Street

DATE: 7/8/70

I have noted that K Bros., Inc. has conformed with the Zoning regulations.

Your file is being returned herewith.

Cal
Charles A. Lane
Assistant Corporation Counsel

CAL:jn
Enc.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: R. Lovell Brown, Director - Building Inspection Department
FROM: Charles A. Lane, Assistant Corporation Counsel
SUBJECT: K Bros., Inc. - Property at 18 Ashmont Street
DATE: 6/25/70

I have this day written to K Bros., Inc. and requested that they cease and desist from storing junk motor vehicles in the vicinity of 18 Ashmont Street.

I have given them fourteen (14) days to remove the existing junk vehicles which are already deposited on property which is a proposed street.

Would you please re-inspect the property at that time and advise this office of its condition.

Your file is being returned herewith.

Cal

Charles A. Lane
Assistant Corporation Counsel

CAL:jn
Enclosure

*Received
July 9
at*

RECEIVED
JUN 25 1970
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

18 Ashmont Street

June 18, 1970

Mr. Kapothanassi
K Brothers
18 Ashmont Street

cc to: Corporation Counsel

Dear Mr. Kapothanassi:

Reference is made to our letter of May 28, 1970 and request for removal of junk cars by June 10th. A re-inspection of the premises on June 11th and this date June 18th indicates that you have not complied with the removal of the junk vehicles as per the request of that letter and your telephone conversation with me.

I am forwarding a copy of this letter along with pertinent file material to the Corporation Counsel any legal action they may deem necessary.

Very truly yours,

R. Lovell Brown
Director, Building & Inspection Services

RLB:m
enc.

FROM THE DESK OF
ROBERT LOVELL BROWN
18 ASAMOOT ST.
MR. KAPOTHANASSI

OWNER
K BROS

April 7, 1980

Nelson's Auto Repair
18 Ashmont Street
Portland, Maine

Re: Conditions at 18 Ashmont Street

Sir:

On Thursday, April 3, 1980, Deputy Chief Robertson and myself ordered the removal of combustible and flammable products, not essential to your operation, to be removed by Thursday April 8, 1980.

This letter is an official notification of conditions which must be changed to meet the minimum standards of the City of Portland.

1. Provide approved cabinets for the storage of flammable liquids.
2. Provide an approved second means of egress from all areas.
3. If a wood stove is to be used, it shall meet the standards of Chapter 324 of the Municipal Code. A copy of Chapter 324 is enclosed.
4. If this building is to be used as two separate businesses, a fire wall having a fire rating of one hour, including fire doors, shall separate the two businesses.
5. A permit for spraying operations is required and a permit for garage repairs is required for each business involved in garage repair.

You are requested to contact this office in regards to these violations, and establish a time for completion which is satisfactory to the Fire Department.

Respectfully,

Lt. James P. Collins
Fire Prevention Bureau

JPC/t

Encl: 1

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Environmental Health
FROM: Building & Inspection Dept.
SUBJECT: 18 Ashmont Street.

DATE: 4-19-79

We have had a complaint come into our office concerning Nelson's Foreign Car repair. Apparently a man is living in an old blue van (milk truck type) on the premises. The complainant says that the man comes in at night and leaves in the morning.

Please check out this complaint in regards to your codes. We are pursuing it in regards to our codes. Please let us know the results of your investigation.

Margo Schmuckal

MS:k



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

18 Ashmont Street
Location:
18 Ashmont Street

INSPECTION COPY

COMPLAINT NO. 79/30

Date Received 4-10-79

Location 18 Ashmont St. Use of Building Foreign Car Repair
Owner's name and address Nelson's Foreign Car Repair - san Telephone 774-7717
Tenant's name and address Raymond Dupuis Telephone _____
Complainant's name and address Person living in area Telephone _____

Description: Man living in old blue van (milk truck type) on premises. Van parked there permanently. Comes ~~xxxx~~ at night, leaves in morning. Man comes in white truck with sign on side, he might be a carpenter.

