

548-550 BRIGHTON AVENUE





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date April 15, 1981, 19
 Receipt and Permit number A67072

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 548 Brighton Ave.

OWNER'S NAME: Bernard L. Plummer ADDRESS: same

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>30</u>	<u>1.00</u>
FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____ Strip Fluorescent _____ ft. _____	
SERVICES: Overhead <input checked="" type="checkbox"/> _____ Underground _____ Temporary _____ TOTAL amperes <u>200</u>	<u>3.00</u>
METERS: (number of) <u>3</u>	<u>1.50</u>
MOTORS: (number of) Fractional _____ 1 HP or over _____	
RESIDENTIAL HEATING: Oil or Gas (number of units) _____ Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____ Oil or Gas (by separate units) _____ Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of) Ranges <u>1</u> Water Heaters _____ Cook Tops _____ Disposals <u>1</u> Wall Ovens _____ Dishwashers _____ Dryers _____ Compactors _____ Fans _____ Others (denote) _____	<u>3.00</u>
TOTAL _____	
MISCELLANEOUS: (number of) Branch Panels _____ Transformers _____ Air Conditioners Central Unit _____ Separate Units (windows) _____ Signs 20 sq. ft. and under _____ Over 20 sq. ft. _____ Swimming Pools Above Ground _____ In Ground _____ Fire/Burglar Alarms Residential _____ Commercial _____ Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____ over 30 amps _____ Circus, Fairs, etc. _____ Alterations to wires _____ Repairs after fire _____ Emergency Lights, battery _____ Emergency Generators _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE:	<u>10.50</u>
FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE:	
TOTAL AMOUNT DUE:	<u>10.50</u>

INSPECTION: - thur.
 Will be ready on now, 1981; or Will Call _____
 CONTRACTOR'S NAME: Tony Cartonio
 ADDRESS: _____
 TEL.: 799-8088
 MASTER LICENSE NO.: 04538 SIGNATURE OF CONTRACTOR: Bernard L. Plummer
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

PERMIT TO INSTALL PLUMBING

Address 548 Brighton Avenue PERMIT NUMBER **2244**

Installation For: furniture store

Owner of Bldg: Barnard Plummer

Owner's Address: same

Plumber: William Frank-27 Hutchinson Date: 2-17-81

Date Issued **2-17-81**
Portland Plumbing Inspector
By ERNOLD R. GOODWIN

App. First Insp.
Date rough-in 2-20-81
By MAR 11 1981

App. Final Insp.
Date APR 7 1981
By ERNOLD R. GOODWIN

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

NEW	REPL.			
	<input checked="" type="checkbox"/>		SINKS	
	<input checked="" type="checkbox"/>		AVATORIES	1 3.00
	<input checked="" type="checkbox"/>		TOILETS	1 3.00
	<input checked="" type="checkbox"/>		BATH TUBS	1 3.00
	<input checked="" type="checkbox"/>		SHOWERS	
			DRAINS FLOOR SURFACE	1 3.00
			HOT WATER TANKS	
			TANKLESS WATER HEATERS	1 3.00
			GARBAGE DISPOS/LS	
			SEPTIC TANKS	
			HOUSE SEWERS	
			ROOF LEADERS	
			AUTOMATIC WASHERS	
			DISHWASHERS	
			OTHER	
			TOTAL	15.00

Building and Inspection Services Dept.; Plumbing Inspection



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 00-13

OCT 2 1980

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, Sept. 23, 1980

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 548 Brighton Ave. Fire District #1 [], #2 []
1. Owner's name and address Bernard L. Plummer 548 Brighton Telephone 772-0313
2. Lessee's name and address
3. Contractor's name and address owner Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building furniture store & apt. No. families
Last use furniture store No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 23.50
Estimated contractual cost \$ 5,000.00 Fee \$ 15.00
38.50

FIELD INSPECTOR - Mr. @ 775-5451 To change use from furniture store to furniture store with apt. on 3rd floor as per plan
This application is for: Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

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 [x] 2 [] 3 [] 4 []
Other:

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 wall, 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:
BUILDING DEPT: James P. Collins
Fire Dept.:
Health Dept.:
Others:

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. . .

Signature of Applicant Bernard L. Plummer Phone # 772-0313
Type Name of above Bernard L. Plummer 1 [] 2 [] 3 [] 4 []
Other
and Address

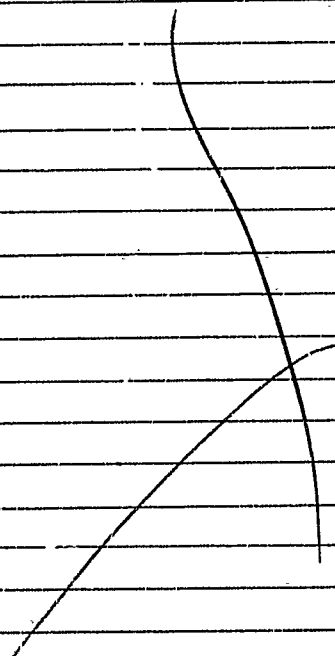
FIELD INSPECTOR'S COPY

NOTES

Re Guard No Plans with permit - nothing
 12-10-80 Framed up driveway & outside
 fire escape - no more work to be
 done until Spring - will call - needs
 to show up over Jack Stead -
 2-20-81 called for Rough-in Plumbing w/ sp
 (wsp on vacation) - Reminded them to
 fire stop around pipes before closing in
 4-1-81 little more done - work slow
 5-11-81 HAS elec. work installed -

NO close in yet -
 7-27-81 was here after
 5-11-81 - At that time
 the apt was nearly
 complete (2 smoke
 detectors in) - just
 needed packing -
 now complete -
 some decorations to
 be done - issue
 C.O.

