548-550 BRIGHTON AVENUE

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APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

Receipt and Permit number A6	9
To the CHIEF ELECTRICAL INSPECTOR Portland Main.	
The undersigned hereby applies for a possible and the second of the seco	
Maine, the Portland Electrical Office, the National Electrical Code and the following specifications:	us of ,
LOCATION OF WORK. 548/Brighton Ave. OWNER'S NAME: Bernard L. Plummer ADDRESS: same	!
ADDRESS: same	
OUTLETS:	S '
Receptacles Switches Pluggoold ft TOTAL 20	4
FIXTURES: (number of)	<u>00</u>
Incandescent Fiourescent (not strip) TOTAL Strip Flourescent ft.	جمود ا
Strip Flourescent ft.	<u> </u>
Overhood Tradem 1	* * 3
Overhead Underground Temporary TOTAL amperes 200 . 3. METERS. (number of) 2	00
MOTORS: (number of)	50
Fractional	
Frac ⁺ ional 1 HP or over RESIDENTIAL HEATING:	
RESIDENTIAL HEATING:	
Oil or Gas (number of units)	
Electric (number of rooms) COMMERCIAL OR INDUSTRIAL HEATING:	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main hoiler)	
Oil or Gas (by separate units) Electric Under 20 kws Over 20 kws	
Electric Under 20 kws Over 20 kws APPLIANCES: (number of)	
Daniel Carlo	
Ranges 1 Water Heaters	/
Cook Tops Wall Ovens Disposals Disposals	•
Drivers	
Compactors	
TOTAL Others (denote) 3.00	<u></u>
Branch Panels	
- I dilibiorii Ci S	
Cintral Citt	
a south ribove dround	
Commercial Heavy Duty Outlets, 220 Valt (such as wolders) 20	
s and under	
Circus, Fairs, etc.	
Alterations to wires	
Repairs after fire Emergency Lights, battery	
Emergency Generators	
	<u> </u>
FOR REMOVAL OF A "STOP ORDLR" (304-16.b)	
TOTAL AMOUNT DUE: 10.50	Σ-
NSPECTION: - thur.	
771-17 4	
CONTRACTOR'S NAME: Tony Cartonio	
ADDRESS:	
TEL.: 799-8088	
AASTER LICENSE NO.: 04538 SIGNATURE OF GOVERN ACTOR	
IMITED LICENCE NO.	
Beinaif J. Plummi	

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

)	Date Issued 2-17-81 Portland Plumbing Inspector By ERNOLD R. GOODWIN	Owne	ation Fo r of Bldç r's Addr	furniture store	PERMIT NUMI	2-17-91
	App. First Insp. Date Farsh-m 2-20-93/ By WMAR 1 1 1981		MAR	SINKS AVATORIES JOILETS		3.00 3.00
P. 2	App. Final Insp.		on at	BATINUBS SHOWERS DRAINS FLOOR SU	JRFACE	1 3.00
N	By APR 7 1981	<u> </u>		HOT WATER TANKS TANKLESS WATER HEATERS GARBAGE DISPOSILS	3 1	3,00
4 30	Type of Bldg; ? Sommercial Residential Single			SEPTIC TANKS HOUSE SEWERS ROOF LEADERS		
	☐ Multi Family ☐ New Construction ☐ Remodeling			AUTOMATIC WASHERS DISHWASHERS OTHER		

|--|

DERMIT ISSUED

ATTIVE SALE		APPLICA II	ON FU	DK LEMMI	VIT.	finti .	מונוסטטד
	B.O.C.A. USE	GROUP	,,, , , , , , , , , , , , , , , , , ,	0073		0CT 2	1980
400	B.O.C.A. TYPE	OF CONSTRUCTION	UN	Sont 2	3. 1980		
				MAINE,Sept2	CIT	Y of PC	RTLAND
The under: are, equipment Toning Ordina	signed hereby applient or change use in a name of the City of l	accordance with the L Portland with plans ar	aws of the S aws of the S	State of Maine, the Portlions, if my, submitted he	stall the follo and B.O.C.A rewith and th	wing build . Building e following	ling, struc- Code and g specifica-
ons: OCATION .	548 Br	ighton Ave.	Plumme	548 Bri	Fire Dist	rict #1 [shone7	□, #2 [] 72- 0313
Lessee's r. Contracto Architect Proposed use	ame and address r's name and addre of building	owner furniture.sto	Specificat ore. জি.বা	ions Plans .	Telep	phone No. of she families . families .	ets
					• • • • • •	<u>-</u>	
Other buildir	ngs on same lot	5,000.			F	ee \$ 23	3.50 5.50
field insp	ECTORMr	anr 5451	GE	NERAL DESCRIPTIO	. C	or or etai	o.ou ra to
This applicat		@ 775-5451 Ext. 234	Тос	hange use from	furnitu	re sto. oza fl	oor as per
Garage		13,65. 20 1	furnitu plan	re store with a			
Masonry Blog. Metal Bldg.	dg		-		Stamp of S	pecial Co	ńditions
Alterations							
	Jse						•
		parate permits are req	quired by the	: installers and subcontr	uctors of hea	iting, plun	ıbing, electri-
cal and med	-luiaala		ISSUED TO	1 ☑ 2 ☐ 3 ☐	4 🗀		
				ATTOMET VILLABILE			
			τ.	alook laat work invo	olved in this v	work?	
Is any plur	nbing hivolved in th	is work?	I	f not, what is proposed f	or sewage?.		
Has septic	tank notice been se	ent?		Li grada to high	est point of I	oof	
Height ave	rage grade to top of	plate		alid or filled land?	eart	h or rock	?
Size, front Material o	of foundation		Thickness, to	op bottom	cellar		
Kind of re	oof	Rise per 1001		e lining Ki	nd of heat		. fuel
No. of chi	imneys	. Material of chiline	full size?	Corner post	ts	, Sills	
Size Girde	3r	Columns under girat	16" O. C	Beidging in every floor	and flat roof	span over	r 8 feet.
Studs (ou Joist	itside walk, and car is and rafters:	1st floor	, , , , , , , Ziiu	3rd		roof .	
	centers: imum span:						
If one ste	ory building with ma	asonry walls, thicknes	s of walls?			noigne.	
r	<u>.</u>			ARAGE nodated number con to cars habitually stored	nmercial cars	to be acco	ommodated
No. cars	now accommodated	on same for , to e done other than mi	nor repairs	(O care management)			ıg?
		O 60110 O11101 111-11	DATE	IVA.			
BUILDI	VALS BY: NG INSPECTION	PLAN EXAMINE	R	Will work require distu	rbing of any		
ZONING	7.			_			areas commetent

