

569-579 BRIGHTON AVENUE

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **2407**

Address **563 Brighton Ave.**

Installation For **bank**

Owner of Bldg **Bank**

Owner's Address **Deering Savings & Loan**

Plumber: **J. Lerere-RK # 4 Sp. Wincham 9-24-81**

Date Issued **9-24-81**

By **ERNOLD R. GOODWIN**
Portland Plumbing Inspector

Date _____
By _____
App. First Insp.

Date _____
By _____
App. Final Insp.

Date _____
By _____

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

NEW	REPL.		NC	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
1		HOT WATER TANKS		6.00
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
TOTAL				6.00

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND, MAINE
Building & Inspection Services

569-579 Brighton Avenue
Cor. 512-524 Woodfords Street

October 28, 1974

Esxon Co. of America
1 Lincoln Street
So. Portland, Me. 04106

cc to: Corporation Counsel
cc to: C. Galli & Sons
53 Portland Street

Building permit to construct a 16' x 10' masonry addition at the above named location is not issuable under Section 602.17B of the Zoning Ordinance applying to the B-1 Business Zone in which this property is located, as this addition would constitute an increase in the existing nonconforming use.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a nonconforming use appeal shall be paid at this office at the time appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. (Section 602.24.E)

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:mes

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

569-579 Brighton Ave. cor.
Exxon Co. of America, owner of property at 512-524 Woodfords Street
under the provisions of Section 24 of the Zoning Ordinance of the City of
Portland, hereby respectfully petitions the Board of Appeals for a variance
from the provisions of said Ordinance to permit: the construction of a
16' x 10' masonry addition at the above named location. This permit is not
issuable under Section 602.17B of the Zoning Ordinance applying to the
B-1 Business Zone in which this property is located, as this addition
would constitute an increase in the existing nonconforming use.

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

W. J. ...
APPELLANT
For Exxon Co., U.S.A.

DECISION

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

It is, therefore, determined that a variance from the provisions of the
Zoning Ordinance should be granted in this case.

Board of Appeals

Rev.
1500

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 30, 1974

TO WHOM IT MAY CONERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Wednesday, November 13, 1974 at 4:00 p.m. to hear the appeal of Exxon Company of America requesting an exception to the Zoning Ordinance to permit the construction of a 16' x 10' masonry addition at 569-579 Brighton Avenue, corner of 512-524 Woodford Street.

This permit is not issuable under Section 602.17B of the Zoning Ordinance applying to the B-1 Business Zone in which this property is located, as this addition would constitute an increase in the existing nonconforming use.

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

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

BOARD OF APPEALS

Thomas J. Murpny
Secretary

November 27, 1974

Mr. J. Donald MacWilliams
579 Congress Street
Portland, Maine 04101

RE: Board of Appeals - November 6, 1974

Dear Mr. MacWilliams:

I enclose herewith for your reference a copy of the Board's decision of Exxon Company of America to construct a 16 x 10 masonry addition.

Very truly yours,

Charles A. Lane
Assistant Corporate Counsel

CAL/dlh

Enclosure

A. Allan Soule, Deputy Director of Building Inspections

11/27/74

Charles A. Lane, Assistant Corporation Counsel

Board of Appeals - November 6, 1974

Set forth below is a report of action taken by the Board at the above-described meeting.

Nonconforming Appeals

The Board of Appeals granted the request of Exxon Company of America to permit the construction of a 16 x 10 masonry addition at 569-579 Brighton Avenue.

The Board continued the application of Dr. George Gordon to change the use of property 505-507 Woodfords Street from one to two doctor's office with the new office to be located on the second floor.

Use Variances

The Board continued the appeal of Carl Selberg to construct a two story four family frame apartment building at 205-207 Sherwood Street.

Your files are being returned herewith. Attested copies of the Board's decision are being filed in the office of the City Clerk. Copies of the Board's decisions are being sent to the Municipal Officers and the Planning Board.