Permit No. 801813 #2
 Location 548 Cottage Court
 Owner Edward J. Colaneri
 Date of permit: 9-23-80
 Approved 10-2-80
 F. D. [Signature]
 Fire Dept



July 2, 1976

Bernard L. Plummer
548 Brighton Ave.
Portland, Me.

RE: 548 Brighton Ave.

Mr. Plummer,

Permit to enclose the existing porch and put in windows as per plans is issued herewith, provided that before any wall board is put on the studding or otherwise closed in, this office will be called so as to check the framing.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:mes



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 0502
 B.O.C.A. TYPE OF CONSTRUCTION
 ZONING LOCATION B-1 PORTLAND, MAINE 6/30/76

PERMIT ISSUED
 JUL 6 1976
 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 ... 548 Brighton Ave. Fire District #1 , #2
 1. Owner's name and address . Bernard L. Plummer same Telephone 772-0313
 2. Lessee's name and address Telephone
 3. Contractor's name and address .. owner Telephone
 4. Architect Specifications Plans No. of sheets
 Proposed use of building dwelling No. families
 Last use No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$. . 800.00 Fee \$. . 5.00

FIELD INSPECTOR—Mr. **GENERAL DESCRIPTION**
 This application is for: @ 775-5451 To enclose existing porch and putting
 Dwelling Ext. 234 in windows as per plans.
 Garage Also, knocking down one wall.
 Masonry Bldg.
 Metal Bldg.
 Alterations
 Demolitions
 Change of Use
 Other

PERMIT ISSUED WITH LETTER

Stamp of Special Conditions

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:

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?

APPROVALS BY **DATE**
 BUILDING INSPECTION—PLAN EXAMINER
 ZONING: C.R. N.G.W. 7/11/76
 BUILDING CODE:
 Fire Dept.:
 Health Dept.:
 Others:

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

Signature of Applicant Bernard L. Plummer Phone #
 Type Name of above Bernard Plummer 1 2 3 4
 Other
 and Address

FIELD INSPECTOR'S COPY

pd. 8/2/72
95.00

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

Denied 8-4-72

MISCELLANEOUS APPEAL

Bernard Plummer, owner of property at 548-550 Brighton Ave.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to permit to construct a one story
19 ft. x 26 ft. 4 inch addition at the above named location. This permit is
presently not issuable under the Zoning Ordinance because the addition which
is to be located about five ft. from the street line will be an unlawful
encroachment upon the 15 ft. front yard setback area required by Section
602.8C.3 of the Ordinance applying to the B-1 Business Zone in which this
property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find
that enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent and
purpose of the Ordinance.

Bernard L. Plummer
APPELLANT

DECISION

After public hearing held August 17, 1972, the Board of Appeals finds that
enforcement of the terms of the Ordinance would not result in undue hardship and
desirable relief may not be granted without substantially departing from the intent
and purpose of the Ordinance.

It is, therefore, determined that such permit may not be issued.

BOARD OF APPEALS

Steve J. Walsh
W. Cole Estabrook
Jacqueline Cole

Bernard Plummer
116 Madeline St.
Portland, Maine

August 14, 1972

August 17, 1972

cc to: J.M. Pelletier
R.F.D. #3
Gorham, Maine

**CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS**

August 14, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, August 17, 1972 at 4:00 p.m. to hear the appeal of Bernard Plummer requesting an exception to the Zoning Ordinance to permit to construct a one story, 19 ft. x 36 ft. 4 inch addition at 548-550 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance because the addition which is to be located about five ft. from the street line will be an unlawful encroachment upon the 15 ft. front yard setback area required by Section 602.8C.3 of the Ordinance applying to the B-1 Business Zone in which this property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

**WILLIAM B. KIRKPATRICK
CHAIRMAN**

cc to: Claire L. & Harold H. Cheney
552 Brighton Ave.
George & Dorothy I. Mahoney
11 Wolcott St.

see pd 8-2-72

Re: 548-550 Brighton Avenue

August 2, 1972

Bernard Plummer
116 Madeline Street
Portland, Maine

cc to: Corporation Counsel
J.M. Pelletier
R.F.D. 83-Corham, Maine

Dear Sir:

Building permit to construct a one story, 19 ft. x 26 ft. 4 inch addition at the above named location is not issuable under the Zoning Ordinance because the addition which is to be located about 15 feet from the street line will be an unlawful encroachment upon the 15 ft. front yard setback area required by Section 602.BC.3 of the Ordinance, applying to the B-1 Business Zone in which this property is located.

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

If the fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW/c

548-550-71 Brighton Avenue
cor. ~~Wolcott~~ Wolcott St.

