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FROST COMARESS V, re Land Z. EB. C

(RC) RESIDENCE ZONE: CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT 1) mi - Euth Care
Edito
the manual of the state of the
2012 ANY NO 52/147 Due Persival 9/12/52
Peter Romandad
Location 1585 Congress St., Cor. Frost St. Use of Building
Owner's name and address Peter J. Rogers et als, 14 Sewall St. Telephone
Tenant's name and address Telephone
Complement's name and address John Whittier, 25 Brever St. Telephone 3-1559
NNOTE CONTENT PROCESS TO THE CONTENT OF THE CONTE
Des ion: Signs on this property obstruct view of traffic. Are they allowed under
Zoning Ordinance?
NOTES: 9/15/5 Timo the for signs on manning
all turn whe and the Whom a when the
the certice platin we in the hublic
street of other time long lady, truing
to a love of Information on some At and
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(Compare 5 Xd. march 6/10/d)
Edward Frinks 11/11 mile It from take to fruity
Patrick of a favore Executive Jaguard 1/4 unt
June 21. 54 mile 2/13/13 1
priceuse apply
19/10/10 Menus War and Marie Mas
6/21/53 - At a conference with Kasara Foler, Warilton, Sylvester, Greenhorn, Pogers
Donoran and KcDonald present, the statement was made by samers and lessees that the signs
near Frost St., referred to in the succeed item of Mr. Honovan's letter of May 15th, had
been removed; that all of the acquirulation of material and equipment in back of the station (over)
Markets in the literature of the first of th

 $\frac{\partial g_{k}(x)}{\partial x} = \frac{\partial g_{$

of trailers are also wheek had been respect except needs, any dries for waste aterial time and purhage some cases of bottles and that the remaining storage had been currounded by a most fence; that the jump serving the Disel oil than had been removed; and that the lesses would file an lication for a new servage license for a pline, oritting all mention of Diesel oil for the year beginning only lst.

With remove to the large sins referred to in the Tirst Ttem of rr. Jonovan's letter of lay 15th, we a reed that further study would be given to the proposition of these sins being located on the public street along with this general problem of location of signs on public streets on Ungress at. and other streets.

6/27/11- Me The Republic - Main Med

CITY OF PORTLAND, MAINE

LEGAL DEPARTME

July 5, 1955

Morris Greenburg, Ego. 102 Excuence Street Portland, Leine

Re: Fi ling Station at 1545 Congress Street

Peter J. Rogers, Esc. 102 Excrerge Street Portland, Mains

Centlemer:

The instactor of Buildings has called to our attention the fact that the filling station of the above address is again being used in violation of the Zoning Ordinance. It is quite clear that the right to conduct a filling station on this property does not carry with it the right to conduct a used car sales business, or any other business not incheental and subordinate to the filling station.

the premises he removed on or before July 15, 1955. Unlers this is lone, it will be the duty of this office arier the Toning Ordinance to institute proceedings against you for a violation of the Ordinance.

Ver, truly yours,

Robert V. Donovan Indiatent Corporation Counsel

R
co: Community '11 Co.
learge F. demilton
warren McConsld /

At print A on the Greenberg sketch (attached) there is quite an accumulation

June 27, 1955

Cmplt.1585 Congress St., corner of Frost St.

Barnett I. Shur, Corporation Counsel

Warren McDonald, Inspector of Buildings

20b was qu. successful in getting several different violations of the Zoning Ordinance discontinued at this location-cleared up by a conference with the several men involved in June, 1953.

Now, on complaint from the neighborhood/they are again over-reaching, we find that they are apparently conducting a used car sales ousiness in the midst of this residential zone.

Upon checking up on the situation, two photographs were taken on June 7 clearly showing the line of cars displayed for sale. These photos are attached, together with our complaint file on the entire job. The City has dealt firmly but not severely with these people. In the photos you will note the large sign advertising the station as the "last gas station before turnpike". This is an unlawful sign, not only under the Zoning Ordinance but it projects unlawfully upon the public way.

Notice was taken of this sign at our conference, and 1. 1833 left for us to examine aga. 1. That was done, but, because the usefulness of the sign as it now reads will soon be over, it seemed best not to fust about it.

Inspector of Buildings

Enclosures: Two photographs of June 7, 1955 and Building Inspector's Compaint File

WKCD/B

131

Failding Inspector

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CITY OF PORTLAND, MAINE

The state of the s

LEGAL DEPARTMENT

Key 15, 1953

Morris Greenberg, Esq. 101 Exchange Parcet

Peter J. Rogers, Esq. 102 Exchange Street Portland, Meine

Fer Filling Station at 1565 Congress Street

Gentlemen:

This letter is sect to you jointly so we understend that you are the owners of the property, with carbon copies to Community Oil Co. and Hr. Hamilton who we understand are your lessee and sublesses.

is a result of numerous actaborhood cosplaints about the expension of the above filling station is violation of the City of Portland Louing Ordinance, the Fullding Inspector has reviewed the situation and has forwarded his report to this office for our attention. It clearly a sears to us that there is not one, but several zoning wicketions involved in the present use of the proporty.