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

Signature of Applicant Bernay J. Memmin Phone # 77203/3 Type Name of above ... Bernard L/ Plummer 1 \[2 \[] 3 \[] 4 \[]

FIELD INSPECTOR'S COPY

Health Dept.: .

and Address

NOTES Re Gard No Flow with Derm D ではは でんしょう

£3,2

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,

Eaule S. Smith Plan Examiner

ESS:mes

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APPLICATION FOR PERMIT

PEHMIT ISSUED

JUL 6 1976

B.O.C.A. TYPE OF CONSTRUCTION GITY OF PURTLAND

and Address

ZONING LOCATION /3-/ PORTLAND, N	MAINEXSMAN b/. 3U/. /P.	, ° ;
To the DIRECTOR OF BUILDING & INSPECTION SERVICES, In the undersigned hereby applies for a permit to erect, alter, repaired ture, equipment or change use in accordance with the Laws of the Standard Ordinance of the City of Portland with plans and specification	tate of Maine, the Portland B.O.C ons, if any, submitted herewith and	the following specifica-
Owner's name and address . Belliate Tessee's name and adddress	Te	elephone
4. Architect Proposed use of building dwelling Last use	N Ro	o. families
Other buildings on same lot	· ····································	Fee \$5.00
FIELD INSPECTOR—Mr GET This application is for: @ 775-5451	neral description of enclose existing point windows as per planels, knocking down on	10.
Masoary Bldg	Stamp o	f Special Corditions
Demolitions	IIT ISSUED H LETTER	a destri
Other	installers and subcontractors of	heating, plumbing, electric
cal and mechanicals.		
DETAILS OF N	NEW WORK	de mork?
Is any plumbing involved in this work?	any electrical work involved in transfer not, what is proposed for sewage form notice sent? the average grade to highest point of olid or filled land? by bottom cellar coordinates with the coording covering corner posts Size Man Bridging in every floor and flat respectively. 3rd 3rd 3rd 3rd	t fuel Sills oof span over 8 feet. roof roof height?
		cars to be accommodated
No. cars now accommodated on same lot, to be accomm Will automobile repairing be done other than minor repairs	•	
ADDROVALS BY: DATE	MISCELLA W work require disturbing of a	
BUILDING INSPECTION—PLAN EXAMINER ZONING: (J. A. M. G. C.) BUILDING CODE: Fir. pt.:	Will there be in charge of the at to see that the State and City re are observed? Yes	oove work a person competent
#	1 Holisman	1. Phone #
Digital wife of the control of the c	Bernard Plummer	1 2 2 3 2 4 5
Type Name of above		

FIELD INSPECTOR'S COPY

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

Nd. 8/2/72 95.00 Venilg 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
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.

Bunay J. Jum

DECISION

After public hearing held August 17, 1972, the Board of Appeals finds the enforcement of the terms of the Ordinance would not result in undue hardship and , the Board of Appeals finds that 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.

11.5

Bernard Plummer 116 Madeline St. Portland, Maine

August 14, 1972

ober an meteor recommendation and recommendation of the second and the second and

August 17, 1972

co 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 Plumber requesting an exception to the Zoning Ordinance to permit to construct a one story, 19 ft. x 26 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 wequired by Section 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 APPRALS

WILLIAM B. KIRKPATRICK CHAIRMAN

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

fre pd 8-2-72 Re: 548-550 Brighton Avenue August 2, 1972 Bernard Plummer ec to: Corporation Counsel 116 Madeline Street J.M. Polistier Portland, Maine R.P.N. 93-Corham, Haine Dear Sir: Building pormit 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 fivedft. from the street line will be an unlawful encroachment upon the 15 ft. front yard, asthaul when required by Section 602.8C.3 of the Ordinance, applying to the F-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 39.00 whell 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 formalith. Very truly yours. Malcolm U. Word Plan Examinor MGW/a

548-550-7: Brighton Avenue cor. Wolcott St.

1-7

June 19, 1972

cc to: Mrs. Bernard Plumber 548-55071 Brighton Avenue

J. M. Polletier RFD 3, Gorham, Haine 04038

ANGEL MANAGEMENT AND ANGEL MANAGEMENT ANGEL MANAGEMENT

Dear Mr. Fellatier:

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

- l. Location and number of parking spaces (dyl) feet per vehicle) must be shown. Location and width of approaches over public sidevalk 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 Examinar

MGW : m

18.

CITY OF PORTLAND, MAINE

DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION (207) 775-5451



HAROLD B. HUTCHINSON, P.E. CHIEF ELIGINEER

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 fity of Portland discourages 90° angle parking even on w. Je city streets. This type of parking is a cause of numerous vehicular accidents due to blind spots in mocorists 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 area: in your plans:

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

Alenwood, 72-03/3
Furner Peter

Ì

Re: 548-550 Brighton Avenue

COR. 1-7 Wolcott 85,

August 2, 1972

Remard Plummer 116 Madeline Street Portland, Maine

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

Dear Sirs

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 fivedst. from the street line will be an unlawful energy when tupon the 15 ft. from yard, setback area required by Section 602.8C.3 of the Ordinance, applying to the E-1 Eusiness 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 hore. 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 Zornality.