1-7

June 19, 1972

J. M. Palletier
RFD 3, Gorham, Maine
04038

cc to: Mrs. Bernard Plummer
548-550-71 Brighton Avenue

Dear Mr. Palletier:

In checking your plans to construct a one story addition at the above named location we find that we are unable to continue processing your plans until further information is provided as follows:

1. Location and number of parking spaces (8'x12' feet per vehicle) must be shown. Location and width of approaches over public sidewalks shall be approved by the Public Works Department.
2. An application to construct the addition must be applied for at this office.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:m

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
(207) 775-5451



HAROLD B. HUTCHINSON, P.E.
CHIEF ENGINEER
JACK BERMAN, P.E.
HIGHWAY SECTION
JOSEPH P. BEAULIEU
SANITARY SECTION
WILLIAM E. WING
SERVICES SECTION

July 11, 1972

Mr. Joseph M. Pelletier
R.F.D. #3
Gorham, Maine

Dear Mr. Pelletier:

I have reviewed your request for a curb cut to accompany the Glenwood Furniture Company alterations.

I regret to inform you that I cannot approve your proposed parking plan for the following reasons:

1. The parking layout will produce a situation where the autos must back out over the sidewalk. This is very dangerous for pedestrians in this residential type area.
2. The City of Portland discourages 90° angle parking even on wide city streets. This type of parking is a cause of numerous vehicular accidents due to blind spots in motorists vision while backing out.
3. The curb cut would be too close to the intersection at Brighton Avenue which would lead to an even more dangerous situation for motorists turning into Wolcott Street.

I noticed two other possible problem areas in your plans:

1. Section 602.8C.3 of the Zoning Ordinance requires a minimum front yard depth of 15 feet which your plan does not provide. This could require a zoning change prior to approval of the plans.

*Glenwood
Furn. Co.
772-0313
Pete*

Re: 548-550 Brighton Avenue

CGR. 1-7 WOLCOTT ST.

August 2, 1972

Bernard Plummer
116 Madeline Street
Portland, Maine

cc to: Corporation Counsel
J.M. Pelletier
R.F.D. #3-Corham, Maine

Dear Sir:

Building permit to construct a one story, 19 ft. x 26 ft. 4 inch addition at the above named location is not issuable under the Zoning Ordinance because the addition which is to be located about five feet from the street line will be an unlawful encroachment upon the 15 ft. front yard, setback area required by Section 602.6C.3 of the Ordinance, applying to the E-1 Business Zone in which this property is located.

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

If the fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGM/c



B1 BUSINESS

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, August 2, 1972

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 548-550 Brighton Ave. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Bernard Plummer, same Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address J.M. Pelletier, RFD 3, Gorham, Maine 04038 Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building store No. families _____

Last use _____ " _____ No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 8,000. Fee \$ _____

General Description of New Work

To construct an addition to a store front - adding 19' x 26'4" as per plans 8-2-72
appeal pd
15.00

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information estimated cost and pay legal fee.

Appeal Denied 8-17-72

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** _____ contractor

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? _____

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:

J.M. Pelletier

J.M. Pelletier

A.P.- 548 Brighton Avenue

May 17, 1966

Mr. Robert Young
Portland Sign Company
1832 Forest Avenue
Portland, Maine

cc to: Glenwood Furniture Company
548 Brighton Avenue

Dear Mr. Young:

Permit to erect a 4' x 6' detached pole sign (2) poles as per plans is not issuable because of the Board of Appeals decision as follows:

"Denied permit erection of detached sign in front yard. However, permission is granted to attach said sign to the building provided that the overhang shall not exceed 6 feet and the sign shall be illuminated only by steady, nonflashing light."

If a new permit is applied for with plan showing the sign complying with the above, issuance can be on this basis.

Very truly yours;

Gerald E. Mayberry
Building Inspection Director

GEM/kc

A.P.- 548 Brighton Avenue

April 15, 1966

Glenwood Furniture Company
548 Brighton Avenue

cc to: Portland Sign Co., 1832 Forest Avenue
cc to: Corporation Counsel

Gentlemen:

Permit is not issuable under the Zoning Ordinance to erect a 6'x4' detached, 2-pole, steadylighted sign at the above named location because a detached sign is not allowable in a B-1 Business Zone in which this property is located, also this sign is only 2 feet from the lot line instead of the 15 feet required in this zone and is in violation of Section 19-4 of the Zoning Ordinance which prohibits any obstruction higher than 3½ feet above the lowest elevation of the curb line within the area of a triangle formed by a line intersecting the street lines of the intersecting streets at points 25 feet from the corner.

We understand that you desire to exercise your appeal rights in this matter, therefore the owner or his authorized representative will need to come to Room 113, City Hall, where forms are available for filing this appeal.

Very truly yours,

Gerald E. Mayberry
Building Inspection Director

GEM:m

BI BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Sign
April 8, 1966
Portland, Maine,

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 548 Brighton Ave. Within Fire Limits? Dist. No.

Owner's name and address Glenwood Furniture Company 548 Brighton Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address Portland Sign Company 1822 Forest Ave. Telephone 727-4714

Architect Specifications Plans yes No. of sheets 2

Proposed use of building No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other building on same lot

Estimated cost \$ Fee \$ 2.00

General Description of New Work

To erect 4' x 6' detached pole sign(2) poles as per plans.(steady lighting)
(this is an existing sign now located on building)

Appeal denied

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** contractor

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

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Kind and thickness of outside sheathing of exterior walls?