NOTES:

4-11-79 Main car spilling over into back of
is not owned by Nelson's (2-15-79 CAR'S next to
bldg - 415 cars ~~xxxx~~ on the opposite side of
the paper store. The big old blue van is
parked by the building with a truck "Capitol" ~~xxxx~~ propped
up in front of the van
4-25-79 Talked to owner about the blue van - he said
the guy who stays there sometimes (Raymond Dupuis)
is only ~~xxxx~~ there ~~xxxx~~ on Not the whole
night - I can't find out name in the van
to take a look - told me to have Mr. Dupuis
call me so that I could take a look for myself
There is also an extension cord (xxxx) from the
main bldg to the van - propane tank's not
5-11-79 Elac detached from the van - propane tank's not
connected - got inside the van. some clothes like
present. No indication of the store or shop. No
any working order sign HASN'T been used for
while. No ~~xxxx~~ with car goods - A bicycle
is taking up room inside - No ~~xxxx~~ sleeping
space - there are ~~xxxx~~ which can be
used for sleeping



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:
18 Ashmont St.

INSPECTION COPY
COMPLAINT NO. 77/1

Date Received 2-4-77

Location 18 Ashmont St, 126-B-3 Use of Building 12E-K-6
Owner's name and address Lemuel Nelson & Sharon Hamblin Telephone 803-3626
8 Parkton Rd, Scarborough, Me Telephone 774-7717
Tenant's name and address Punisian
Complainant's name and address Woodfords-Dakdale Neighborhood Assoc. Telephone 772-4714
46 Noyes St. 04103 Mrs. Goldman

Description: Junk CARS And piles of TIRES - SEE letter for specifics
B2 Zone?

- NOTES:
- 2-4-77 There appears to be some junk CARS here but most are void of any snow on them which would mean to me that they have been used. I can't see any tires piled up but there is so much snow that it's hard to tell. Because of the large amount of snow, I'll check on this periodically to make a more accurate account - mjs
 - 2-14-77 Same - The melting of snow reveals a few more junk cars - mjs
 - 2-15-77 talked to Mrs. Goldman and she gave me a little more information to go on - mjs
 - 2-28-77 More cars exposed under melted snow - tires - old seats Exposed also - mjs
 - 3-4-77 See letter
 - 3-11-77 Many of the unused junk cars have been removed. The area to the right of the bldg has been greatly thinned out - However, all cars on the residential property has not been removed! - mjs
 - 3-22-77 Still about 15 cars on Residential Zone & property - All junk parts removed on that side - piles of junk parts on the side of the bldg - mjs
 - 4-7-77 Still has old tires piled up along the rear - still has cars on Res. property - mjs
 - 4-11-77 Talked to Mr. Hamblin on phone - will have tires removed next week - says cars are only parked on residential property during day, not at night. - mjs went by at 9:30 pm - No cars on residential property
 - 4-12-77 Most of cars removed only 3 or 4 against rear of property - mjs
 - 4-25-77 Has spread out again onto Residential property - mjs



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

page # 2

Location:

INSPECTION COPY

COMPLAINT NO. _____

Date Received _____

Location 18 Ashmont St Use of Building _____

Owner's name and address _____ Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address _____ Telephone _____

Description: continued - see PAGE #1

NOTES: AS though most of tires have been removed - still some debris left

5-3-77 No cars on P.R.S. property - tires cleaned up - still old car parts around - h

5-6-77 met with Mrs Goldman & Ralph Burrell and walked over to the site of the complaint - All agreed MR Hamblin did a decent job cleaning up his share and keeping the cars against his bldg.

Most of the existing junk is on MR Kapanthanas's property. I will try to get him to clean up the area - h

5-24-77 met with MR Nelson at the site - more cars over to the other property - told him to keep an eye on the cars and be sure they're moved. HE SAID he would clean up the

big pieces of junk (axles etc) presently on MR K's property. h

6-4-77 Got hold of Mrs Goldman to tell her of the above - h

8-9-77 Nelson on vacation - his cleaned up junk along the rear - still has cars parked on the residential side of Paper Street - h