Very truly yours,

Malcolm G. Ward Plan Examiner

MGW/c

BI BUSINEL ___E



APPLICATION FOR PERMIT

	Paris V			
	Port	and, Maine,	August 2, 1972	
	To the INSPECTOR OF BUILDINGS, P.	ORTLAND, MA	INE	
	The undersigned hereby applies for a gin accordance with the Laws of the State of he specifications, if any, submitted herewith and Location 548-550 Brighton Ave. Owner's name and address Bernard P.	dine, the Du	uaing Code and Zoning Ordi	nance of the City of Portland, plans as
	Owner's name and address Bernard P	Immer	Within Fire L	imits? Dist. No
				Tolonhous
	Lessee's name and address	Dation D	ED 2 G1	Telephone
	Conductor's name and address	TTC OTCL & T	Gornam, Maine ورست	04038 malantana
	Architect	S	pecifications Pla	uisNo. of sheets
	rioposed use of filliding score			and the second s
	Dast use	************		No. 6
	Waterial No. Stories	Heat	Style of roof	Donana
	Other buildings on same lot	***************************************		***************************************
	Estim ted cost \$ 8,000.			Fee \$
	Gen	eral Descri	iption of New Work	appeal pa
	Gen To construct an addition to a sto	re front .	- adding 19' x26'4"	as per plans 8-2-73
	This application is meliminary	to get set	tled the question of	· mandan
	event the appeal is sustained th	e annlicar	trill formation of	zoning appeal. In the
	estimated cost and pay legal fee	o ephitosi	to will intuish compi	ete information
	osommoed cost and pay regar ree	•	170	8-17-72
			PPPCAZ DOMIC	
	Is any plumbing involved in this work?		ontract New Work Is any electrical work in	infinial in ablances 2.2
	Is connection to be made to public sewer? Has septic tank notice been sent?		It not, what is proposed	for sewage?
	Has septic tank notice been sent?	· 	Total	
	Height average grade to top of plate		neight average grade to high	dest point of roof
	Size, front depth No.	TL:-1	solid or filled land?	earth or rock?
	Kind of roof Rise per fo	I MCKNE:	ss, top bottom	cellar
	Kind of roofRise per for	.:	Roof covering	***************************************
	No. of chimneys	imneys Lor full size	of lining	Gind of heatfuelfuel
	Size GirderColumns under	mirder	Corner post	s Sills
	Size Girder Columns under	2×4_16// O	7 D.:1.: SIZE	Max. on centers
	Studs (outside walls and carrying partitions) Joists and rafters: 1st floor	2.7-10 0.1	o. Dridging in every floor a	nd flat roof span over 8 feet.
	On centers: 1st floor		na, 3rd	, roof
	Maximum span: 1st floor		, 3rd	, rcof
		olenosa aft	na, 3rd	roof
	If one story building with masonry walls, thi			height?
	N.	If a	Garage	
	No. cars now accommodated on same lot	, to be accom	modatednumber comm	ercial cars to be accommodated
	Will automobile repairing be done other than	minor repair	s to cars habitually stored in	the proposed building?
AP	PROVED:			ellaneous
		Will		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 -	equirements pertaining thereto are
		ohea	rved? <u>ye</u> s	-quitements pertaining thereto are
			Table Comment of the	
			T 10 70 7 9	

INSPECTION COPY



CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

INSPECTION COPY

COMPI	41117		68/73
COMDI	AINT	NO	VV/ 12

Date Received August 19, 1968

CONFERING NO.	venue
I ocation 550 Brighton Avenue Use of Building	Φ
Owner's name and address Bernard L. and Angela S. Plummer 116 Madeline Street, Portland, Maine	Telephone
Tenant's name and address	Telephone
Complainant's name and address W. T. McCafferty, 10 Wolcott St.	Telephone
Description: Storing furniture outdoors in the rear, near the g	arage all day. (K.C.)
NOTES: This is Ollewood furniture out let.	for upholstosing
in it that it in fout depending or	hysmeps et
No Wolations	Hug L
	A
De to hand the second desirable date of the second date of th	
	· ·
	<u> </u>

11.11/2000

A.P.- 548 Erighton Avenue

May 17, 1966

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

oc to: Glenwood Furniture Company 548 Brighton Avenue

Doar Mr. Young:

Permit to eroct a $h^4 \propto 6^4$ detached pole sign (2) poles as per plane is not issuable because of the Board of Appeals decision as fellows:

"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 illumi-nated only by steady, ronflashing light."

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

Yery truly yours;

Gerald E. Mayberry Building Inspection Director

GEM/kc

A.F.- 548 Brighton Avenue

April 15, 1966

Glenwood Furniture Company 548 Brighton Avenue cc to: Fortland 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-% of the Loning Ordinance which prohibits any obstruction higher than 3½ feet above the lowest elevation: the curb line within the area of a triangle formed by a line intersecting the atreet lines of the intersecting streets at points 25 /eet 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. Eayberry Euilding Inspection Director

OEM:m

20

Porting Contract

and the state of t

BI BUSINESS ZONE



APPLICATION FOR PERMIT
Class of Building or Type of Structure......