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

Portland Sign Company

Signature of owner by:

INSPECTION COPY

15 pd 4/21/66
Denied 5/12/66
66/45

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Glenwood Furniture Co., owner of property at 548 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: erection of a 6'x4' detached, 2-pole, steady lighted sign. This permit is presently not issuable because (1) The detached sign is not allowable in a B-1 Business Zone in which the property is located; (2) The sign is to be located only 2-feet from the lot line instead of the 15 feet required in this zone; (3) and is in violation of Section 19-M of the Zoning Ordinance which prohibits any obstruction higher than 3½ feet above the lowest elevation at the curb line within the area of a triangle formed by a line intersecting the street lines of the intersecting streets at points 25 feet from the corner.

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 a 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 a variance will not be contrary to the intent and purpose of the Ordinance.

Glenwood Furniture
By: *Benjamin J. Husson*
APPELLANT

DECISION

After public hearing held May 12, 1966, 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 to permit erection of detached sign in front yard. However, permission is granted to attach said sign to the building provided that the overhang shall not exceed six feet and the sign shall be illuminated only by steady, nonflashing light.

Therefore, determined that a variance from the provisions of the Zoning Ordinance should not be granted in this case to permit erection of detached sign in front yard. However, permission is granted to attach said sign to the building provided that the overhang shall not exceed six feet and the sign shall be illuminated only by steady, nonflashing light.

Franklin J. Husson
Henry M. Albert
Delbert J. ...
BOARD OF APPEALS

A.P.- 548 Brighton Avenue

April 15, 1966

Glenwood Furniture Company
548 Brighton Avenue

cc to: Portland Sign Co., 1832 Forest Avenue
cc to: Corporation Counsel

Gentlemen:

Permit is not issuable under the zoning Ordinance to erect a 6'x4' detached, 2-pole, steadylighted sign at the above named location because a detached sign is not allowable in a B-1 Business Zone in which this property is located, also this sign is only 2 feet from the lot line instead of the 15 feet required in this zone and is in violation of Section 19-4 of the zoning Ordinance which prohibits any obstruction higher than 3 1/2 feet above the lowest elevation at the curb line within the area of a triangle formed by a line intersecting the street lines of the intersecting streets at points 25 feet from the corner.

We understand that you desire to exercise your appeal rights in this matter, therefore the owner or his authorized representative will need to come to Room 113, City Hall, where forms are available for filing this appeal.

Very truly yours,

Gerald E. Mayberry
Building Inspection Director

BOARD OF APPEALS

Franklin G. Hinchey

Chairman

GEM:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

May 9, 1966

Glenwood Furniture Co.
548 Brighton Ave.

cc: Portland Sign Co.
1832 Forest Ave.

The Board of Appeals will hold a public hearing in
the Council Chamber at City Hall, Portland, Maine on Thursday,
May 12, 1966, at 4:00 P.M., to hear your appeal
under the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

DATE: May 6, 1963

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Glenwood Furniture Co.
AT 548 Brighton Avenue

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

BOARD OF APPEALS

	YES	VOTE	NO
Franklin G. Hinckley	(x)		()
Ralph L. Young	(x)		()
Harry M. Schwartz	(x)		()

Record of Hearing ~~Granted, and to permit~~ Denied,
erection of detached sign in front
yard. However, permission is granted to attach said sign
to the building provided that the overhang shall not exceed
six feet and the sign shall be illuminated only by steady,
nonflashing light.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

May 2, 1966

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, May 12, 1966, at 4:00 p.m. to hear the appeal of Glenwood Furniture Co. requesting an exception to the Zoning Ordinance to permit erection of a 6'x4' detached, 2-pole, steady lighted sign at 548 Brighton Ave.

This permit is presently not issuable under the Zoning Ordinance because (1) The detached sign is not allowable in a B-1 Business Zone in which the property is located; (2) The sign is to be located only 2-feet from the lot line instead of the 15 feet required in this zone; (3) and is in violation of Section 19-M of the Zoning Ordinance which prohibits any obstruction higher than 3½ feet above the lowest elevation at the curb line within the area of a triangle formed by a line intersecting the street lines of the intersecting streets at points 25 feet from the corner.

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

Franklin G. Hinckley

Chairman

h

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **9604** Address: **518 Brighton Avenue**

Date Issued **12-8-60** Installation For: **Glenwood Furniture Company**

PORTLAND PLUMBING INSPECTOR Owner of Bldg.: **Glenwood Furniture Company**

By **J. P. Welch** Owner's Address: **548 Brighton Avenue**

Plumber: **Maurice Colton** Date: **12-8-60**

APPROVED FIRST INSPECTION Date: **Dec 8, 60**

By **JOSEPH P. WELCH**

APPROVED FINAL INSPECTION Date: **Dec 8, 60**

By **JOSEPH P. WELCH**

TYPE OF BUILDING

COMMERCIAL

RESIDENTIAL

SING L

MULTI FAMILY

NEW CONSTRUCTION

REMODELING

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
1		SINKS	1	\$ 2.00
1		LAVATORIES	1	2.00
1		TOILETS	1	2.00
1		BATH TUBS	1	2.00
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			4	\$ 8.00

5M 12-53 □ PORTLAND HEALTH DEPT. PLUMBING INSPECTION Total

AP- 548-550 Brighton Ave., corner of Wolcott Street

Oct. 19, 1962

Mr. Forrest A. Graves
548 Brighton Avenue

cc to: Corporation Counsel

Dear Mr. Graves:

Permit for construction of a one story addition 18 feet by 22 feet for show window purposes on front of furniture store at the above named location is not issuable under the Zoning Ordinance because the addition is to extend to within 6 feet of the street line of Brighton Avenue instead of the minimum front yard distance of 15 feet being provided as required by Section 8-C-b-3 of the Ordinance applying to the B-1 Business Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. 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
Building Inspection Director

AJS:m



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, October 17, 1962

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 548 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Glenwood Furniture Company 548 Brighton Ave. Telephone _____
Forrest A Graves
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Soule Glass & Paint Co. 137 Preble St. Telephone 2-0145
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Furniture Store No. families _____
 Last use _____ " " _____ No. families _____
 Material frame No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To construct 1-story frame addition 22'4" wide x 18'4" long on front of existing building.

This is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information and pay legal fee.

from 6' front street line.

Appeal never filed - ags

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** owner

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
 Glenwood Furniture Company

CS 301

INSPECTION COPY

Signature of owner by

Forrest A. Graves

AM



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, December 8, 1959

PERMIT ISSUED
01837
DEC 10 1959
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 548 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Forrest A Graves, & Donald E Graves, 548 Brighton Ave. Telephone 2-0313
Lessee's name and address _____ Telephone _____
Contractor's name and address Donald E Graves, 555 Bridge St. Westbrook Me. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Store & Apt. No. families 1
Last use _____ " " _____ No. families 1
Material Frame No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot 2-car garage
Estimated cost \$ 50.00 Fee \$ 50

General Description of New Work

To construct enclosure over existing rear bulkhead 6'5" wide 6' deep 8' high.

Permit Issued with Letter

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** owners -

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 hemlock Dressed or full size? dressed Corner posts 2-2x4 Sills 4x6
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 2x4
On centers: 1st floor _____, 2nd _____, 3rd _____, roof 18"
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 4'
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:

with letter by [signature]

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

Forrest A Graves & Donald E Graves

CS 301

INSPECTION COPY

Signature of owner by:

Forrest A. Graves

F-11

AP 548 Brighton Avenue

Dec. 10, 1959

Mr. Forrest A. Graves
548 Brighton Avenue

cc to: Mr. Donald E. Graves
555 Bridge Street, Westbrook, Maine

Dear Mr. Graves:

Building permit for construction of an enclosure for existing bulkhead entrance to cellar on rear of building at the above named location is issued herewith subject to compliance with the following conditions as discussed with you:

1. Substandard construction already started is to be removed.
2. Solid 4x6 sills are to be provided on all sides of the enclosure where possible.
3. Studs in walls are to ^{be} no less than 2x4 placed vertically and spaced not over 24 inches on centers with double 2x4 corner posts and plates.
4. Walls are to be covered with tongued and grooved sheathing running vertically and painted.
5. Roof is to be covered with Class "C" labelled roofing.
6. Adequate framing is to be provided around opening to be cut in first story platform of piazza.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

AP-548 Brighton Ave.

Dec. 8, 1959

Mr. Forrest A. Graves
548 Brighton Avenue

cc to: Mr. Donald E. Graves
555 Bridge St., Westbrook, Maine

Dear Mr. Graves:

Construction already started of enclosure for existing bulkhead entrance to collar on rear of building at above named location is so substandard according to Building Code requirements that a permit authorizing it cannot be issued. It is necessary therefore that the structure be removed and that information be furnished indicating compliance with Building Code requirements before a permit can be issued. Details of construction of which there are questions are as follows:

1. Sills are required to be no less than 4x6 all one piece in cross section (not made up of two pieces of 2x6).
2. Studs in walls are required to be no less than vertical 2x4's spaced not over 24 inches on centers with double 2x4 plates and 4x4 or double 2x4 corner posts.
3. With what weather resistive material are walls and roof to be covered?
4. How is floor framing of first story platform of piazza to be supported where opening for bulkhead has been cut?

It is unlawful for work to be done without issuance of a building permit authorizing it. No more work other than removal of that already erected is to be done until such a permit is in your possession.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

APR 2 1959

CITY OF PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, April 1, 1959

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 548 Brighton Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Forrest A. Graves, & Donald E. Graves, Telephone _____
99 Warwick St.
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Moses Stiles, 87 Glenwood Ave., Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Store and Apt. No. families 1
 Last use _____ " _____ No. families 1
 Material frame No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ 2 car garage
 Estimated cost \$ 200. Fee \$ 2.00

General Description of New Work

To construct 5' x 8' bulkhead on rear of dwelling (under existing piazza) 25' to rear line cutting in door in underpinning of dwelling - bulkhead to have flat doors

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** Forrest Graves

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? yes
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation concrete at least 4' below grade _____ Thickness, top 10" bottom 10" cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Kind and thickness of outside sheathing of exterior walls? _____
 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:

OK 4-2-59 772

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 _____ments pertaining thereto are observed? yes

INSPECTION COPY

Signature of owner

Forrest A. Graves

PH

NOTES

4-13-59 Excavation
& form foundation
wall done *MD*

4-23-59 OK to pour
forms *MD*

4-27-59 Completed *MD*

Y.