Charles A. Lane
Assistant Corporation Counsel

CAL/dlh

Enclosure

cc: Municipal Officers
City Clerk
Planning Board

November 27, 1974

Exxon Company of America
1 Lincoln Street
South Portland, Maine 04106

RE: 512-524 Woodford Street

Dear Sir:

This is to advise you that your request to extend a nonconforming use at the above-described address has been granted by the Board of Appeals. A copy of its decision is enclosed herewith for your reference.

Very truly yours,

Charles A. Lane
Assistant Corporation Counsel

CAL/dlh

Enclosure

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

A NONCONFORMING USE APPEAL

Findings of Fact

The applicant is Exxon Company of America and he is interested in the property located at 512-524 Woodfords Street as owner. The owner of the property is same and his address is 1 Lincoln Street, South Portland, Maine. The property is located in a B-1 Zone. The present use of the property is gasoline service station.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.17B of the Ordinance to permit construction of a 16 x 10 masonry addition.

Further Findings of Fact

The addition will be used for the storage of tires, batteries, and accessories.

Appearances

The names and addresses of those appearing in support of the application are: Bill Robideau, 1 Lincoln Street, South Portland, Maine

and the names and addresses of those appearing in opposition of the application are: Owen Perry, 22 Colonial Road, Portland, Maine; Trudy Luther, 18 Fleetwood Street Portland, Maine.

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following: a photograph and plans on file in the office of the Building Inspector

REASONS FOR DECISIONS

The parcel of land in question (~~is/is not~~) exceptional, compared to other lots or parcel subject to the same provision by reasons of its physical characteristics which may be described as follows: its located in a B-1 small neighborhood business zone. It is nonconforming.

and also by reason of the following topographical features: none

and they (~~do/do not~~) amount to more than a mere inconvenience to the owner.

The aforesaid physical conditions (strike out inapplicable references).

(a) existed at the time of the enactment of the provision for which a variance is sought; or

~~(b) are a result of physical conditions which existed at the time of the enactment of the provision for which a variance is sought;~~

(c) were a result of governmental action.

The carrying out of the strict letter of the provision from which a variance is sought (~~would/would not~~) deprive the applicant of the substantial use or enjoyment of the property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision, because of the following: it has been forced to be maintained at a 1941 level.

The hardship (~~is/is not~~) merely the inability of the applicant to enjoy some special privilege or additional rights not available to owners or occupants of other lots or parcels subject to the same provision, as evidenced by: The proposed addition will not increase business.

Property in the same zone or neighborhood (~~will/will not~~) be adversely affected by the granting of the variance and the granting of the variance (~~will/will not~~) create conditions which would be detrimental to the public health or safety, because of the following: business volume will not increase

SPECIFIC RELIEF GRANTED

After a public hearing held on November 13, 1974, the Board of Appeals find that all of the conditions required by the Ordinance (do/202333) exist with respect to this property and that an increase in the existing nonconforming use should _____ be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should _____ be granted in this case.

William J. Murphy
Josephine Allen
Ernest D. Snow
James J. Mally

11/13/74

Murphy
Cohen
Linn
O'Malley

569-579 Brighton Ave - Elys GRANTED
Bill Robinson

Appears: Claven Green, 33 Colonial Rd
Tudy Luth, 15 T. L. L. Wood

Tabled

505-507 Woodford St - Haden
Dr. Alan Schmitt
Dr. Henry Haden

None appeared.

for more information about parking

Continued

205-207 Diamond St - Haden

MM Appears:

Required further

Haden, for ...