Carrie	Portland, A	RGS, PORTLAND, MAINE set for a permit to erect alter repair demolish install the following building structure us of the State of Maine, the Building Code and Zoning Ordinance of the City of Portubuistited herewith and the following specifications: Within Fire Limits? Dist. No. Within Fire Limits? Dist. No. Telephone No. families No. families No. families No. families No. families Fee \$ 2.00. General Description of New Work Telephone Fee \$ 2.00. General Description of New Work Telephone Telephone Telephone No. families Fee \$ 2.00. General Description of New Work Telephone Telephone Telephone Tolephone Tole	
To the INSPECTOR OF			
The undersigned hequipment in accordance uland, plans and specification	ereby applies for a permit t pith the Laws of the State of ns, if any, submitted herewith	to erect alter repair demolish install the fa Maine, the Building Code and Zoning Ords and the following specifications:	nance of the city of 1 ors-
Location 548 brigh	iton Ave.	Within Fire Limits?	Dist. No
Owner's name and address	Glenwood rurniture	e Company 548 brighton Ave.	Telephone
Lessee's name and address	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		. Telephone
Contractor's name and ad	dress Portland Sign of	omcany 1832 Forest Ave.	Telephone 797-4714.
Architect		Specifications Plans yes	No. of sheets 2
Proposed use of building			No. families
Last use			No. families
			Fee \$ 2.00
Estimated cost q	General D	escription of New Work	· ·
		-	
•			
lo erect 41 x	6' detached pole sig	n(2) poles as per plans.(steady	lighting)
(țhis is an ex	isting sign now locat	ted on building)	
*** *			
			4. 122
-		Appeal denied: 2.4	Lean La lumb anazoro
o the INSPECTOR OF BUILDINGS, postatann, MARSE It undersigned hereby applies for a sprint is never aliar rappir demolish install the following building structure traphyment in accordination, of now, mobilited hereaith and the following professionation, for some mobilited hereaith and the following professionation, for some mobilited hereaith and the following professionation, for some mobilited hereaith and the following professionation where sums and address. Clerical articles are seen as ment and address. Clerical articles are seen as ment and address. Clerical articles are seen as ment and address. Port later. Shell a seen and address. Fort later. Shell a seen and a seen and address. Fort later. Shell a seen and a seen and address. Fort later. Shell a seen and a seen and address. Fort later. Shell a seen and a seen and address. Fort later. Shell a seen and a seen and address. Fort later. Shell a seen and a seen and address. Fort later. Shell a seen and a seen and address. Fort later. Shell a seen and a seen and address. Fort shell a seen and a seen a seen and a seen a seen and a seen			
To the INSPECTOR OF BUILDINGS, rontands, MAINE The sudderigned hereby applies for a permit to seed after repair demolith install the following building structure quipment in accordance with the Laws of the State of Maine, the Building Code and Loning Ordanates of the Clay of Perk and, plant and specialistics, if you published the reads and the paleouse president of the Clay of Perk London Sciences of the Clay of the Contractor's name and address Port Lant. Supplies of Perk London Sciences of Perk London Sciences of Telephone Contractor's name and address Port Lant. Sciences of Perk London Sciences of Perk London Sciences of Telephone Contractor's name and address Port Lant. Sciences of Perk London Sciences of Perk L			
Is any plumbing involved	in this work?	Is any electrical work involved in t	ms work!
Is connection to be made	to public sewer?	. It not, what is proposed for sewager	
Framing Lumber-Kind	Dressed or fu	all size? Corner posts	Sills
Size Girder	Columns under girders	Size Max	on centers
Kind and thickness of o	utside sheathing of exterior	walls?	
Studs (outside walls and	d carrying partitions) 2x4-16	6" O. C. Bridging in every floor and flat roo	of span over 8 feet.
Joists and rafters:			
On centers:			
If one story building wit	h masonry walls, thickness of	f walls?	height?
-		If a Garage	4 AMA
	foted on some lot to be	_	rs to be accommoduted
Will automobile repairir	ig be done other than inmor		
PPROVED:			
		Will work require disturbing of any tree	on a public street?
***************************************	***************************************	_	
,			ents pertaining thereto are
\		observed?Ves	
		Fortland Sign Compan	y
	n. here	1/1/2 1/1/201	-
INSPECTION COPY	Signature of owner	to " in the state of the state	
<i>(</i>			

\$\$ \$5-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 pr_sently 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 32 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 sult of action of the applicant subsequent to the adoption of this Ordinance whether tion of the provisions of the Ordinance or not; that property in the same zone or ne will not be adversely affected by the granting of the variance; and that the granting variance will not be contrary to the intert and purpose of the Ordinance.

Glenwood Furniture

APPÉLLANT

DECISION

After public hearing held May 12, 1960, 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 sign shall be illuminated only by steady, nonflashing light.

Acceptore, determined that a variance from the provisions of the Zoning Ordinance

not be granted in this case. to permit erection of detrohed sign in granted in strain is granted to attach said sign to the building rovided that the overhang shall not exceed six feet and the sign shall be illuminated only by steady, nonflashing light

BOARD OF APPEALS

A.P.- 548 Brighton Avenue

Glenwood Furniture Company 548 Brighton Avenue

April 15, 1966 ec to: Fortland Sign Co., 1832 Forest Avenue ec to: Corporation Counsel

Gentlemen:

Permit is not issuable under the Zoning Ordinance to erect a 6'x4' detached, 2-pole, steady lighted 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 general in the struction in 19-N of the Zoning Ordinance which prohibits in violatine within the area of a triangle formed by a line intersecting the corner.

we understand that you desire to exercise your appeal rights in this matter, therefore the owner or his authorized representative for filing this appeal.

City Hall, where forms are available

Very truly yours,

Gerald E. Mayberry Building Inspection Director

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BOARD OF AFFRALS

Franklin G. Hinchiew

hair man

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

Kay 9, 1966

Glenwood Furniture Co. 548 Brighton Ave.

co: 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, Hay 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 appear.

> BOARD OF APPEALS Franklin G. Hinckley Chairman

DATE: May 6, %

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 Ecard of Appeals.