11-15-77 met MR Brian Burrell at site of complaint - New junk in woods - driven a junk car up towards 20 or so cars parked on

the far right of the lot they're not to park on - h

11-18-77 Notified owner to remove cars & junk in back - Notified violation of Sec. 317 of Mun. Ord & 602.06 of Zoning Ord - Sec confirmation letter - h later cleaned up junk parcel

3-31-78 Talked to MR Nelson Hamblin at court the other day & warned him again about cleaning up the yard around his bldg. - went by today and there were a few

cars around and junk against the bldg - h



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location: Ashmont Street

INSPECTION COPY
COMPLAINT NO. 78/16

Date Received March 30, 1978

Location Ashmont Street Use of Building garage
Owner's name and address _____ Telephone _____
Tenant's name and address Complaints - Maxwell Carter - 134 Oakdale Street Telephone 772-6740
Complainant's name and address _____ Telephone _____

Description: Junk cars around garage which sits in back of Mr. Carters dwelling. Not in back but look thru to

NOTES:

PAGE 3

4-3-78 junk tires and parts around the bldg and cars parked on other than Nelson's property - not

4-10-78 10:15 AM - has approx. 22 cars & 3 trucks on the lot - Against the building the cars are in rows of 4 - 4 cars are far over to the right. Junk is along side of the building and along back of lot - wing D

4-12-78 1:30 pm - went with Gus James to take pictures - 2-6 cars and 4 trucks on the lot - not

4-21-78 pm - 17 cars & 3 trucks - junk still around building - not

5-2-78 15 cars & 1 truck - 4 cars @ far right

5-4-78 served summons - still has 15 cars and 2 trucks against bldg - No cars to the far right - not

has cars parts

16 Ashmont Street

March 4, 1977

Nelson & Sharon Hamblin
8 Puritan Road
Scarboro ME 04074

cc: Woodfords-Oakdale
Neighborhood Assoc.
46 Noyes Street
Portland ME 04103
Attn-Mrs. Goldman

Dear Mr. & Mrs. Hamblin

Recent inspections of the above location indicate several violations of the Zoning Ordinance. The main building is located in a B-2 Business Zone, with a zone line running down the proposed street to the right of your building. The zone on the other side of the proposed street is a R-5 Residential Zone.

The Board of Appeals allowed your property the use of "Sales, Service, and Repair Garage" in 1956. That does not include a car graveyard or junked cars. Many of these cars have not been used or repaired since the large snowstorm, as they are still thawing out from the drifts. These junked cars appear to have been in the same condition for some time, according to their looks. All junk cars must be removed. (Sec. 602.9.A)

Most of these junk cars, plus some cars that you work on regularly, are spilling over into the R-5 Residential Zone and onto private property. These all must be removed immediately as they are in violation of Section 602.6A of the Zoning Ordinance. Any other junk parts, such as old tires and car seats, must also be removed as soon as possible. This office realizes that you are a new owner of this property; however, these violations have been continued much too long and extending too far into the Residential Zone.

We would appreciate your fullest cooperation in this matter. If you have any questions concerning this matter, please don't hesitate to contact me at this office.

Very truly yours

Marge Schmauckal
Building Inspector

MS:cm

Michael C. Wing, Asst. City Manager
Marge Schmuckal, Building Inspector
18-32 Ashmont Street

4/ 20/77

22-32 Ashmont St.

We have received your complaint concerning Ashmont Street. I have already been working with the Woodfords-Oakdale Neighborhood Assoc. on this complaint. As of this date, the area has been pretty much cleaned up. The new owner of the property has been very cooperative. I hope to have the matter closed within the next week or so.

If any more complaints at this location come through your office, please refer them to me and I will bring them up to date on my progress with the problem.

74/63 ^W COMPLAINT
Date Received: 7/11/74 By: RLS
Location Forest Ave - 18th Street
Owner K-BROS.
Source CITY MAN - "WING"
Phone - KapoMan ²⁵⁵ Antonio C.
700 Washington
AVE.
K-BROS HAS
LEFT JONIC CAR ETC
@ LOCATION -

Bob



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT *B-2*

Location:
18 Ashmont St.