PERMIT TO INSTALL PLUMBING

11718

Date Issued: 7-19-62		Address: 512 Woodfords Street		PERMIT NUMBER	
By: J. P. Welch PORTLAND PLUMBING INSPECTOR		Installation For: Violette & Rice, Inc.			
		Owner of Bldg: Violette & Rice, Inc.			
		Owner's Address: 512 Woodfords Street			
		Plumber: Edward McLaughlin		Date: 7-19-62	
APPROVED FIRST INSPECTION		PROPOSED INSTALLATIONS		NUMBER FEE	
Date: JUL. 23 1962	By: JOSEPH P. WELCH	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> REPL	SINKS		
			LAVATORIES	2	\$ 4.00
			TOILETS		
			BATH TUBS		
			SHOWERS		
			DRAINS		
			HOT WATER TANKS		
			TANKLESS WATER HEATERS		
			GARBAGE GRINDERS		
			SEPTIC TANKS		
			HOUSE SEWERS		
			ROOF LEADERS (Conn. to house drain)		
APPROVED FINAL INSPECTION				TOTAL ▶ \$ 4.00	
Date: JUL. 23 1962	By: JOSEPH P. WELCH				
TYPE OF BUILDING					
<input checked="" type="checkbox"/> COMMERCIAL					
<input checked="" type="checkbox"/> RESIDENTIAL					
<input type="checkbox"/> SINGLE					
<input type="checkbox"/> MULTI FAMILY					
<input type="checkbox"/> NEW CONSTRUCTION					
<input type="checkbox"/> REMODELING					

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

569-579 Brighton Avenue
Cor. 512-524 Woodfords Street

October 28, 1974

Exxon Co. of America
1 Lincoln Street
So. Portland, Me. 04106

cc to: Corporation Counsel
cc to: C. Galli & Sons
53 Portland Street

Building permit to construct a 16' x 10' masonry addition at the above named location is not issuable under Section 602.17B of the Zoning Ordinance applying to the B-1 Business Zone in which this property is located, as this addition would constitute an increase in the existing nonconforming use.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a nonconforming use appeal shall be paid at this office at the time appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. (Section 602.24.E)

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:mes



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

1164 DEC 8 1974

ZONING LOCATION

PORTLAND, MAINE, Oct 23, 1974

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 569-579 Brighton Ave cor of 512-514 Woodford St
1. Owner's name and address Exxon Co of America, 1 Lincoln St, So Port
2. Lessee's name and address
3. Contractor's name and address C. Galli & Sons, 53 Portland St
4. Architect
Proposed use of building Gasoline service station
Last use
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 3,000.00

FIELD INSPECTOR—Mr. Hoffses

GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 to construct a 10' x 16' addition per plan.

- Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

Appeal sustained 11-13-74

FOOTINGS SHALL BE NOT LESS THAN 4" BELOW FINISH GRADE. rlb

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO

1 2 3 4 Other CALL when Ready

DETAILS OF NEW WORK

Is any plumbing involved in this work? no
Is any electrical work involved in this work? yes
Is connection to be made to public sewer?
Has septic tank notice been sent?
Form notice sent?
Height average grade to top of plate
Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY:

DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING: 1127174-04

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

PERMIT ISSUED
Signature of Applicant
Type Name of above

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 ..

James Galli Phone # above

C. GALLI 1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

NOTES

12-10-74 Work started
12-17-74 Work completed

Permit No. 74/1164
Location 569-579 BELMONT AVE
Owner EXXON OF AMERICA
Date of permit 12/3/74
Approved:

SAM

Large grid area for notes, consisting of a table with multiple columns and rows.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Oct 8, 1974

PERMIT ISSUED 0978 OCT 8 1974 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 512 Woodford St Use of Building filling station No. Stories 1 New Building Existing " Name and address of owner of appliance EXXON, same Installer's name and address Gray Oil, 396 Commercial St Telephone

General Description of Work

To install replace existing heating system with oil fired FHA suspended unit. existing metalbestos chimney to be used.

IF HEATER, OR POWER BOILER

Location of appliance furnace room Any burnable material in floor surface or beneath? no If so, how protected? Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace adequate all the way around From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue none If gas fired, how vented? Rated maximum demand 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 Quiet Automatic Model 200 Labeled by underwriters' laboratories? yes Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? top Type of floor beneath burner conc block/floor Size of vent pipe existing Location of oil storage outside Number and capacity of tanks 1 - 550 underground Low water shut off Make No. Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none Total capacity of any existing storage tanks for furnace burners 1-550

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

Amount of fee enclosed? 5.00

APPROVED:

10-8-74 N.F.C.