BOARD OF APPEALS

VOTE Franklin G. Hinckley Ralph L. Young Harry M. Shwartz

Record of Hearing

Denied,

Granted; and te-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.

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 Rity 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 Zonling Ordinance to permit erection of a 6'x4' detached, 2-pole, steady lighted sign at 548 Brighton Ave.

This permit is present, not issuable under the Zoning Ordinance because (1) The detached sign is not allowable in a B-I 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 Ordi: nnce which prohibits any obstruction higher than $3\frac{1}{2}$ 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.

This appeal is taken under Section 24 of the Zoring 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.

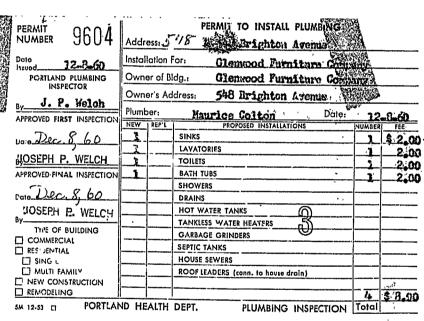
All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing naving been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h



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

Uct. 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 Eusiness 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

AJSım

 VATIS	

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____Third Class

Alle A	Por:land, Maine,	October 17, 1962	* * * **
To the INSPECTOR OF BUIL	DINGS, PORTLAND, MAINE		
The undersigned hereby ag in accordance with the Laws of th specifications, if any, submitted h	pplies for a permit to erect alter re te State of Maine, the Building erewith and the following specifi	Code and Zoning Ordinance of l cations:	the City of Portland, plans and
Location 548 Brighton	7 3 M 1		Dist. No
Owner's name and address	Lenwood Furniture Compa Forrest A Graves	iny 548 Brighton Ave.	Telephone
Lessee's name and address	Saula Clasa & Baint	0- 100 P	Telephone
Contractor's name and address			
Proposed use of building	Furniture Store	Cations,	MANAGER
Proposed use of building	ii ii	<u> </u>	No. iamilies
Last use	2 Toot	State of roof	Pooéne
Other buildings on same lot	5 Heat	Style of roof	TOOMING
Estimated cost \$			Fee.\$
		n of New Work	
	- 1		
		and a substitution of the second of the seco	akin year a tes e.y.y.
building.	frame addition 22!4" wi	AT MERITAN OF A SAME OF	
	ed the applicant will	furnish complete inform	nation and pay
from 6! front street line.	appeal	ever filed - C	ig d
It is understood that this permit the name of the heating contractor	. PERMIT TO BE ISSUE	D TO owner	e aken out separately by and in
	Details of N		
Is any plumbing involved in th			
Is connection to be made to pu			
Has septic tank notice been se			
Height average grade to top of	-		
Size, front depth			
Material of foundation			
Kind of roof			
No. of chimneys			
Framing Lumber-Kind	Dressed or full size?	Corner posts	Sills
Size Girder C	olumns under girders	Sizē N	fax. on centers
Studs (outside walls and carry	ing partitions) 2x4-16" O. C. I	Bridging in every floor and fla	t roof span over 8 fe.t.
Joists and raftere:	1st floor, 2nd	, 3ṛd	, roof
On centers:	1st floor, 2nd.	, 3rd	
Maximum span:	1st_floor, 2nd.	, 3rd	, roof
If one story building with mas			
	If a G	-	
No. cars now accommodated or	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		cars to be accommodated
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PROVED:	Will wo	*,	ree on a public street?
acinanimanini manini minini manini manini manini manini manini			e work a person competent to
	· ·		ements pertaining thereto are
		d? Yes	The second secon
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APPLICATION FOR PERMIT

Class of Building or Type of Structure

Third Class

PERMIT ISSUED 01837 0EC 10 1959

CITY of PORTLAND Portland, Maine, December 8, 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 Ave. Within Fire Limits? ... Owner's name and address Forrest A Graves, & Donald E Graves, 548 Brighton Avenue 2-0313 Lessee's name and address Telephone..... Architect Proposed use of building No. families Last use . Material frame No. stories HeatStyle of roof Estimated cost \$ 50.00 General Description of New Work To construct enclosure over existing rear bulkhead 6'5" wide 6' deep 8' high. It is underslood 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 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? ___depthNo. storiessolid or filled land?..... Material of foundation Thickness, to; Kind of roof Rise per foot Roof covering No. of chimneys _____ Kind of heat ____ fuel _____ fuel ____ fuel Columns under gitders Size Max. on centers ... Size Girder 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_____, roof __2x4 On centers: 1st.floor_____, 2nd_____, 3rd _____ Maximum span: 1st floor....., 2nd...., 3rd ... If one story building with masonry walls, thickness of walls?.... 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?

Forrest A Graves & Donald E Graves

INSPECTION COPY

CS 301

Signature of owner

Forest a Graves

广川

AP 548 Brighton Avenue Dec. 10, 1959 cc to: Er. Donald E. Graves 555 Bridge Street, Westbrook, Maine Mr. Forrest A. Graves 548 Brighton Avenue 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. Solid 4x6 sills are to be provided on all sides of the enclosure where possible. 3. Stude in walls are to no less than 2x4 placed vertically and spaced not over 24 inches on centers with double 2x4 corner pasts 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. Adequate framing is to be provided around opening to be cut in first story platform of plazza. Very truly yours, Albert J. Sears Inspector of Buildings AJB#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 elready 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 carnot be issued. It is necessary therefore that the structure be removed and that information be furnished indicating compliance with Fuilding 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. Stude in walls are required to be no less than vertical 2x4 sepaced 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 piezza 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 pos-