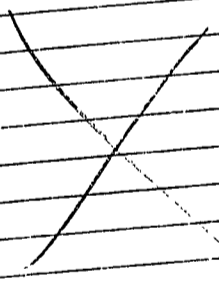
FILE COPY
COMPLAINT NO. 74/63

Date Received July 15, 1974 *602.9*

Location 18 Ashmont St. Use of Building _____
Owner's name and address Antonio Kapothanasis, 700 Washington Telephone _____
Tenant's name and address _____ Telephone _____
Complainant's name and address Mike Wong, City Manager's Office Telephone _____
Description: K-Bros. has left junk & cars etc. @ this location.

NOTES:

*7/24/74 - A. KAT talked with me
and said all junk cars had been removed.
All other cars owned by customers and are
repairable in his repair garage. E.S.*



City of Portland, Maine
Board of Appeals
—ZONING—

.....May 17, 1956....., 19

*Sustained
6/1/56*

56/48

To the Board of Appeals:

Your appellant, Joseph Hamilton, who is the owner of property at 18 Ashmont Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit intended to authorize change of use of the building at 18 Ashmont St. from wholesale distribution of merchandise to sales, service and repair garage is not issuable under the Zoning Ordinance because the property is in a Limited Business Zone where a repair garage, according to Section 5A of the Ordinance, is not an allowable use unless first authorized by the Zoning Board of Appeals after the usual appeal procedure.

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

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Joseph Hamilton
By Edward J. O'Brien, Atty
Appellant

After public hearing held on the 1st day of June, 1956, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance, provided that no painting or body work shall be done anywhere on these premises and that no repairing or servicing of vehicles shall be done outside of the garage building.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case, provided that no painting or body work shall be done anywhere on these premises and that no repairing or servicing of vehicles shall be done outside of the garage building.

Ben Wilson
Ruth W. Walsh
John W. Lake
Edward J. Pella
William H. O'Brien
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 29, 1956

Edward F. Gignoux, Esquire
57 Exchange Street
Portland, Maine

Re: Joseph Hamilton - Morong Bros., Inc.
18 Ashmont Street

Dear Mr. Gignoux:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, June 1, 1956, at 10:30 a. m. to hear your appeals under the Zoning Ordinance and Building Code.

Please be present at this hearing in support of these appeals.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K

DATE: June 1, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Joseph Hamilton
AT 18 Ashmont Street

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

BOARD OF APPEALS

VOTE

MUNICIPAL OFFICERS

Ben B. Wilson
John W. Lake
William H. O'Brien
Edward T. Colley
Ruth D. Walch

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

PROVIDED THAT NO PAINTING OR BODY
WORK SHALL BE DONE ANYWHERE ON THESE
PREMISES AND THAT NO REPAIRING OR
SERVICING OF VEHICLES SHALL BE DONE
OUTSIDE OF THE GARAGE BUILDING.

Record of Hearing:

BROOKS WHITEHOUSE, ESQ. for appellant

PRESENT TO REQUEST INFORMATION ON OPERATIONS TO BE CONDUCTED:

Michael B. Salvetti, 7 Longfellow Street
Judson D. Nichols, 16 Linden Street
Jennie M. Lufkin, 24 Linden Street
Philip W. Anderson, 45 Longfellow Street
Mrs. Jean S. Moulton, 29 Longfellow Street

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 22, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, June 1, 1956, at 10:30 a. m. to hear the appeal of Joseph Hamilton requesting an exception to the Zoning Ordinance to authorize change of use of the building at 18 Ashmont Street from wholesale distribution of merchandise to sales, service and repair garage to be operated by Morong Bros., Inc.

This permit is presently not issuable under the Zoning Ordinance because the property is located in a Limited Business Zone where a repair garage, according to Section 5A of the Ordinance, is not an allowable use unless first authorized by the Zoning Board of Appeals after the usual appeal procedure.

This appeal is taken under Section 18E 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 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

Ben B. Wilson

Chairman

*For list of names
see appeal withdrawn
2/30/56*

K

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Record of Inquiry

Date 6/1/36

*18 Calumet St
Mutt
23737*

Verbal in person
By telephone

Location

Made by

Inquiry

*18 Calumet St, 23737
Mutt
Data sign 51x50 in posts parallel
with street to put up for Ripley Motors.*

Answer-1

*Told him it was an Ayl 2me where
I did not think it permissible - he
said an Ayl sign had been put up
within a year.*

Reply by

EMM.