First: The two signs, back to back, located in front of the easterly med of the lot, which advertise the "last gas exciton before turnpike", are clearly in violation of the Coming Ordinance. These signs are actually located within the lists of Congress Ut., and must be recoved at once.

Eccond: The sign with its attackwents near Frost Street on the sexterly and of the lot has also been eracted in violation of the Zoning Ordinance, and cust be removed. This is the sign that advertises the "last otation before turnpike", he well as the rule of boxer; gas, atgrestion and cordy.

Third: Toward the rear of the los car front Street there

RECEIVED

WAY 18 1905

DEPT OF BLD'G. INSP.

At point A on the Greenberg sketch (accepted)

is so emodist up of stopp, a compact bottom, bit a artem, old and not struck, by the compact of the compact of

Pourth: The distribution of the large one of table of theut permit, and class in wished and to 2 sing Ornanses, a definite for moved. The present policities of the bestitude for a storage like at fixed all ghades be reflied to cover abolice storage asing The City Council will be revised to in the no new storage permit until the illegal about uses. The back over the term of permit until the illegal about uses.

It is unusual to five it to place if property with so many introduct coming wheletions. In the spirit of this office, the situation is a wary or see now a most recommended librar further rely. The set of a interpretely to trive fris property into notifical sixth the Confry Order respirate by it will be necessary for this office to consider remains appropriate by I retien a class all parties involved.

If you do to se ato a to servery talk attacht a - or 4, of course, here you will, - will you at the kee the extract of Building France tick informed.

Thank you.

Very truly yours.

Subert to Consyan

Assistant Correration Counsel

EVYSE

no: Community Sil Co. George 7. Hazilton

Lac Mr. Me Dowold

At point A on the Greenberg sketch (attached) there is quite an accumulation

C-52/147 1585 Congress St., corner of Frost

April 15, 1953

Barnett I. Shur, Corporation Counsel

Copy to: City Clerk

harren Mc loneld, Inspector of Buildings

Violation of Zoning Ordinance and other ordinances at 1585 Congress St., corner of Frost St., (owned jointly by Feter J. Mogers and Morris Greenberg and remaps an interest in Community Oil Co., the later company having a lease of the property and having sub-leased to George F. Hamilton-Morris Greenberg, Esq., seems to be the moving party for the owners).

with reference to copy to you of my letter of February 12, 1953, to Morris Greenberg, Esq., and Mr. George F. Hamilton relating to the above property, I have been holding all this time an application to the Municipal Officers for storage litense for gasoline and diesel oil, filed with the City Clerk by George Hemilton, in an effort to get straightened out the question of use under the Zoning Ordinance.

It can be escablished that the property is in violation of the Zoning Ordinance two signs, back to back are actually in as regards certain advertising signs and the public way of Congress St. while these violations should be taken care of without delay, more important is the steady expansion of this non-conforming use in a Residence C Zone, having be a granted by the City Council after petition/(then the recognized procedure for non-conforming filling stations), and an addition for toilet rooms having been granted by the Board of Appeals in 1948.

It seems evident that this property is much like a few other non-conforming uses at other locations which have more or less gradually dedged up" and will continue to do so and become more and more objections to the residential property around them, unless firm steps are taken to keep it within reasonable bounds.

The difficulty is, of course, that we cannot prove exactly how the property was being used in 1938, although it is clear enough that it has been expanded corsiderably and that there is a tendency to branch out right along, the property now being unier the control by lease, I understand, by George Estitton, who also operates the filling station at the corner of lark Avenue and Deering Avenue probably soon co give way to the school interests.

One significant feature is that the current application for storage license calls for 1000 gallons of diesel oil, diesel oil commonly meaning that trucks will stop there, which is usually an added annoyance to residential property. The diesel tank and pump have been installed at some time since 1938 without a permit. It is recommended that the owners of the property and Mr. Hamilton be directed to remove the diesel oil tank and pump from the premises, to refile Mr. Hamilton's application for storage license omitting the diezel oil storage, and that the Municipal Officers grant no license to Mr. Hamilton until the tank and nump have been removed and a new application filed. It is also recommended that they be directed to remove the two signs back to back (one advertising the last station before turnpiks) shown in red on the Greenberg sketch down at the lower right hand corner, and to remove the sign and all its attachments near Frost St., toward the rear of the station, which advertises the last station before turnpike and the sale of beverages, cigarettes and candy.

At point A on the Greenberg sketch (attached) there is quite an accumulation

of drums, cases of lottles, an old counter, old and new tires, two trailers and one auto wrack. Not far from one of the pump falends, as shown in red at the right hand side of the Greenberg sketch, there were parked on April 8, 1953 three cars, one of them with 1952 plates.

Also attached are two photos of the property—one taken at time of appeal for addition for toilet rocas in November, 1948 (as indicated on the back) and the other taken for the unsuccess:

Opeal for the small building in August, 1952. The small building in both photographs in inally been removed.