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

Signature of Installer

Gray Oil Co John Henry

CS 300

INSPECTION COPY

#15 Pd 10/17/72

Revised
11/2/72

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Humble Oil & Refining Company, owner of property at 512-524 Woodford St. 569-579 Brighton Ave. under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: the erection of a 6'2" x 11'3" detached pole sign with the top about 19' 8" above the ground and extending over the street line of both Woodford St. and Brighton Ave. approximately 1' at the above named location. This permit is presently not issuable under the Zoning Ordinance because the property is located in a ~~B-1 BUSINESS~~ Business Zone where a detached sign is not allowable. (Sec. 602.16.4a/)

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

Humble Oil & Refining Company

APPELLANT
By: [Signature]

DECISION Ralph F. Russ:

After public hearing held November 2, 1972, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should not be granted in this case.

[Signature]
[Signature]
[Signature]
Board of Appeals

569-579 Brighton Avenue
512-524 Woodford Street

Sept. 29, 1972

Humble Oil Company
1 Lincoln Street
South Portland

cc to: Coyne Sign Company
Att: Joe Coyne
66 Cove Street
cc to: Corporation Counsel

Gentlemen:

Building permit to erect a 6'2" x 11'3" detached pole sign with the top about 19'8" above the ground and extending over the street line of both Woodford Street and Brighton Avenue approximately 1', at the above named location is not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where a detached sign is not allowable. (Sec. 602.16-4a)

We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter a matter of formality.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:nm

P.S: We are writing this certification letter with the understanding that this sign will be non-rotating with non-flashing lights. If this is not to be the case, let us know so it can be included in the appeal letter. If this is approved, we will need a statement of design signed by a qualified designer who is willing to take the responsibility of this sign.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 20, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, November 2, 1972 at 4:00 p.m. to hear the appeal of Humble Oil & Refining Co. requesting an exception to the Zoning Ordinance to permit the erection of a 6'2" x 11'3" detached pole sign with the top about 19'8" above the ground and extending over the street line of both Woodford Street and Brighton Avenue approximately 1' at 569-579 Brighton Ave. and 512-524 Woodford St.

This permit is presently not issuable under the Zoning Ordinance because the property is located in B-1 Business Zone where a detached sign is not allowable. (Section 602.16.4a).

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

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

BOARD OF APPEALS

William B. Kirkpatrick
Chairman

October 30, 1972

Humble Oil Company
1 Lincoln St.
South Portland, Maine

November 2, 1972

cc to: Coyne Sign Co.
66 Cove St.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

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CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 20, 1972

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This permit is presently not issuable under the Zoning Ordinance because the property is located in B-1 Business Zone where a detached sign is not allowable. (Section 602 (6.4a).

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

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Chairman

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IN THE BOARD OF APPEALS

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BOARD OF APPEALS

William B. Kirkpatrick
Chairman

Russo

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED
TO BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE
PREMISES AT 569 - 571 Brighton Ave. IN PORTLAND, MAINE

Appeal Denied 11/2/72

Humble Oil & Refining Company being the owner of the
premises at 569 - 571 Brighton Ave. in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Humble Oil Co.
projecting over the public sidewalk from said premises as described in
application to the Inspector of Buildings of Portland, Maine for a
permit to cover erection of said sign;

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

In Witness whereof the owner of said premises has signed this
consent and agreement this 16th day of October 19672

[Signature]
Witness

Humble Oil & Refining Company
Owner
by Ralph V Russo
[Signature]

BI BUSINESS 70177



APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Portland, Maine, Sept. 26 1972

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 569-571 Brighton Ave. Within Fire Limits? Dist. No.