*File
in
my*

June 8, 1966

Display Signs, Inc.

Mr. DeFuria recently inquired concerning the construction of a sign facing Belmont Street and approximately on the street line, but located in the Apartment House Zone. Even though such a sign was not permissible under the zoning ordinance, but because of some misunderstanding between him and Mr. Rosenberg, proceeded to erect the posts for the sign, but has now stopped at my request, so that the legal status of all these matters might be settled before proceeding further.

We have no desire to interfere with the development of your business, but it is obviously necessary for you to establish the legal right to use these areas called to your attention, not illegally used, or discontinue the use of these areas. In connection with the sign it is necessary that you establish the legal right to erect and maintain the sign or give up the project and remove the posts which have already been erected.

In these circumstances it appears that your only recourse is an appeal to the Municipal officers seeking a variance in the precise terms of the Zoning Law, as it applies to your property, so that you may be legally permitted to use these areas for the display of motor vehicles and to erect and maintain the sign, if the Municipal officers conclude that these things may be permitted without departing substantially from the spirit of the Zoning Ordinance. Such an appeal may be filed at this office and the law in such a case requires that a written notice of the public hearing be sent to owners of all property within 500 feet of the premises in question at least 10 days before the hearing. Probably you would be unable to get a decision on this appeal before the first Monday in July and then, only if you file your appeal within a week.

You are doubtless interested in the petition of the Realty Management Company for a change of zone lines and classifications in the vicinity of your establishment. The status of this petition is that it has been referred to the Committee on Zoning and the Committee on Planning and the Committee on Public Safety and the Committee on Public Health. It will continue it to next Friday morning at 11:30 o'clock at the request of the petitioner and with the consent of neighboring property owners. Even though this petition were granted and the changes made as asked for, Schwartz & Rosenberg's lot in the rear of your all-metal garage would still be in an Apartment House Zone therefore not legally usable for the display of motor vehicles.

Very truly yours,

Inspector of Buildings

Tom
CC: Schwartz & Rosenberg

File: C-38 11351

June 8, 1936

Ripley Motors, Inc.,
559 Forest Avenue,
Portland, Maine

Gentlemen:

At a recent public hearing in connection with a petition for change of zone in the vicinity of your garages at 529 Forest Avenue and 18 Ashmont Street, one or more property owners in the neighborhood questioned the right of your company to park and sell motor vehicles in the open air over such a large area of land located in an Apartment House Zone.

After investigating the situation, I have reached the conclusion that you are quite largely in violation of the Zoning Law in the matter of exposing motor vehicles for sale in the open air and in the Apartment House Zone located with one boundary line 100 feet from Forest Avenue.

In 1929 Schwartz & Rosenberg were successful in a petition to be allowed to construct the rear part of your main garage building in this Apartment House Zone and with a right-of-way leading from Ashmont Street. This rear part of the building and permits were issued for the new garage building and for the establishment of the pumps and gasoline tanks in this driveway. These proceedings gave the right to use the areas precisely mentioned in the petition and permits and no others for the purposes asked, but leaving a strip of land, owned by Schwartz & Rosenberg, fifty or sixty feet wide running from Ashmont Street back to your main garage between the driveway mentioned and the property of other owners having frontage on Forest Avenue, which enjoys no special rights under the petition filed and granted, therefore coming under the requirements of an Apartment House Zone.

In 1931 Cook Ripley, Inc. was successful in petitioning the City Council to secure the right to construct a large all-metal garage on the property which that company then owned at 18 Ashmont Street. That petition and the permit following granted exactly the rights asked for in the petition and no more.

Apparently you are now also using a lot of land in the rear of this all-metal garage for displaying and selling motor vehicles. This latter lot of land is apparently owned by Schwartz & Rosenberg but was not acquired by them until 1931 almost two years after their petition to the City Council for your original garage. This latter lot is also in an Apartment House Zone and obviously is being illegally used.