4-27

4-28

Permit No. 579/304

Location 878 13 1/2 Ave

Owner Daniel D. Brown &
Dorothy E. Brown

Date of permit 4/22/59

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

Memorandum from Department of Building Inspection, Portland, Maine

548 Brighton Avenue--Building permit for construction of platform on front of building for Moses Stiles by Donald York--5/19/57

Building permit for construction of a platform 6 feet by 27 feet without roof on front of building at the above named location is issued herewith based on information shown on plan, but subject to the following conditions:-

1. The 2x6 floor joists are to run at right angles to the front wall of the building and thus will be on a span of 6 feet as indicated.
2. The 4x6 sills are to be all one piece in cross section (not made up of two pieces of 2x6), are to be set with 6-inch dimension upright and are to be anchored to the concrete piers by pins or bolts.
3. Concrete piers are to extend at least four feet below grade and six inches above.

AJS/G

Copies to Mr. Moses Stiles
67 Glenwood Ave.
Glenwood Furniture Shop
548 Brighton Ave.

(Signed) Warren McDonald
Inspector of Buildings

CS-27

548 Brighton Ave

1. Not built according to permit
 2. " " " to code.
-
3. Needs amendment
 4. Need new framing plans

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

C E R T I F I C A T E O F O C C U P A N C Y

Location

Issued to

Date of Issue

This is to certify that the building, premises, or part thereof, at the above location, built--altered--changed as to use under Building Permit No. , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

Portion of Building or Premises

Approved Occupancy

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date) Inspector

Inspector of Buildings



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 9, 1957

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 548 Brighton Ave. Within Fire Limits? Dist. No.
 Owner's name and address Moses Stiles, 87 Glenwood Ave. Telephone
 Lessee's name and address Glenwood Furniture Shop Telephone 2-312 2-0312
 Contractor's name and address Donald York, 73 Broadway Telephone
 Architect Specifications Plans yes No. of sheets 1
 Proposed use of building store & apartment. No. families
 Last use No. families
 Material No. stories Heat Style of roof Roofing
 Other building on same lot
 Estimated cost \$ 75.00 Fee \$.50

General Description of New Work

To demolish 2 small porches 10' x 5' and 4' x 5' on front of building, and to construct open porch 30' x 6' in place thereof.

Permit Issued with Memo

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 contractor**

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 9" concrete at least 4" below grade Thickness, top bottom cellar
 Material of underpinning Height Thickness
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing Lumber—Kind Dressed or full size? Corner posts Sills 4" x 6"
 Size Girder Columns under girders Size Max. on centers
 Kind and thickness of outside sheathing of exterior walls?
 Studs (outside walls and carrying partitions) 2x4-16" C. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2x6, 2nd , 3rd , roof
 On centers: 1st floor 16", 2nd , 3rd , roof
 Maximum span: 1st floor 6', 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:
with memo by [signature]

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
 Glenwood Furniture Co.
 Donald B York

Signature of owner by: [signature]

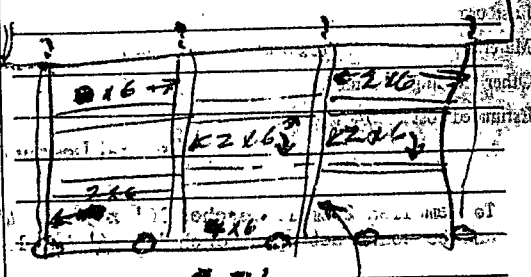
INSPECTION COPY

NOTES

6-7-57 Footings started *AP*
 7-1-57 Framed wrong to be rebuilt according to letter *AP*
 7-16-57 Not done *AP*
 7-29-57 " " *AP*
 8-8-57 " " *AP*
 8-16-57 " " *AP*
 8-22-57 " " *AP*
 9-12-57 " " *AP*
 10-8-57 " " *AP*

INSPECTION NOT COMPLETED

Permit No. 177638
 Location 177638
 Owner Henry J. Miller
 Date of permit 1/14/57
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice



No trailers anywhere
 ← Brighton Ave →

7-19-57
 8-1-57
 8-12-57
 8-22-57
 9-12-57
 10-8-57

WILL FILES, PRES.

WALTER B. FRANK, VICE PRES.

CHAS. H. TIEDEMANN, TREAS.

MAINE INSURANCE AGENCY

GENERAL INSURANCE

42 EXCHANGE STREET

PORTLAND 3, MAINE

SPruce 3-1162

Building Inspector,
City Hall,
Portland, Maine.

(1) LOCAL BUSINESS HOME

Dear Sir:

Later in the Spring I will make application for permit to erect a piazza on the front of my building at 550 Brighton Ave., this city. In the mean time I want to make some forms for concrete posts to be placed under the piazza, these posts to come to the top of the ground and have on top an iron or wooden post to hold up the piazza.

Kindly write me the size these posts will have to be, if such is controlled by your rules, that is, how long must they be, how big in diameter at the top and at the bottom.

Stamp enclosed for reply.

Very respectfully,

Moses B. Stilts

Moses B. Stilts,
87 Glenwood Ave.,
Portland, Maine.

3/19/57

Answered today

Please use stamp
above. File in 986.

WMP

RECEIVED
MAY 27 1957
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

March 19, 1957

GL 550 Brighton Ave., corner of Wolcott St., with letter from
Moses D. Stiles received February 27.

Mr. Moses D. Stiles
87 Glenwood Ave.