Owner of building to which sign is to be attached Humble Oil Co., 1 Lincoln St. So. Portland, Maine

Name and address of owner of sign same Telephone 772-4144

Contractor's name and address Coynes Sign Co., 66 Cove Street

When does contractor's bond expire? December 1972

Information Concerning Building No. 29 CORPUS CHRISTI CHURCH 911773 - 0111

No. stories 1 Material of wall to which sign is to be attached Concrete

Detached Pole Sign Building owner's consent and agreement filed with application

Electric? yes Vertical dimension after erection 6'2" Horizontal 11'3"

Weight 300 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2 material Flexiglass

No. rigid connections 2 Are they fastened directly to frame of sign?

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

No. guys 0 material none Size none

Minimum clear height above sidewalk or street 13' Fee \$16.60

Maximum projection into street 2'

Signature of contractor By Q. A. Coynes Coynes Sign Co.

INSPECTION COPY

569-579 Brighton Avenue
512-524 Woodford Street

Sept. 29, 1972

Rumble Oil Company
1 Lincoln Street
South Portland

cc to: Coyne Sign Company
Attn: Joe Coyne
86 Cove Street
cc to: Corporation Counsel

Gentlemen:

Building permit to erect a 6'2" x 11'3" detached pole sign with the top about 19'8" above the ground and extending over the street line of both Woodford Street and Brighton Avenue approximately 1', at the above named location is not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where a detached sign is not allowable. (Sec. 602.16-4a)

We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter a matter of formality.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:im

P.S: We are writing this certification letter with the understanding that this sign will be non-rotating with non-flashing lights. If this is not to be the case, let us know so it can be included in the appeal letter. If this is approved, we will need a statement of design signed by a qualified designer who is willing to take the responsibility of this sign.

Size of plastic face--30 sq.ft.
Plexiglass
Trade name on it.-UndlLabel.

B1 BUSINESS ZONE



APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED
00962
JUL 26 1960
CITY of PORTLAND

Portland, Maine, June 1, 1960 19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 512 Woodford St. (562-579 Brighton Ave) Within Fire Limits? _____ Dist. No. _____

Owner of building to which sign is to be attached Marjorie Wilson Clay, New Hampshire

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

Contractor's name and address Coyne Sign Company, 195 St. John St. Telephone 2-4144

When does contractor's bond expire? Dec. 31, 1960 ~~April 30, 1961~~ 6/30/60

To erect Pole Sign 5'1" x 7'6". (replacing existing sign of same size.) 7/26/60 - no appeal needed
No. stories _____ Material of wall to which sign is to be attached _____ pl. this work as changed from original application

Details of Sign and Connections

Building owner's consent and agreement filed with application yes

Electric? yes Vertical dimension after erection 5'1" Horizontal 7'6"

Weight 250 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angleiron No. advertising faces 2, material plastic

No. rigid connections 4 Are they fastened directly to frame of sign? yes

No. through bolts no, Size _____, Location, top or bottom _____

No. guys no, material _____, Size _____

Minimum clear height above sidewalk or street 12'

Maximum projection into street 6' Fee 2.00

Signature of contractor by Joseph S. Coyne

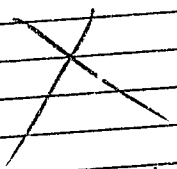
INSPECTION COPY

F.M.

8/13/12/17
Permit No. 60/962
Location 512 Woodford St.
Owner Esso Standard Oil Co.
Date of permit 7/26/60
Sign Contractor
Final Inspn. 12/6/60

NOTES

9/15/60 - Shop map
made E. 88.
12/6/60 - work done
etc



Memorandum from Department of Building Inspection, Portland, Maine

AP- 512 Woodford Street

July 26, 1960

Goynes Sign Company
195 St. John Street Att: Mr. Joseph Goynes

Permit is being issued to replace existing projecting pole sign at the intersection of Woodford Street and Erighton Avenue subject to the following:

1. New sign to be illuminated plastic as per design no. 45,000 shown on drawing No. 365 on file in Inspector of Buildings office, Portland, Maine.
2. New sign to utilize existing base.
3. Overhang of sign to be over Woodford Street sidewalk with same amount of overhang as the existing enamel pole sign.
4. Illuminated sign not to have flashing or intermittent light.