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
2104

(A) APARTMENT HOUSE ZONE

Permit No. DEC 10 1935

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Dec 10 1935

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 18 Ashmun St. Portland Use of Building Garage
Name and address of owner Walter J. Mallow
Contractor's name and address Frank J. Mallow 37 Cottage St. S. Y. Telephone IS WAIVED

General Description of Work

To install a 5 section square steam boiler

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? no If not, which story 1st Kind of Fuel soft coal
Material of supports of heater or equipment (concrete floor or what kind) concrete floor & walls
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 6 ft. 4 in.
from top of smoke pipe 2 ft. 6 in. from front of heater none from sides or back of heater none

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____
Location oil storage _____ No. and capacity of tanks _____
Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____
Amount of fee enclosed? _____ (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor Frank J. Mallow

INSPECTION COPY

NOTIFICATION Ward 8
OR CLOSING BEFORE LATHING
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Ward 8 Permit No. 35/2104

Location 18 Government St.

Owner Ruggie Martins, Inc.

Date of permit 12/10/35.

Notif. closing-in

Inspn. closing-in

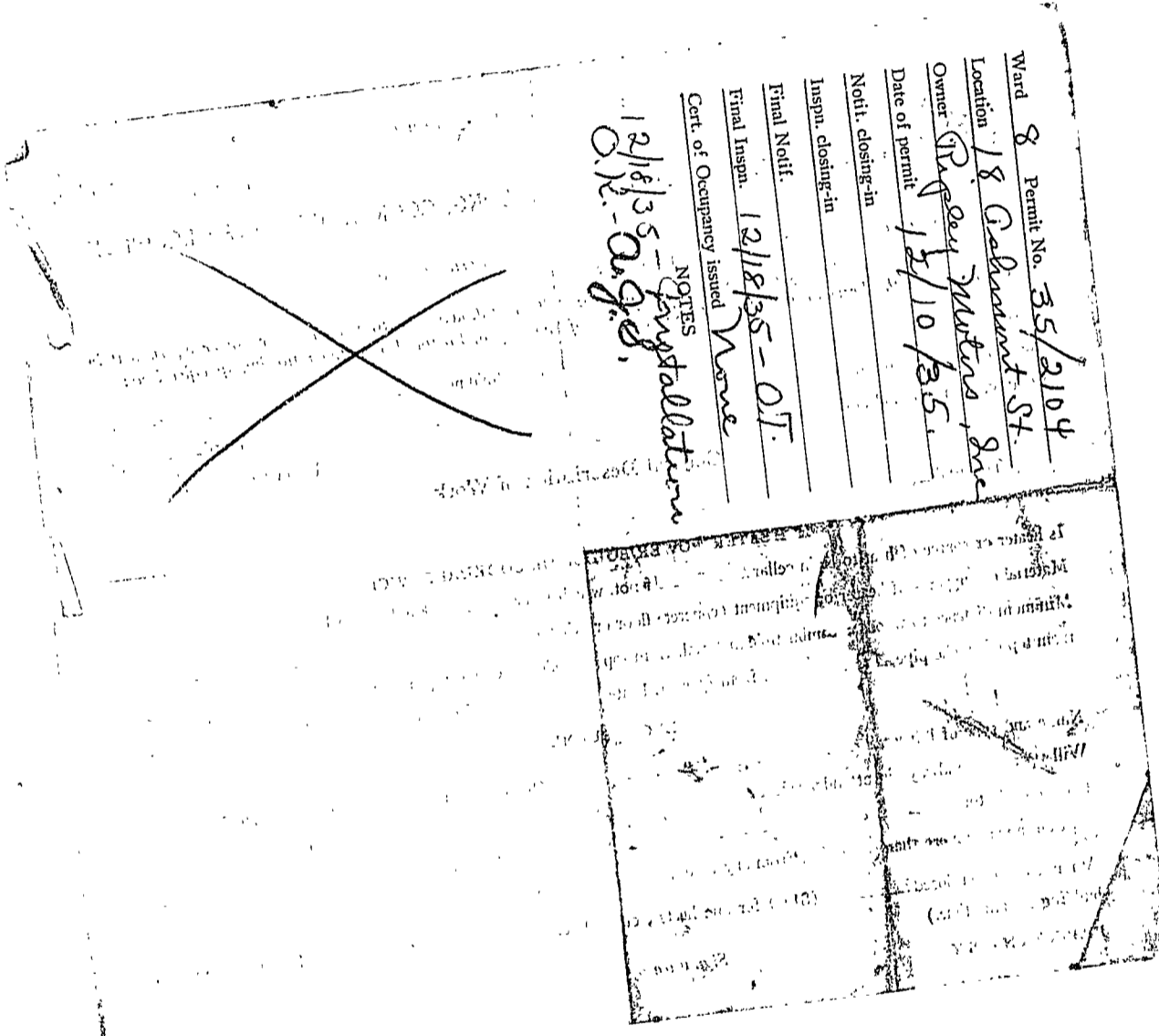
Final Notif.