It is realized, of course, that no matter how positive we feel that this non-conforming business has been and is being expanded, that we lack evidence of the detailed use in 1938 to carry the case to court. However, it is recommended that no clear up the matters which are violations, and then keep up such a "barrage" that they will be discouraged from further expansion, and will never feel certain how much we can prove.

Inspector of Buildings

Attachments: 2 photographs; cas sketch (not to scale) and an overlay for the sketch

LAW OFFICES MORRIS GREENBERG EXCHANGE BUILDING

102 EXCHANGE STREET PERTLAND, MAINE



Warren MacDonald Building Inspector City of Portland Portland, Frine

February 20, 1953

Dear Sir:

Re: GL 1565-1589 Congress Street

I was informed yesterday that the small building has already been removed from the premises and I have been endeavoring to fulfill your request as to the location of the several purps and tanks in the station and 1 am having considerable difficulty doing so, primarily because or one presently involved has had anything to do with the location and installation of the tenha which were installed by predecessors in title.

To find the location of the tanks will involve, so I am told, the digging up of the entire area in the statest considerable expense. Consequently, I have asked Mr. Foley and Mr. Hamilton to prepare as nearly as possible from information on hand, the present location of the station and the various tanks, islands, and pumps.

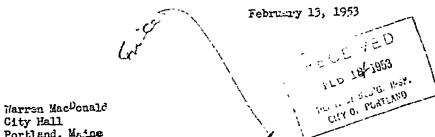
As soon as I receive the same, I will be glad to forward it to you.

Mais hunter

Morris Greenborg

LAW OFFICES MORPIS GREENBERG EXCHANGE BUILDING DIAL 4-8741

102 EXCHAIGE STREET PORTLAND, MAINE



City Hall Portland, Maine Dear Mr. MacDonald

Re: GL 1565-1589 Congress Street

Upon receipt of your letter today in regard to the above station, I immediately conjected Hr. Foley and ir. bylvester and I was assured that the small building would be removed on or before the 18th of this month.

I further checkevith them as to the total capacity of the maks and I am informed that they have a capacity of nine thousand gallons, divided into eight thousand gallons of gas and one thousand gallons of diesel oil.

As : r ac the diesal oil is concerned, Mr. Sylvester informs me that the amount of oil sold there would not average fifty gallons a month. As a matter of fact, Mr. Sylvester informs ne that the except is so negligable that they are indifferent as to whether they have it or not. It was put in some time ago for a convenience to one large carrier in order to get his total business. But since this carrier has taken his business elsewhere, as I said above, the amount sold is negligable.

I have requested Mr. Foley to prepare the Blue Print which you requested so that you can have a record for your files.

I might also add that they have only five tanks and three sets of the set.

Very truly yours

Morris Croenberg

MG:mv

GL 1565-1589 Congress St.,

February 12, 1953

Morris Creenberg, Asq., 102 Axchange St., Mr. George F. Hardlion 169 Park Ave.,

Cogles to: Corporation Counsel

City Clork

Gentlemen:

Mr. Hamilton's application to the Funicipal Officers for a storage license for 8000 gallons of gasoline, 1000 gallons of diesel bil and seven pumps at 1565-1559 Congress St., has come to this office for approval owier the Zoning Ordinance. The question of number, capacity and location of tanks and pumps at this filling station is so confused, that we are unable to approve this license under the Zoning Ordinance until we know the full story as to the number, location and capacity of each tank and whether for gasoline or for what liquid, also the location of all of the pumps, also how many and which of the tanks and pumps are already in place and which, if any, are proposed to be installed now under permits to be applied for.

The importance of this question lies in the fact that this filling station has always been a non-conforming use under the Loning Ordinance in the Residence C hous where the property is located, having been granted ofter special potition to the City Council under the Loning Ordinance of 1926, and having existed to some extent or other in December 1938, when the present Ordinance was adopted.

It appears from the records we have here that some of these tanks and pumps have been installed under permits from this office since 1938, and some have been installed without permits since 1938.

Our records show that at the time of the original grant, before 1938, one 1660 gallon tank and one 550 gallon tank for gasoline and two pumps were installed. A persit was applied for, but never issued, in 1945 for one 2000 gallon and one 1000 gallon tanks for gasoline and two pumps. We were advised by Mr. Wilson that he had installed the tanks and pumps, but the permit had nover been issued. In 1946 a permit was issued for one 2000 gallon tanks and two pumps. All of the above seems to add up to seven tanks for gasoline with a total capacity of 10,550 fallons of gasoline, but no mention of diesel cil—also six pumps.