Very truly yours,

Gerald E. Mayberry
Deputy Inspector of Bldgs.

GEM:m

CS-27

is
to permit the erection
of the pole mounted
plastic sign 5 x 7 1/2
feet, which shall not
be of the revolving
type. (a variance
to permit the roof
sign is denied) Taken
care of

512 Woodford St

7/26/60

Please put these papers
with file copy - ajs

Company decided not to go through with erection of sign covered by this appeal
Permit issued for replacement of metal sign by one of plastic of same size on same pole so no appeal needed.

AP- 512 Woodford Street, corner of Brighton Ave.

June 10, 1960

Coyne Sign Company
195 St. John Street
Esso Standard Oil Company
1 Lincoln Street
South Portland

cc to: Contractor for owner
cc to: Corporation Counsel

Gentlemen:

Applications for permits for erection of the following signs at the above named location have been filed at this office:

1. A pole mounted revolving plastic sign about 5 feet by 7½ feet to be located near the intersection of Woodford Street and Brighton Avenue with the sign projecting about three feet over the public sidewalks of both streets, such sign to replace an existing pole sign of the same size which projects about six feet over the Woodford Street sidewalk only.
2. A sign consisting of individual letters without a background, the size within the perimeter bounding all sides of the display being about 7 feet by 17½ feet, to be located on the roof of the service station building on the premises with the bottom of the display about 6 feet and the top about 13 feet above the surface of the roof.

These permits are not issuable under the Zoning Ordinance for the following reasons:

- a- The service station use to which the signs are to be accessory is non-conforming in the B-1 Business Zone in which the property is located under Section 8A of the Ordinance and the erection of these signs would increase the degree of non-conformity contrary to Section 17-B.
- b- Neither the detached projecting sign nor the roof sign are allowable in the B-1 Zone under Section 16-a of the Ordinance.
- c- The fact that both signs are to advertise goods by trade name is contrary to Section 16-a of the Ordinance.
- d- While the replacement of the projecting sign will not increase the total area of existing signs on the premises which amounts to about 160 square feet, the erection of the roof sign will increase that area to about 280 square feet, which is in excess of the total area of 200 square feet allowable under Section 16-a of the Ordinance.

Coyne Sign Company

Page 2

June 10, 1960

The projecting sign is to be located within the corner clearance area of a triangle formed by a line intersecting the street lines of the two streets at points 25 feet from the corner, contrary to Section 15-2 of the Ordinance.

We understand that you desire to have the matter of these discrepancies placed before the Board of Appeals for considering the granting of relief from compliance with the precise requirements of the Ordinance in this particular instance. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Inspector of Buildings

ALJ:m

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE
ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES

AT 512 Woodfords St. IN PORTLAND, MAINE

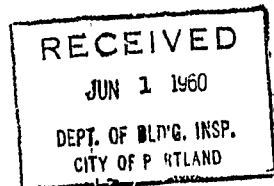
Margery Wilson Clay, being the owner of the
premises at 512 Woodfords St. in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Eso Standard Oil Co.
projecting over the public sidewalk from said premises as described in
application to the Inspector of Buildings of Portland, Maine for a permit
to cover erection of said sign;

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

In Witness whereof the owner of said premises has signed this
consent and agreement this 16th day of May, 1960.

Harmon F. Clay
Witness

Margery Wilson Clay
Owner



See 569-579 Brighton

PERMIT TO INSTALL PLUMBING

Call 1/19/71
 PERMIT NUMBER **107**

Date Issued **1-19-71**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp.
 Date **JAN 14 1971**
 By **ERNOLD R. GOODWIN**
 App. Final Insp.