Dear Mr. Stiles,

Before answering your inquiry it seems best to explain some of the limitations under the Zoning Ordinance. Presumably the proposed front piazza will be an open piazza. If it were to be enclosed in any way we should probably be unable to issue the building permit because the enclosed piazza would be closer to the street line of Brighton Ave. (inside edge of public sidewalk) than the front wall of the dwelling next door contrary to Section 16J applying in the Local Business Zone where the property is located.

If the piazza is to be an open piazza the above rule does not apply but no part of the new structure is permitted closer than 15 feet to the street line of Brighton Ave.

Now as to the matter of foundation piers of concrete, they are required by the Building Code to be at least eight inches by eight inches if rectangular, and at least nine inches in diameter if cylindrical. The piers are to extend at least four feet below the surface of the ground around them and at least six inches above. When the concrete is being poured arrangements should be made by way of metal dowels or bolts cast into the concrete to anchor to the piers the construction which is to be supported upon them.

With your application for the permit for the piazza it will be necessary to file a plan or sketch, to a definite scale if possible, by way of a blueprint or a carbon copy duplicate. If the latter is used, both the original and the carbon copy should be filed with the application for the permit. This plan or sketch should show full details so that we can check against Building Code requirements—size, depth and height above the ground and location of piers with the anchorage detail; size, spacing and spans of all of the structural members of the piazza, and a definite location plan so that we will be able to tell what is the location of the piazza with relation to the street line of Brighton Ave. and of Wolcott St.; also, of course, whether or not the piazza is to be open.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

W
B

October 18, 1956

AP 548 Brighton Ave.--Proposal to convert existing two-car accessory garage to use as upholstering workshop and storage of furniture and supplies used in upholstering and zoning appeal relating thereto

Mr. Moses Stiles
87 Glenwood Ave.
Mr. Forrest A. Graves
Glenwood Furniture Shop
548 Brighton Ave.

Copy to Corporation Counsel

Gentlemen:

Building permit to change the use of the 1-story, 2-car garage existing as accessory to the combination shop and dwelling house at 548-550 Brighton Ave., corner of Wolcott St., is not issuable:

Under the Zoning Ordinance, because:

- the proposed use is not included in the list of allowable uses in the Local Business Zone where the property is located, according to Section 6A of the Ordinance applying to such zones.
- the garage is only about two feet from the side line of the lot (parallel with Wolcott St.) and same distance from the rear line of the lot (parallel with Brighton Ave.) instead of the seven feet from the side line and the 12 feet from the rear line stipulated for a building of major use, according to Section 6B of the Ordinance applying in the Local Business Zone where the property is located.
- there is a space of about 10⁴ feet between the garage and the rear open plaza of the combined business building and dwelling house instead of 27 feet, representing the combined front yard for the garage to be converted and the rear yard of the existing building of major use, according to Sections 6B and 9B, applying in the Local Business Zone where the property is located.

Under the Building Code, because:

- the side and rear wall, including the eaves of the wooden-frame garage are closer to the respective lot lines than the three feet stipulated by Section 205b2 of the Building Code for a building of a Business and Industrial Class outside of the Fire Districts.

You have indicated your desire to seek exceptions from the Zoning Board of Appeals and from the Board of Municipal Officers (Board of Appeals under the Building Code); so, there is enclosed an outline of the appeal procedure.

We have had some difficulty with the first item of non-conformance with the Zoning Ordinance, but have reached the conclusion that the proposed use is not an

Mr. Moses Stiles

Mr. Forrest A. Graves-----2

October 18, 1956

allowable one in that used furniture would be purchased elsewhere and taken to this building for repairing and rehabilitation preparatory to resale. The decision introduces an additional handicap as to carrying through the appeal beyond the other items of non-conformity; and if you wish to take issue with this decision, I suggest that you delay filing the appeal so that this feature may be discussed further.

In the absence of an accurate location plan showing the location of the garage with relation to the property lines and with relation to the building on the front of the lot, these distances have been estimated. If they are substantially in error, please get them corrected before you actually file the appeals.

Very truly yours,

Warren McDonald
Inspector of Buildings

wmc/b

Enclosure to each addressee: Outline of appeal procedure

7B



APPLICATION FOR PERMIT

Class of Building or Type of Structure . . . Third Class

Portland, Maine, Oct. 11, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ^{Change of use} ~~erect, alter, repair, reconstruct, demolish or remove~~ the following building ~~structure~~ ^{structure} 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 . . . 548 Brighton Ave. . . Within Fire Limits? . . . no . . . Dist. No.

Owner's name and address . . . Moses Stiles, 87 Glenwood Ave. . . Telephone

Lessee's name and address . . . Glenwood Furniture Shop, 548 Brighton Ave. . . Telephone

Contractor's name and address Telephone

Architect Specifications Plans yes No. of sheets 1

Proposed use of building . . . Upholstering shop and storage No. families

Last use 2-car garage No. families

Material wood . . . No. stories . . . 1 . . . Heat Style of roof Roofing

Other buildings on same lot . . . store

Estimated cost \$ Fee \$ 1.00

General Description of New Work

To change use of former 2-car frame garage to an ~~new~~ upholstering workshop and storage of furniture and supplies used in upholstering. No. alterations

Handwritten signature and date: Moses Stiles 10/11/56

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** lessee

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, ft. depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber--Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size 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?