The matter of diesal oil becomes particularly important in this residence zone because diesal oil usually means trucks. It is suggested that you have a plan to scale of the entire station filed here as a blueprint, indicating clearly the location and mapacity of each existing underground tank, what mach tank is proposed to be used for and the location of each jump with indication of which tank each jump serves. On the becasion of the public hearing on zoning appeal sometime ago, the matter of extensive increase of storage of gasoline and increase of dispensing pumps on this lot of non-conforming use, came up for considerable discussion on the part of the members of the loning Board of Appeals, and there exempt to be some feeling that the non-conforming use had expanded far beyond the situation in December, 1938 and that without authorization of the Board. Shether that is so or not, it appears necessary for me, before approving your application for storage license, to lay the whole matter before our legal Department to see what action should be taked under the circumstances. The suggested plan is for the purpose of enlightening both the legal Department and the loning Board of Appeals in view of the discrepancies between what you are now planning for and what our records seem to indicate actually exist.

. -

Forris Greenberg, Esq., Mr., George F. Hamilton

February 12, 1953

Though hr. Hamilton did not appear at the time of the zoning appeal with regard to the proposed new build, on the lot, Kr. Greenberg will remember these negotiations, that the appeal was denied and the small building about four ft. by six ft., which had been moved to the lot without a permit, was to be completely removed. In our letter of September 15, 1952 to Kr. Greenberg and to Mr. Bylvester, after the zoning appeal had been denied, was the information that we should expect the small building to be removed completely before September 23, 1953, and there was also reference in that letter to certain signs, large and small, on the property and the question of their legality.

Inspection on February 11 shows that the small building is still on the lot. Since Mr. Sylvester is no longer involved in the responsitility for this small building it seems best to give you another chance to make good. However, if the building is not removed from the lot to some place where it will comply with the Roning Law, before February 18, I shall be compelled to seek the assistance of the Corporation Gounsel for compelling compliance with the Zoning Crimance.

As regards to signs, it is not known whether any change has been made, but it would be well to show on the plan which you are to furnish the pracise location and size of each sign which you now have detached from the main building.

Very truly yours,

Warren Helonald Inspector of Euildings

B\COXW

*Ar. 1585 Congress Street 6-52-164 1585 Congress St.

deptember 15, 1952

Hr. Michard Sylvester 1585 Congress Street Morris Greenberg, Maq., 102 Exchange Street

Copy to Corporation Counsel

Gentlement

Now that the conting Board of Appeals has denied your angeal relating to the construction of the storage building at 1585 Congress Street, I must call upon you to remove the small building which has been located there without a permit and contrary to the loning Law.

As intimated in a former letter, it is quite apparent that the Roning Ordinance does not allow the storage in the oren air of miscellaneous goods such as tires, drums, case, cases of bottled goods, full or empty, and other articles. It is therefore necessary that you have the grounds around the station cleared up, and only such goods and equiptent to be in and displayed in the open air as first by the Board after potition in 1931 and to which an addition for toilet rooms was granted by the Board of Appeals in 1948.

the grounds cleared up as above on or before September 23, 1952.

two larger signs along the Congress Street frontage are standing within the lines of the highway, and are certainly existing contrary to law. While this matter of signs on the public street or sidewalk is not one controlled by the Woming Ordinates, I find from consultation with the Legal Department that these signs are huniciful Officers because they are an obstruction of the public way. It is not you so remove them immediately to avoid action on the part of the folice Department.

It is certainly contrary to the Zoning Ordinance that these signs be erected on the service station lot. There is some question about your rights to the smaller signs, which will be the subject of further inquiry. It does seem reasonable to suppose that the Board of Appeals intended that you should have a reasonable to of advertising for the station, but the Board certainly did not intent that you have might all over the place.

Very truly yours,

WMcD/II -

Warren McDonald Inspector of Buildings

P. S. II Kr. Greenberg will return the receipt for the building cermit fee to this office that money (\$2.00) will be refunded by voucher.

MORRIS GREENBERG Warren MacDonald City Hall Portland, Maine Enclosed you will please find sketch of present locations regarding pipes and Enclosed you will please find sketch of a I indicated to you in my previous installation at Congress and Frost Streets. As I indicated to you in my previous installation at Congress and Frost Streets. As I indicated to installations because installation at impossible to obtain an exact blue print of the installations because they are underground and were put in by predecessors in title. EXCHANGE BUILDING FAM OFFICES MG:mv Enc. 1 DIAL 4-E741 I trust that this will satisfy your requirements. decessors in timesty your requirements.

Morri

Mor 102 EXCHANGE STREET PORTLAND, MAINE DIFT, OF BLD'G, USE. RECEIVED MAR 23 1953

13.44

LAW OFFICES MORRIS GREENBERG EXCHANGE BUILDING

102 EXCHANGE STREET PORTLAND, MAINE

Warren MacDonald City Hall Portland, Maine

Dear Mr. MacDonald:

Enclosed you will please find sketch of present locations regarding pipes and installation at Congress and Frost Streets. As I indicated to you in my previous letter, it is impossible to obtain an exact blue print of the installations because they are underground and were put in by predecessors in title.

13 pt. Cord 21, 1953, 153

I trust that this will satisfy your requirements.

MG: mv Enc. 1 Very truly yours

Morris Greenberg

RECEIVED

MAR 23 1953

BEST, OF LINE 1988. CITY OF POSTINAND

A 10. 8/18/53.