Date **JAN 26 1971**
 By **ERNOLD R. GOODWIN**
 CHIEF PLUMBER
 Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

Address 512 Woodford St.		PERMIT NUMBER 107
Installation For: Commercial		
Owner of Bldg: Yumble Oil		
Owner's Address: Portland, Maine		
Plumber: <i>Corn & Neill</i>		Date: 1-19-71
NEW	REPL.	FEE
	SINKS	
	LAVATORIES	
	TOILETS	
	BATH TUBS	
	SHOWERS	
	DRAINS FLOOR SURFACE	
1	HOT WATER TANKS	2.00
	TANKLESS WATER HEATERS	
	GARBAGE DISPOSALS	
	SEPTIC TANKS	
	HOUSE SEWERS	
	ROOF LEADERS	
	AUTOMATIC WASHERS	
	DISHWASHERS	
	OTHER	
TOTAL		1 2.00

Building and Inspection Services Dept.: Plumbing Inspection

BI BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Portland, Maine, June 18, 1963

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 569-579 Brighton Ave. Within Fire Limits? Dist. No. Owner's name and address Humble Oil & Refining Co. 1 Lincoln St. Portland Telephone Lessee's name and address Contractor's name and address Fortlane Pump Company, 321 Lincoln St. Portland Telephone 2-6336 Architect Specifications Plans Yes No. of sheets 3 Proposed use of building Storage for tires No. families Last use No. families Material No. stories Heat Style of roof Roofing Other buildings on same lot Estimated cost \$ 350.00 Fee \$ 3.00 Total \$ 250.00 General Description of New Work paid 5-17-63 2.00 pd. 6-18-63 \$5.00 total

To erect all metal tire rack 15' long x 3' wide as per plans and specifications.

Referred 9/16/63

appeal withdrawn 9/12/63

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

Details of New Work

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

If a Garage

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

APPROVED:

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

CS 301

INSPECTION COPY

Signature of owner by:

Fortlane Pump Company

J. A. Littlefield

AM

A.P.-512 Woodford St. (569-579 Brighton Ave.)

Sept. 13, 1963

Portland Pump Company
321 Lincoln Street
South Portland, Maine

cc to: Humble Oil & Refining Co.
1 Lincoln Street
South Portland

Gentlemen:

Zoning appeal involving erection of a metal frame tire rack on premisses of service station at the above named location having been withdrawn, building permit for its erection cannot be issued. Under these circumstances if you will return to this office within ten days the receipt for permit fee, we will be able to authorize return to you by voucher of the amount paid.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

AP-513 Woodford Street (969-589 Brighton Avenue)

June 19, 1963

Humble Oil & Refining Co.
3 Lincoln Street
South Portland, Maine

cc to: Corporation Counsel
cc to: Portland Pump Company
331 Lincoln St., S. Portland

Gentlemen:

Building permit for erection of a metal frame tire rack 15 feet long, 3 feet wide and 8 feet high with sign space 2 feet high and 15 feet long on the top of it, making an overall height of about 10 feet, is not issuable under the Zoning Ordinance for the following reasons:

1. The service station use on the lot is non-conforming in the E-1 Business Zone in which the property is located and therefore this structure, which is to be accessory to that use, is not allowable unless authorized by the Board of Appeals.
2. The structure is to be located only about 11 feet back from the street line of Woodford Street and therefore would encroach unlawfully upon the 15 foot deep front yard area required by Section 8-C-b-3 of the Ordinance.
3. Sign space on top of the structure and on the sliding doors is to advertise goods by trade name, contrary to the provisions of Section 16-A-4a of the Ordinance.

In case you desire to exercise your appeal rights in this matter, a copy of this letter is being sent to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

4/2/63

*Withdrawn 9/12/63
63/86*

DATE: September 12, 1963

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Humble Oil & Refining Company
AT 512 Woodford Street (569-579 Bright on Avenue)
Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Schwartz

VOTE	
YES	NO
(X)	()
(X)	()
(X)	()

Record of Hearing

Given leave to withdraw without prejudice.