Miscellaneous

Will work require disturbing of any tree on a public street? no

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

APPROVED:

.....

.....

.....

Moses Stiles
Glenwood Furniture Shop

Signature of owner by: *Handwritten signature*

INSPECTION COPY

City of Portland, Maine
Board of Appeals
—ZONING—

*Withdrawn
11/2/56
36/102*

October 19, 1957

To the Board of Appeals:

Your appellant, Moses Stiles, who is the owner of property at 548 Brighton Avenue, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit to change the use of the one story, two car garage existing as accessory to the combination shop and dwelling house at 548-550 Brighton Avenue, corner of Wolcott Street, is not issuable under the Zoning Ordinance because the garage is only about two feet from the side line of the lot (parallel with Wolcott St.) and same distance from the rear line of the lot (parallel with Brighton Ave.) instead of the seven feet from the side line and the twelve feet from the rear line stipulated for a building of major use, according to Section 6B of the Ordinance applying in the Local Business Zone where the property is located; there is a space of about ~~six~~ ^{four} feet between the garage and the rear open piazza of the combined business building and dwelling house instead of 27 feet, representing the combined front yard for the garage to be converted and the rear yard of the existing building of major use, according to Sections 6B and 9B, applying in the Local Business Zone where the property is located.

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.

Moses Stiles
Appellant

After public hearing held on the 2nd day of November, 1956

~~the Board of Appeals finds that an exception in~~

Appellant given leave to withdraw.

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

DATE: NOVEMBER 2, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Moses Stilcs

AT 548 Brighton Avenue

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

BOARD OF APPEALS

VOTE

MUNICIPAL OFFICERS

	Yes	No
Ben B. Wilson	()	()
John W. Lake	()	()
William H. O'Brien	()	()
Ruth D. Walch	()	()
Sumner T. Bernstein	()	()
	()	()
	()	()
	()	()

Record of Hearing:

WITHDRAWN - DEFECTIVE

Oct 30, 1956

Mr Ben Wilson
Chairman Board of Appeals
City Hall.

Dear Sir:

In regards to the request of
~~Mr~~ Moses Stiles, Brighton Ave and
Wolcott St. to allow the use
of the garage on Wolcott St for
storage and repair. As you know
the garage is only 2 feet from
my property line. As of Tuesday
I did not receive any letter
about the appeal, probably I will
But I do want you and the board
to know that I am not in favor
of allowing the use of the garage
for the purpose in mind. It is
almost impossible for me to
attend the meeting in the morning as the
grocery store where I work ~~is~~ ^{is}
keeps me confined that particular time of day.

I was told that this letter was
sufficient. My wife will try and
be there.

Yours truly,

George E. Mahoney
11 Wolcott St
Portland, Me.

P.S.

I believe that my being against
this permit is justified.
I think a lot of the boys that
want ~~to~~ this changed, but I
have \$15,000⁰⁰ invested in my home.
After all ~~as~~ a mans home is his
palace, regardless of outside friends.
As you know upholstery materials
etc, confined in this little garage
will be a fire hazard.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 30, 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, November 2, 1956, at 10:30 a. m. to hear the appeal of Mosca Stiles requesting an exception to the Zoning Ordinance to authorize changing the use of the one-story, two-car garage existing as accessory to the combination shop and dwelling house at 548-550 Brighton Avenue, corner of Wolcott Street.

This permit is presently not issuable under the Zoning Ordinance because the garage is only about two feet from the side line of the lot (parallel with Wolcott St.) and same distance from the rear line of the lot (parallel with Brighton Ave.) instead of the seven feet from the side line and the twelve feet from the rear line stipulated for a building of major use, according to Section 68 of the Ordinance applying in the Local Business Zone where the property is located; there is a space of about four feet between the garage and the rear open piazza of the combined business building and dwelling house instead of 27 feet, representing the combined front yard for the garage to be converted and the rear yard of the existing building of major use, according to sections 65 and 9B, applying in the Local Business Zone where the property is located.

If you are interested either for or against this appeal, please be present or be represented at this hearing.

BOARD OF APPEALS

Ber B. Wilson

Chairman

K

*George Mahoney - 11 Wolcott St.
Claire Cheney - 552 Brighton*

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 30, 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, November 2, 1956, at 10:30 a. m. to hear the appeal of Moses Stiles requesting an exception to the Zoning Ordinance to authorize changing the use of the one-story, two-car garage existing as accessory to the combination shop and dwelling house at 548-550 Brighton Avenue, corner of Wolcott Street.

This permit is presently not issuable under the Zoning Ordinance because the garage is only about two feet from the side line of the lot (parallel with Wolcott St.) and same distance from the rear line of the lot (parallel with Brighton Ave.) instead of the seven feet from the side line and the twelve feet from the rear line stipulated for a building of major use, according to Section 6B of the Ordinance applying in the Local Business Zone where the property is located; there is a space of about four feet between the garage and the rear open piazza of the combined business building and dwelling house instead of 27 feet, representing the combined front yard for the garage to be converted and the rear yard of the existing building of major use, according to Sections 6B and 9B, applying in the Local Business Zone where the property is located.

If you are interested either for or against this appeal, please be present or be represented at this hearing.

BOARD OF APPEALS

Ben B. Wilson

Chairman.

K

George Mahoney - "Wolcott St."
Clair Cheney - 550 Brighton