(RC) RESIDENCE ZONE-C

MONOCORPORADE USE ESPECIAL PERSON TO ZONDON GROCIANA.

CITY OF PORTLAND, MAINE

Office of the City Clerk	
TO THE CITY COUNCIL:	
The undersigned respectfully petitions for a license to store SOOO gal f gas gallons of gasoline on the premises No. 1555 Congress AleStreet, such premises bring in No. of pume Make Sole Barker	
Gasoline stored under this license is to be put to the following use or uses.	7
(Selection of the confer of th	
gland fle night arrent. Just 12/53.	
	•

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

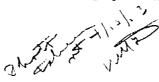
T_{o}	the	Board	 A 6.6 -	

Your appellant, Morris Greenberg, et als

, who is the owner

property at 1585 Congress Street , respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to

this property, as provided by Section 18, Paragraph E of said Zoning Ordinance. Building permit for construction of a one story building about 10' x 12' on premises owned by Morris Greenberg et als at 1585 Congress Street, corner of Frost Street—the building being proposed to store miscellaneous materials and articles in connection with the automobile service station on the property-is not issuable under the Zoning Ordinance because the property is in a Residence C Zone where, according to Section 10A of the Ordinance both the automobile service station and the storage use of the proposed building are non-conforming



The facts and conditions which make this exception legally permissable are as follows: An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

12th

After public hearing held on the discretionate finds that recognisms. Since an exception to the Zoning Ordinance may be granted only by a unanimous vote of the Board of Appeals and since vote in this case was as follows, the appeal must be denied.

OPPOSED: Helen C. Frost - Robert L. Getchell - Edward T. Colley

IN FAVOR OF: H. Merrill Luthe - William H. O'Brion

It is, therefore, determined that exception to the Loning Ordinance may not in this specific case. be permitted BOARD OF APPEALS

DATE: September 12, 1952

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Morris Greenberg, et als.

AT 1585 Congress Street

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

Record of Hearing:

PRESENT:

Morris Greenberg and Richard Sylvester for appeal.

Mr. George A. Marston - 134 Frost Street - in favor of building.

OPPOSED:

Mrs. Ruth Ccombs - 1563 Congress Street - (presented petition)

Edward M. Hopkins - 1566 Congress Street

Clifford Moses - owner of property on Frost Street

Petition in file.

CITY OF PORTLAND, MAINE BOARD OF APPEALS

September 9, 1952

Morris Greenberg, Esq. 102 Exchange Street Portland, Maine

Doer Mr. Greenberg:

The Board of Appeals will hold a public hearing in the Council Charles at City Hall, Portland, Maine on Friday, September 13, 1952 at 10:30 A. M. to herr your appeal under the Zoning Ordinance.

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

Very truly yours,
H. MFRHILL LUTHE
Chairman

K

September 12, 19

TO

Board of Appeals City of Portland, Maine.

We, the undersigned, being property owners within five hundred feet of premises owned by Morris Greenberg, et als, and located at 1585 Congress Street, in said Portland, do nereby object to the allowan the appeal of the said Morris Greenberg, et als, for the construction o one story building on said premises, one of the reasons for the objective being that the erection of said building is against the zoning ordinance should not be made an exception thereto, because a denial of the appeal not cause a confiscation of said property.

Name

Sauri Donnés

1583 Congress &

Cildo B. Rumer / 1538 Congress &

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Marsa Mas Edgars Cete

Marsa Mas France Ste

Marsa Mas France Ste

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Savana Politam

1062 leongrus 8

Addie D. Emerum

1549 Congress ste

Man parjanett Nephino

1566 Bongress ste

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1566 Congress ste

Mas Sua Congress ste

1544 Congress ste

1544 Congress ste

WARREN MCDONALD

On reply reference to file 1525 Congress Street

CITY OF PORTLAND, MAINE

Department of Building Inspection

FU

August 28, 1952

'.orris Greenbarg, Est., 102 Exchange Street Portland, Maine

Copies To: Corporation Counsel

Mr. Richard Sylvester 1585 Congress Street

Community Oil Company Att: Mr. Foley 204 Kennebec Street

Dear Mr. Greenberg:

Building permit for construction of a one story building about 10° x 12° on premises owned by Morris Greenberg et als at 1585 Congress Street, corner of Frost Street—the building being proposed to store miscellaneous materials and articles in connection with the automobile service station on the property—is now assuable under the Zoning Ordinance because the property is in a Residence C Zone where, according to Section 10A of the Ordinance both the automobile service station and the storage use of the proposed building are non-conforming uses.

You have indicated your desire to seek an exception from the Eoard of Appeals; so, there is enclosed an outline of the appeal procedure.