September 9, 1963

Daniel C. McDonald, Esq.
415 Congress Street
Portland, Maine

Dear Mr. McDonald:

Please be advised that there will be a meeting of the Board of Appeals on September 12, 1963, at 4:00 p. m. in the Council Chamber to hear the appeal of Humble Oil and Refining Company requesting erection of metal tire rack at 512 Woodford Street (569-579 Brighton Avenue).

Very truly yours,

Robert W. Donován
Assistant Corporation Counsel

September 9, 1963

Mr. O. W. Holden
Humble Oil and Refining Company
1 Lincoln Street
South Portland, Maine

Dear Mr. Holden:

September 12, 1963,

August 12, 1963

Humble Oil and Refining Company
1 Lincoln Street
South Portland, Maine

Gentlemen:

August 15, 1963,

August 12, 1963

Mr. Keith A. Bearce
Portland Pump Company
321 Lincoln Street
South Portland, Maine

Dear Mr. Bearce:

August 15, 1963,

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 5, 1963

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, August 15, 1963, at 4:00 p.m. to hear the appeal of Humble Oil & Refining Company requesting an exception to the Zoning Ordinance to permit erection of a metal frame tire rack 15 feet long, 3 feet wide and 8 feet high with sign space 2 feet high and 15 feet long on the top of it, making an overall height of about 10 feet, at 512 Woodford Street (569-579 Brighton Avenue).

This permit is presently not issuable because: the service station use on the lot is non-conforming in the B-1 Business Zone in which the property is located, and therefore this structure, which is to be accessory to that use, is not allowable unless authorized by the Board of Appeals; the structure is to be located only about 11 feet back from the street line of Woodford Street and therefore would encroach unlawfully upon the 15-foot deep front yard area required by Section 8-C-b-3 of the Ordinance; sign space on top of the structure and on the sliding doors is to advertise goods by trade name, contrary to the provisions of Section 16-A-4a of the Ordinance.

This appeal is taken under Section 16-A-4a of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

July 29, 1963

Mr. Keith A. Bearce
Portland Pump Company
321 Lincoln Street
South Portland, Maine

Dear Mr. Bearce:

August 1, 1963

July 29, 1963

Humble Oil & Refining Company
1 Lincoln Street
South Portland, Maine

Gentlemen:

August 1, 1963

DANIEL C. McDONALD
ATTORNEY AT LAW
415 CONGRESS STREET
PORTLAND, MAINE

July 11, 1963

Members of the Appeal Board City of Portland
Portland, Maine

Re: Appeal Humble Oil Co, premises Esso, junction Woodford
Street and Brighton Avenue

Gentlemen:

I appear on behalf of Deering Savings and Loan Association, for which I am Attorney and a Director. At our meeting last night it was voted that while we wish to be neighborly we feel that we should enter objection to the granting of the pending appeal for the erection of the proposed tire racks and sign for the following reasons:

1. We understand that this structure will encroach into the fifteen foot setback strip that has been reserved on this side of the street and, therefore, that it would be in violation of deed restrictions that have been preserved for this neighborhood. That this strip has not been violated by any large permanent structures and should not now be.

2. That the area is now open and a good view can be had in both directions for incoming and outgoing traffic from our Drive-in Bank and parking lot. That if the proposed structure were erected it would create a traffic hazard and block the view coming and going on to Woodford Street. We feel sure that if Mr. Sam Connor, City Traffic Engineer, evaluate the situation that he would be opposed to such erection.

3. In recent years this neighborhood has been greatly enhanced in beauty, not only by our buildings and landscaping; but also Dr. Elliot's attractive dental offices and the beautiful new church across the street from this area in question, and that aesthetically such a structure and sign would mar this beauty.

4. We have previously torn down a building from this adjoining area so as to open up the area; create more beauty and cut down traffic hazards.

We, therefore, feel that this appeal should be denied, and Deering Savings and Loan Association hereby records itself as being in opposition to the granting of the appeal.

Very truly yours,

DEERING SAVINGS AND LOAN ASSOCIATION

By Daniel McDonald
Its Attorney

DCM:RF