Very truly yours,

Albert J. Sears Inspector of Buildings

AJS:m

Bi business zone



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

PERMIT ISSUED

'APR 2 1959)4

	Portland, Na	iņe,	April_l	1959	}	ין אייוויו	Marine a
To the INSPECTOR OF BUILDIN	IGS, PORTLAND	, MAINE		•	· · ·	TTY of I	thil.Ar
The undersigned hereby applies in accordance with the Laws of the Sta specifications, if any, submitted herew	s for a permit to the of Maine, the	erect alte e Buildin	r repair demo	Zoning Ordin	ance of the (City of Portland	, plans and
Location 548 Brighton As	renne	4		Vithin Fire Li	imits?	Diet No	14
Owner's name and address 99 Lessee's name and address 99 Contractor's name and address	rest A. Grav	ves, &	Donald E	Graves,		Telephone)•
Lessee's name and address		• <u> </u>	: <u>!</u>	**************************		Telephone	
and addies and addiess		TTOR-	COTOTINO	ou nve		em 4 4	,
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Last use							-
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other buildings on same lot	······	_2 ca	r garage	***************************************	·····		***************************************
Estimated cost \$ 200						Fee \$	2,00
	General De	escripti	ion cá Ne	w Work			***************************************
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ricigit average grade to top of plate		Hei	oht averson	grada ta bi M		•	
Size, frontdepth	No. stories		solid or filled	l land?	ea	uth or rock?	***************************************
Size, front depth Material of foundation Concreteat Material of underpinaire	Teast 4. Thi	eLow g ckness,	rade top <u> </u>	. botton1	O" cellar		************************
assessed of anacibining		H	eight		Thisten		
Kise	per foot		Roof coveri	10'			
Materi	ial of chimneys		of lining	17	ind of book	£	
Q —	oressed of tull	. sizer		Corner posts	i .	C:IIa	
Golumns Columns	under girders	***************************************	Siz	e	May o	n contare	
and unckness of outside sheath	ung of exterior	r walls?	***************************************	********************			
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On centers: 1st floo	or	, 2nd.		3rd		. roof	*************
waximum span 1st. floo)r	2nd.	***************************************	3rci		roof	
If one story building with masonry wa	ılls, thickness of	f walls?	******************************			height?	
						Bres	***************************************
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No. cars now accommodated on same I Will automobile repairing be done other	er than minar	eroimo -commo	uatedni	amber comme	ercial cars to	be accommod	ated
Will automobile repairing be done other	- chan minor re	charta (0	cars nabitu			ed building?	***************************************
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(4-2-59 778		Will wo	rk require di	sturbing of a	ny tree on a	public street?	no
		Will the	ere be in ch	arge of the	hove work	a person comp	etent to

OK

ments pertaining thereto are observed? ___yes

INSPECTION COPY

NOTES + them foundation wall dance to 4.23-59 OK to pour 4-27-59 Completod

Memorandum from Department of Building Inspection, Portland, Maine

548 Brighton Avenue—Building permit for construction of platform on front of building for Koses Stiles by Donald York—5/13/57

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

- 1. The 2x6 floor joists are to xm at right angles to the front wall of the building and thus will be on a span of 5 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 piero are to extend at least four feet below grade and six inches above.

AJS/G

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

(Signed) Warren McDonald Inspector of Buildings

CS-27

1. Not built according to permit

2. " " to code.

3 Neods amendment

4. Need new framing plans

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

$\underline{\mathtt{C}} \, \, \underline{\mathtt{E}} \, \, \underline{\mathtt{R}} \, \, \underline{\mathtt{T}} \, \underline{\mathtt{F}} \, \, \underline{\mathtt{F}} \, \, \underline{\mathtt{C}} \, \, \underline{\mathtt{A}} \, \, \underline{\mathtt{T}} \, \underline{\mathtt{E}} \quad \underline{\mathtt{O}} \, \underline{\mathtt{F}} \quad \underline{\mathtt{O}} \, \underline{\mathtt{C}} \, \, \underline{\mathtt{U}} \, \, \underline{\mathtt{P}} \, \, \underline{\mathtt{A}} \, \, \underline{\mathtt{N}} \, \, \underline{\mathtt{C}} \, \, \underline{\mathtt{Y}}$