As you are aware, some time ago according to the information which we have been able to gather, Mr. Sylvester, who operates the service station under lease or otherwise from Community Oil Company-the owner's lesses-had a small building of sub-standard construction under the Building Code deposited on the lot and has been using it for some time now for the storage of miscellaneous articles, including refreshment containers in connection with the station. Your application for this permit and the appeal to be filed are results of finding of this situation in violation of the Zoning Ordinance and Building Code, and an effort on the part of the owners and all concerned to get the right in orderly fashion to have a building for storage purposes on the property. I believe the proposed building would be somewhat larger than the existing building. While the existing small building is clearly in violation of both Zoning Ordinance and building Code and no one has a right to maintain it there nor a right to authorize such maintenance, we are not pressing Mr. Sylvester at this time to discontinue the building and remove it, if appeal proceedings are carried forward with all possible speed. It must be understood, however, in case the appeal should be unsuccessful, the small building will be removed without delay and the material or equipment habitually stored in it will either be stored in the main building or removed from the premises ont stored on the open land.

In taking with Mr. Sylvester he mentioned that it was better to have the material and equipment stored in the small building than to have it on the dpen lot. It is my belief that no one has the right to store the material and equipment on the open lot either.

We have accepted your application for the permit without sufficient information to show compliance with the Building Code. If your appeal should be successful, you must proceed quickly to complete the application, furnishings adequate plans

Morris Greenberg, Esq.,

August 28, 1952

and proceed without delay to get rid of the existing small building without baving its contents stored in the open air.

Very truly yours,

Warren WeDonald Imspector of Ruildings

McD/B

Fine: Outline of appeal procedure

(RC) RESIDENCE ZONE - C



APPLICATION	N FOR PERMIT
Class of Building or Type of Structu	ge Third Class
	4 August 27, 1952
4 E	
To the INSPECTOR OF BUILDINGS, PORTLAND,	naine recenterrepated emost is install the following building reverues equipment
in accordance with the Laws of the State of Maine, the specifications, if any, submitted herewith and the following	Building Code and Zoning Ordinance of the City of Portland, plans and
	Within Fire Limits? Dist. No
Owner's name and address Vorris Greenhers 6	et als, 102 exchange Street Telephone 4-2741
	Telephone
	Telephone
	Specifications Plans yes No. of sheets 1
Architect storage of ca	ans, drums and soda bottles No. families
	No. families
Last use	Style of roofRoofing
Other buildings on same lot service station	n
and the second s	Fee \$ 2.00
Estimated cost \$ 200.	
	escription of New Work
To construct 1-story frame building 10	1 x 12'.
7/276 some was statum !	1×14 grante en fetition 2/10
17.451	
10/29/18-7'x 2' add to	let some growth by affect
A. M. A.O. S. V. S. S. S. J. J. C. S.	J. J. P.
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	19 leaves and the second
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	Appeal deried 9/12/52
	illation of heating apparatus which is to be taken out separately by and in
the name of the healing contractor. PERMIT TO B.	RE ISSUED TO owner
en and the first of the second se	
	ails of New Work
Is any piumonig involved in this work?	Is any electrical work involved in this work? If not, what is proposed for sewage?
Height average grade to top of plate	Height average grade to highest point of roof 71 6"
Size, front depth No stories	solid or filled land? carth or rock?
Material of foundation <u>Cedar rosts</u> In	ickness, top bottom certar
Material of underpinning	Height Thickness
Kind of roof <u>fixt</u> hip Rise per foot	Roof covering Asrnalt Class C Und Lab
No. of chimneys Material of chimney	of lining Kind of heat none fuel
Framing lumber—Kind nemlock	
Corner posts Ext Sills Ex6 Girt or	r ledger board? Size
Girders Size Columns unde	er girders Size Max. on centers
	6" O. C. Bridging in every floor and flat roof span over 8 feet.
	, 2nd, 3rd, roof
· · · · · · · · · · · · · · · · · · ·	
Maximum span: 1st floor	
If one story building with masonry walls, thickness	of walls? height?
It one story building with masonry wans, unckness	Ot Amily!
	If a Garage
	accommodatednumber commercial cars to be accommodated
Will automobile repairing be done other than minor	r repairs to cars habitually stored in the proposed building?
	Miscellaneous
PROVED:	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
the state of the s	and the second of the second o
The state of the s	see that the State and City requirements pertaining thereto are
	observed? ves
The second of th	

INSPECTION COPY
Signature of owner

1585 Gougross Street 6-52-104 1525 Congress St.

September 15, 1952

Hr. Aichord Sylvector 1585 Congress Street Morris Greenberg, Esq., 162 Andronge Street

Cory to Corporation Counsel

Contlegen:

Low that the coming Board of Appeals has denied your appeal relating to the construction of the storage building at 1585 Congress Street, I must call upon you to remove the small individual which has been hearted there without a permit and contrary to the coming Law.

As inticated in a tensor actor, it is quite apparent that the Londry Ordinance is a not allow the storage in the open air of miscellaneous goods such as tires, drass, cases of rottlet goods, full or empty, and other enticles. It is the refere necessary that you have the grounds around the station closed up, and only such goods and equitment to be in and displayed in the open air as are successly so displayed at such a small graphine filling station, so was granted first by the Board after potition in 1931 and to which an addition for toilet rocas was granted by the Board of the Board of popular in 1948.