Final Inspn. 12/18/35 - O.T.

Cert. of Occupancy issued None

NOTES

12/18/35 - final installation
O.K. - A.G.D.





(A) APARTMENT HOUSE 70
APPLICATION FOR PERMIT

Permit No. 12345
1971
NOV 12 1935

Class of Building or Type of Structure First Class

Portland, Maine, November 12, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 18 Ashmont Street Ward 8 Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Ripley Motors, Inc. 520 Forest Avenue Telephone _____
Contractor's name and address Thomas Skinner Co., 127 Main Street, So. Portland Telephone 4-4746
Architect's name and address _____
Proposed use of building Garage No. families _____
Other buildings on same lot _____
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ 1,500. Fee \$ 8.75

Description of Present Building to be Altered

Material metal No. stories 1 Heat none Style of roof _____ Roofing _____
Last use Garage No. families _____

General Description of New Work

To line inside of building with asbestos and mineral wool, (no wood), concrete to be used to a height of 3'
To put in concrete block wall to ceiling 10' x 10' to provide new boiler room, self-closing fire door with raised threshold
To build one ~~brick~~ brick chimney

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by the heating contractor.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WANTED

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys 1 Material of chimneys brick of lining tile
Kind of heat to be applied for Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
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 _____
Total 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 above work require removal or disturbing of any shade 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

INSPECTION COPY
Signature of owner By Thomas Skinner, Inc.
By Thomas Skinner

Ward 8 Permit No. 35/1971
 Location 18 Ashmont St.
 Contractor Ryley Mutine, Inc.
 Date of permit 11/13/35.
 Not closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn. 12/18/35
 Cert. of Occupancy issued None

NOTES
 A.J.S. W. has this
 come through to
 you, let's find
 is special
 all the time and
 not let the
 get the pump
 from the shop
 Ryley contractor
 1 m

11/15/35 Part of con-
 crete wall poured -
 A.J.S.
 11/19/35 - Pouring concrete
 at end made on angles
 for supporting ceiling -
 A.J.S.

11/21/35 - Putting up
 ceiling supports A.J.S.
 11/25/35 - Work on
 ceiling progressing
 A.J.S.
 11/26/35 - Working on
 ceiling. Chimes
 about completed A.J.S.
 12/5/35 - Boiler room
 enclosure and chim-
 ney completed. Putting
 asbestos board on walls
 & ceiling - A.J.S.
 12/10/35 - Work well
 along - A.J.S.

#5100A-I
Copy to Cook-Ripley, Inc.

July 13, 1931

Thomas Skinner Company
127 Main Street
South Portland, Maine

Gentlemen:

Enclosed is the building permit covering erection of a sign upon the roof of the building of Cook-Ripley, Inc. at 18 Ashmont Street.

This permit is issued on account of an appeal in favor of Cook-Ripley, Inc. sustained by the Board of Municipal Officers on July 6th. There was a condition attached to sustaining this appeal, however, as follows:- that the extreme top of the sign and fastening is to be no higher than the elevation of the ridge of the building, and that the sign be erected on the slope of the roof toward Ashmont Street.

This permit is given upon these conditions. Please see to it that there is no question as to whether or not the top of the sign is lower than the ridge of the building.

Very truly yours,

Inspector of Buildings.