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 Stri	ucturethird class.		The second secon
	Portland, i	Maine, May 9, 1957		30
To the INSPEC	CTOR OF BUILDINGS, PORTLAND,	MAINE		
equipment in acc	ersigned hereby applies for a permit cordance with the Laws of the State of pecifications, if any, submitted herewith	Maine, the Building Code	and Zoning Ordi	llowing building structure nance of the City of Port-
	8 Brighton Ave			. Dist. No
	nd address Moses Stiles, 87			
Lessee's name an	nd address Glenwood Furnitur	3 Shop		Telephone 2 x 3 2 2-031
	ne and addressDonald York , 7.	3 Broadway Acos City		Telephone
Architect		Specifications	Plans yes	No. of sheets 1.
	f building store & apartment.			No. families
	H H H			No. families
	No. stories Heat			Roofing
C"ter building c	on same lot D &			
Estimated tost \$	75.00 ·			Fee \$.50
1	General D			
To demol and⊅to c	ish 2 small porches 10' x seconstruct open porch 30' x 6'	and 4' x 5' on fro in place thereof.	nt of building	ng.
يو الموارية الا	to see the commence	•		
	`	Carrolt Iss	ued with Mes	វាប
	1 .		aca	
~~~ ·	Minghes How	<i>y-</i>		
	that this permit does not include install heating contractor. <b>PERMIT TO B</b>			en out separately by and in
	De	tails of New Work		
Is any plumbing	g involved in this work?	Is any electrical we	ork involved in th	is work?
	o he made to public sewer?			
Has septic tank	notice been sent?	Form notice sent?		
Height average	grade to top of plate	. Height average grade t	to highest point of	froof
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Material of unc	derpinning	Height	Thick	ne-s
Kind of roof	Rise per foot	Roof covering		
No. of chinney	ys Material of chimneys	of lining .	King of heat	fuel
Framing Lund	ber-Kind Dressed or fu	ıll size? Corr	ner Posts	Sille 1/x6
Size Girder	Columns under girders	Sin:	Max.	on centers
	kness of outside sheathing of exterior			
	walls and carrying partitions) 2x4-16			
Joists and		,2nd,		
On center	- 61			, rcof
Maximum	•	,2nd , 3	зга, ,	
If one story bu	uilding with masonry walls, thickness of	walls f	**	. l.eight?
		li a Garage		
	accommodated on same lot , to be le repairing be done other than minor			s to be accommodated
PPROVED:	-00	Mill made as miles 4's co	Miscellaneou	
with m	emoly aft	<u>-</u>	e of the above w	ork a person competent to
			I City requireme	ents pertaining thereto are
		observed?yes	(1	
		Glenwood Furnitur Donald B York	o Uo.	
	Signature of owner by:	Mening to the	سويس عريرا	
INSPECTION	COPY Signature of owner Soft.	THE TO SECTION SECTION		***************************************

NOTES Form Check Notice AP (IL) (A) ASPECTION OUT COMPLETED . . H.L. 



CHAS. H. TIEDEMANN, TREAS.

## MAINE INSURANCE AGENCY

GENERAL INSURANCE

### **42 EXCHANGE STREET** PORTLAND 3, MAINE

SPruce 3-1162

Building Inspector, City Hall, Portland, Maine.

ILI LOCAL STREET 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 In the mean time I want to make some forms for concrete posts city. to be placed under the piazza, these posts to come to the top of the ground and have on top an iron ow wooden post to hold up the piazze.

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

Stamp end osed for reply.

Very respectfully,

Moses D. Stil s, 87 Glenwood Ave., Portland, Maine.

3/19/57 Conserver Olsman

RECEIVED · L 0 27 1957

ULPT. OF ALD'G. HISP.

March 19, 1957

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

Mr. Moses D. Stiles 87 Glenwood Ave.

Dear Mr. Stiles,

Esfore answering your inquiry it spems best to explain some of the limitations under the Zoning Ordinance. Presumably the proposed front plazza will be an open plazza. If it were to be enclosed in any way we should probably be unable to issue the building permit because the enclosed plazza 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 plazza is to be an open plazza the above rule does not apply but no part of the new structure is permitted closer than 15 feat 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 plers 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 piazz it will be necessary to file a plan or sketch, to a definite scale if possible, by way of a blueprint or a carron 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 abl; 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,

WMcD/B

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Warren McDonald Inspector of Buildings

October 18, 1955 AP 548 Brighton Ave. -- Proposal to convert existing two-car accessory garage to use as uphilatering workshop and storage of furniture and supplies used in upholstering and zoning appeal relating therete Mr. Moses Stiles Copy to Corporation Counsel 87 Glenwood Ave. Mr. Forrest A. Graves Glenwood Furniture Shop 548 Brighton Ave. 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 vso/s not included in the list of ellowable/uses in the Local dusiness 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. H. there is a space of about 10 feet between the garage and the rear open ris zwa of the combined business building and dwelling house instead of 27 feat, 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 caves of the wooden-frame garage are closer to the respective lot lines than the three feet stipulated by Jection 205b2 of the Building Code for a building of a Business and Industrial Class outside of the Fire Districts. ing Code); so, there is enclosed an cutline of the appeal procedure.

You have indicated your desire to seek exceptions from the Woning Board of Appeals and from the Board of Kunicipal Officers (Board of Appeals under the Build-

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

October 18, 1956

allowable one in that used furniture would be purchased elsewhere and taken to bits 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, is suggest that you delay filing the appeal so that this feature may be discussed that you delay filing the appeal so that this feature may be discussed.

In the absence of an accurate location plan cheming 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, plan of them corrected before you actually file the appeals.

Very truly jours,

wisc 1/b

Warren Followald Inspector of Buildings

Employers to each affresses: Sutline of a real procedure

16



# APPLICATION FOR PERMIT

Class of Building or Type of Structure . Third Class

TATIS!		OCC* 11° 1230	
To the INSPECTOR OF BU	ILDINGS, PORTLAND, MA	AINE	
in accordance with the Lugus of	the State of Maine, the Di	uuaing Coac ara Zonii	istabthe following building FORFORE RAPHEMENT g Ordinance of the City of Portland, plans and
specifications, if any, submitted	herewith and the following	specifications:	Fire Limits? Dist. No
Location 548	3 righton Ave.	. Within	Telephone
Owner's name and address	Moses Stiles, 87.	ilenwoodAvs	
Lessee's name and address	Glenwood Furnitur	e doda a zao dile	Telephone.
Contractor's name and addre	SS		Telephone No of sheets 1
Architect		Specification#	Plans yesNo. of sheets 1
Proposed use of building	Uphotstering snop	aid sporers	No. families
Last use	2-car gar	age	
Material wood No. sto	ries l Heat	Style of roof	Roofing
Other buildings on same lot.	store		Fee \$ 1.00