We shall expect that the smal, toilding will be completely removed and the grounds observed up as above on or tefore deptember 23, 1952.

with relation to the signs which we at this location, it appears that the two larger signs along the Congress week frontage are stanting within the lines of the highest, and are certainly existing contrary to law. While this ratter of signs on the public street or sidnsalk is not one cont of all by the Louing Ordinance, I find from consultation with the legal Japarta of that these signs are not allowable and no permission for their erection could be given by the Board of hundrical Officers because they are an obstruction of the public way. It is not the function of this legarizant to order their removal, but it seems best that you so remove them immediately to avoid action on the part of the Tolice Department.

It is certainly contrary to the foning Ordinance that these signs be erected on the service station lot. There is some question about your rights to the weller signs, which will be the subject of further impliry. It does seem reasonable to suppose that the Board of Appeals intended that you should have a reasonable amount of advertising for the station, but the Board certainly did not intend that you have signs all over the place.

Very truly yours,

When/8

Marron Moderald Inspector of Buildings

F. S. If Kr. Greenberg will return the receipt for the building permit fee to this office that soney (\$2.00) will be refunied by youther.

a for a land of the

. P 1585 Congress Street

August 28, 1952

to ris Greenberg, Moq., 100 Exchange Street Fun land, Fains Copies for Corporation Counsel

Fr. filmrd Sylvester 1585 Congress Street

Community Wil Congress Att: Er. Foley 204 Kennebec Street

Boar ir. creenbergs

on pression owned by morris orientory et als at 1595 Congress street, corner of Frost time—the twilding being proposed to store miscellaneous asterials and articles in connection with the automobile service station on the property—is not issued ander the control ordinance tecause the property is in a Residence C lone where, according to pention 100 of the Ordinance both the automobile service station of the station of the property is in a Residence C lone where, according to pention 100 of the Ordinance both the automobile service station and the stage use of the proposed building are non-conforming uses.

You have indicated your desire to seek an exception from the Fouri of Appeals; so, the v is enclosed an outline of the appeal procedure.

As you are there, sime time ago according to the information which we have been able to a ther, Mr. Sylvester, who operates the service station under leave or other-ips 'rom Community Oil Company-the owner's leasee-had a small building of sub-section to construction under the building Code deposited on the Lot and has been will , it for some time now for the storage of Liscellaneous articles, inclusion, re restrict containers in connection with the station. Your application for this s wort and the aspeal to be filed are results of fishing of this situation in wallation of the Coming Ordinance and Building Code, and an effort on the part of the owners and all concerned to get the right in orderly fashion to have a buildly for storage purposes on the property. I believe the proposed building sould be exceeded larger than the existing building. Thile the existing wall bailing, i clearly in violation of both Zoning Crainance and Building Code and no sur h a a right to maintain it there nor a right to authorize such maintenance, we are not pressing his. Sylvester at this time to discontinue the building and remove it, if appeal proceedings are carried forward with all possible speed. It must to a deretood, however, in case the appeal should be unsuccessful, the small beistling will be removed without delay and the material or equipment handmally stored in it will either be stored in the rain tuilding or removed from the promises - at stored on the open land.

In alking with ire opine ter he continued that it was better to have the material and equipment stored in the small building them to have it on the been lot. It is my belief that no one has the right to store the material and equipment on the open lot either.

we have accepted your application for the permit without sufficient information to show compliance with the Rulling Code. If your appeal should be successful, you must proceed quickly to complete the application, furnishings adequate plans

1

Norris Greenberg, Esqui

August 28, 1952

and proceed without delay to set rid of the existing small building without having its contents stored in the open air.