TH/HC
Enc.



(A) APARTMENT HOUSE ZONE

ISSUED 2578

Permit No. 20 1931

APPLICATION FOR PERMIT

Class of Building or Type of Structure First Class

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, December 28, 1931

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

Location 18 Ashmont Street Ward 8 Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Cook-Ripley Co., Inc. 530 Forest Ave Telephone _____
 Contractor's name and address Thomas Skinner Co., 127 Main St. So. Portland Telephone F 7738
 Architect's name and address _____ Telephone _____
 Proposed use of building Garage
 Other buildings on same lot _____ No. families _____
 Plans filed as part of this application? no No. of sheets _____
 Estimated cost \$ 100. Fee \$.50

Description of Present Building to be Altered

Material metal No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Last use garage No. families _____

General Description of New Work

To partition off office 8' x 12' in one corner of building for office
(partition to be wood stud with metal on garage side and sheet rock on office
sides, one stationary window, with metal covered door)

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 To be erected on solid or filled land? _____ Height average grade to highest point of roof _____
 Material of foundation _____ earth or rock? _____ Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat Colson gasoline stove Type of fuel _____ Is gas fitting involved? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 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 _____
 Total 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 above work require removal or disturbing of any shade 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

INSPECTION COPY

RECEIVED

Signature of officer

Cook-Ripley Co., Inc. By Thomas Skinner Co.

T. Sanborn

67276



(A) APARTMENT HOUSE ZONE PERMIT ISSUE
Permit No. 1251

APPLICATION FOR PERMIT

JUL 19 1951

Class of Building or Type of Structure Sign

Portland, Maine, June 17, 1951
Plan received 7.13/51

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 38 Antrim Street Ward B Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Cook-Ripley Inc. 528 Forest Ave. Telephone _____
 Contractor's name and address Thomas Skinner Co., 127 Main St. So. Port. Telephone F 7788
 Architect's name and address _____ No. families _____
 Proposed use of building Garage
 Other buildings on same lot _____
 Plans filed as part of this application? yes No. of sheets 1
 Estimated cost \$ _____ Fee \$ 1.00

Description of Present Building to be Altered

Material metal No. stories 1 Heat _____ Style of roof pitch Roofing metal
 Last use _____ Garage No. families _____

General Description of New Work

To erect all metal sign 29' x 5' on roof of building
 1/2" bolt through roof purlins

Appeal sustained and Permit Granted by Special Order of Board of Building
 7/6/51

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

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

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof _____ Rise per foot _____ Roof covering _____ of lining _____
 No. of chimneys _____ Material of chimneys _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 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 _____
 Total 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 above work require removal or disturbing of any shade 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

Signature of owner Cook-Ripley, Inc.
By Thomas Skinner Co.
By G. J. Mc Cormick

INSPECTION COPY

3/38
PUBLIC HEARING ON APPEAL OF COOK-RIPLEY, INC AT 12 ASHMOOT STREET.

July 1, 1961

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the City were Councillor Craig and the Inspector of Buildings.

F. H. Fletcher appeared for Cook-Ripley, Inc. in support of the appeal. He stated that they proposed to put the sign along the ridge of the building. He said that they desired the sign to indicate to the public the fact that the new building was intended for the sale of used automobiles.

No opponents appeared.

INSPECTOR OF BUILDINGS.

(COPY)

51/38

2578



City of Portland, Maine

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by Cook-Ripley, Inc. at 18 Ashmont Street

June 25, 1931

To the Municipal Officers:

Your appellant, Cook-Ripley, Inc.,
who is the owner of property at 18 Ashmont Street
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 13, Paragraph c
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 der-
ogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to erect
a metal sign 5' x 29' on the roof of this building on the ground that since
this building is located in an Apartment House Zone where such advertising
is not ordinarily permissible under the Zoning Law. This building was con-
structed under a special permit secured from the City Council by a petition,
but no mention was made in the petition of any such advertising device.

The reasons for the appeal are as follows: The appellant feels that
this sign is needed for advertising purposes, and will improve the appearance
of the building and not be objectionable to the neighborhood.

COOK-RIPLEY, INC.

By