Estimated cost \$	General Des	cription of New V	
To change use of f	ormer 2-car frame a and supplies used	garage to an kes in unholstering.	upholstering workshop and storage No. alterations
of furnit re	and supplies used		,
		Ju.	
		<i>ţ.</i>	· ) 1/4
		- JU	$1.191^{2}$
		· ' ' ' ' ' ' '	th i
		lation of beating abbare	tlus which is to be taken out separately by and in
It is understood that this per- the name of the healing contra	out ages not include insult	ISSUED TO les	see
the name of the nearing contra			
	Deta	ils of New Work	al work involved in this work?
Is any plumbing involved in	this work?	If not, what is	proposed for sewage?
Is connection to be made to	punt sever	gorra notice	sent?
Has septic tank notice beer	- Culata	Height average or	ade to highest point of roof
Height average grade to to	p of plate	solid or filled it	and?earth or rock?
Size, f. dept	n No. stories .	ickness ton	oottom
Mate al oundation		Flaight	Thickness
Mate underpinning		Poof covering	
Kind of roof	Kise per 100t	of lining	Kind of heat fuel fuel
No. of chimneys	. Material of chimneys	Drossed or ful	I size?
Framing JumberKind			Size
Corner posts	Sil. 5 Girt or	ledger boardr	Size Max. on centers
Girders Size	. Columns unde	r girders	your floor and flat roof span over 8 feet.
		"O. C. Bridging in 3	very floor and flat roof span over 8 feet. , 3rd, roof, roof
Joists and rafters:	1st floor	, 2nd	, 3rd, roof
On centers:	1st floor		
Maximum span:			, 3rd, roof
If one story building with	masonry walls, thickness	of walls?	height:
		If a Garage	
No. cars now accommon.	ed on same lot , to be		imber commercial cars to be accommodated
Will automobile repairing	Le done other than minor	repancto cars habitu	ally stored in the proposed building?
Will automobile replaced			Miscellaneous
APPROVED:		Will work require d	isturbing of any tree on a public street? no
		Will there he in d	harge of the above work a person competent
		vyin there be in C	and City requirements pertaining thereto a
		observed?	une City requirements personnel,
		]	
		Moses Stiles Glenwood Furnit	ure Shop
			( Dian.
	Sequelyre of a mer LY:	" 116 6207 F	Carlotte Marie

INSPECTION COPY

## City of Portland, Maine Board of Appeals ---ZONING--

Withdrawsk 6

16/102

To the Board of Appeals:

October 19, 195719

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 546-550 Br ghton 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 the feet between the garage and the rear open plazza of the combined business building and dwelling house instead of 27 feet, representing the combined front yard for the garage to be accorded 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.

After public hearing held on the 2nd

Appellant given leave to withdraw.

day of November

, 19 56

Interpretate of the second and the s

bennermided

CS-41

BOARD OF APPEALS

DATE: NOVEMBLE 2, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Moses Stiles AT 548 Brighton Avenue

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

BOARD OF APPEALS VOTE MUNICIPAL OFFICERS Ben B. Wilson John W. Lake William H. O'Brion Ruth D. Walch Sumner T. Bernstein

Record of Hearing:

WITHDRAWN - DEFECTIVE

Col 30, 195C Mu Ben Wilson Charman Board of Gapenes Dear Sin: I regard to the request of More Stiles Brighten Cive and Wolcou to actow the use of the garage on Maleast su for storage and repair. les you know the garage is only I feet from ite I die not recent any letter But appeal, probable I will But I do wone you and the board or the purpose in mind Isl actour the meeting Ind Morning as the species while I work land own the say and the particular time of day.

I was told then the letter suffered. My wife will they be there, Jeorge E. Mahoney. 11 Molest H. Contians, Me. Paso I have that my being against their strick a lot of the boys that would be the boys that would be the strick in my home have 15,0000 uniested in my home is his lefter all on a many home is his lifter all on renaralless of outside driends palace, regardless of outside friends.

palace, regardless of outside friends.

as you know upholaty materials

etc. respirate in that little garage

etc. will bet a fire hazard. dereserant i

#### CITY OF POLTLAND, MAINE BOARD OF API LALS

October 30, 1956

### TO WHOM IT MAY CONCERN:

The Board of Almeets will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, November 7, 1956, at 10:27 s. . to hear the appeal of Moses Stiles requesting an exception to the Loning Ordinance to authorize changing the use of the one-story, two-car garage existing as encessory to the combination and duelling house at 548-550 Brighton evenue, corner of beloott Street.

This permit is resently not issuable under the Zoning urdinance because the garage is only about two feet from the side line of the lot (parallel with Volcott it.) and same intence from the rear line of the lot (parallel with trighton ave.) instead of the rear line of the lot (parallel with trighton ave.) the rear line of the lot (parallet with brighton ave.) instead of the leven feet from the side line and the twelve feet from the rear line still tee for a building of major use, according to Section the 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 over plants of the combined we have where the property is located; there is a space of about four feet between the garage and the rear oven plazze of the combined as ness balletin, and evalling now a instead of 27 feet, representing the combined front y, d for the gar as to be converted and the rear yard of the existing balleting of major use, according to sections 65 and 9B, soplying in the Local Business Zone where the property is located.

If you are intersected either for or against this appeal, pleas be are not or be represented at this bearing.

BOARD OF APPEALS

Ber B. Wilson

Chairsan

George Mahaney - "Wolcatt VI. Clavie Cheny . 552 Brighton

#### CITY OF POLITLAND, MAINE BOARD OF APPLALS

October 30, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will nold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, November 2, 1956, at 10:30 a. . 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 and, and dealling nouse at 549-150 Brighton evenue, corner of welcott Street.

This persit is presently not issuable under the Moving ordinance because the garage is only shout 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 Avo.) instead of the seven feet from the side line and the twelve feet from the last line still ten for a building of major use, according to Section of the Ordinance applying in the Local Susiness fone where the property is located; there is a space of about four feet between the garage and the roar oven plazzs of the combined has ness building and aveiling hours in tead of 27 feet, representing the combined front side for the garage to be converted and the rear yield of the existing building of ajor use, according to Sections 65 and 98, applying in the Local Business Zone where the property is located.

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

BONIE OF APPLIANS

Ber B. Wilson

Cheirman.

K

George Mahaney - "ivolentst!. Clavie Cheny . 552 Brighton