Yery truly yours,

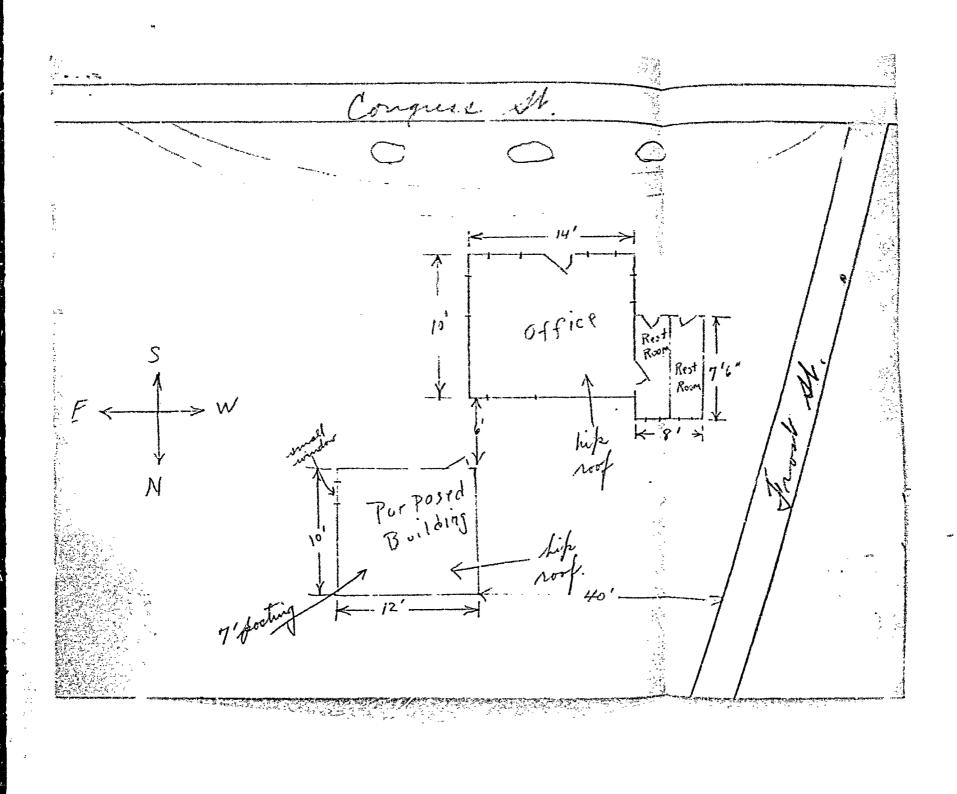
warren Medonald Inspector of cuildings

WheD/E

Enc: Outline of appeal procedure

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

	for
1.	In whose name is the title of the property now recorded? orris reenters the
	Are the boundaries of the property in the "icinity of the proposed work shown clearly on the ground, and how?
3.	Is the outline of the proposed work now staked out upon the ground? -es If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?
٠.	What is to be maximum projection or overhang of eaves or drip?
5.	Do you assume full responsibility for the correctness of the location plen or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections?
5.	Lo you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building?
7.	Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made?
	Many Jameny



	(RC) RESIDENCE ZONIINE
	CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION
क्षेत्रहरू हैं ने संदेशक	COMPLAINT.
114-1 1-1-1-1	
	INSPECTION COPY
	COMPLAINT NO. 52/104 Date Received 6/27/52
	Location 1585 Congress Street 5 Use of Building
	Owner's name and address Peter J. Rogers et als, 14 Secall Street Telephone
1	Tenant's name and address Telephone
1 10 10 10 10 10 10 10 10 10 10 10 10 10	Complainant's name and address John Whittier, 25 Brewer Street Telephone 3-1559
	Description: A4' x 6' building has been constructed without a permit beside
	filling station.
gir. Affire	NOTES: 6-30 52 Outube Comma 12 1 for fate, 25%
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	with ax 6" floor wit in Oct Theats may want to
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	Harrison 15 0 at the in O.C. aft and how dute
	this bull glowered another titing protest
161, av	Sola storage, a for the first
	1/3/52 Mr. Pogus called and said he knew nothing about
	Che artic
	71 9/52 Colled Tile Pert and left word for him to calle 126
	7/16/52 Mr. Promis here con ded. 1281
	1/29152 m. Round soil lad. 1000 - 1000 of free
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4	A MANAGE AND A MAN

for Comments to invest and the free in the comments of that. I want to be commented that. Bedy Mr. - 9 chard hastor man from near 6-12.52 of service Station of the real real state of S. E. Harriet st. 8/1:752-Bette - more 7/1/3 - Blog still or lot sing 7/1/3 - Lee letter almost sing will gas stronge in course - mis

C-52/104-1 1585 Congress St. 8/25/52 - WeD

August 15, 1952

Mr. Richard Sylvester, 110 Harriet Street, South Portland, Faine

Copy to: Fords Greenberg, Esq. 102 Exchange Street

Dear Fr. Sylvester:

Community Oil Co., Att. Fr. Poley 204 Kennebec Street

You are perhaps familiar with our inquiry into the small building on the filling station lot at 1585 Congress Street, corner Frost Street, and the fact that the building has been located there centrary to the Zoning Ordinance and the building in its details of construction does not comply with the Building Code and was moved onto the lot without securing the necessary building permit.

This building is about 4 x6; was probably used at some other location as a contractors shanty, has the rafters too far apart, sills which do not comply with the Building Gole, only 2x3 stude too far apart in the outside wells and is not properly covered with permanent weather-resistive covering.

It is my understanding that you are responsible for having the building deposited on the lot, and therefore you are directed to have it completely removed to comply with both Zoning Ordinance and Building Code before August 25, 1952.

This filling station is in a residential zone, was first allowed there by special action of the City Council, and an addition was built under a permit after successful appeal to the Zoning Board of Appeals. It is not lawful to increase the volume of buildings on the property under the Zoning Ordinance unless similar procedure is followed and special right from Board of Appeals secured. It must be obvious to what all such proceedings must be preceded by application for a permit stating what is desired.

We have no desire to work any hardship on you but if the violation is not cleared up as above, we shall lay the matter before the Corporation Council whose duty it is to designate what steps shall be taken to bring compliance with the law.

Very truly yours,

W/CD/H

Marren FeDonald Insertor of Buildings

(RC) RESIDENCE ZONE-C



APPLICATION FOR PERMIT

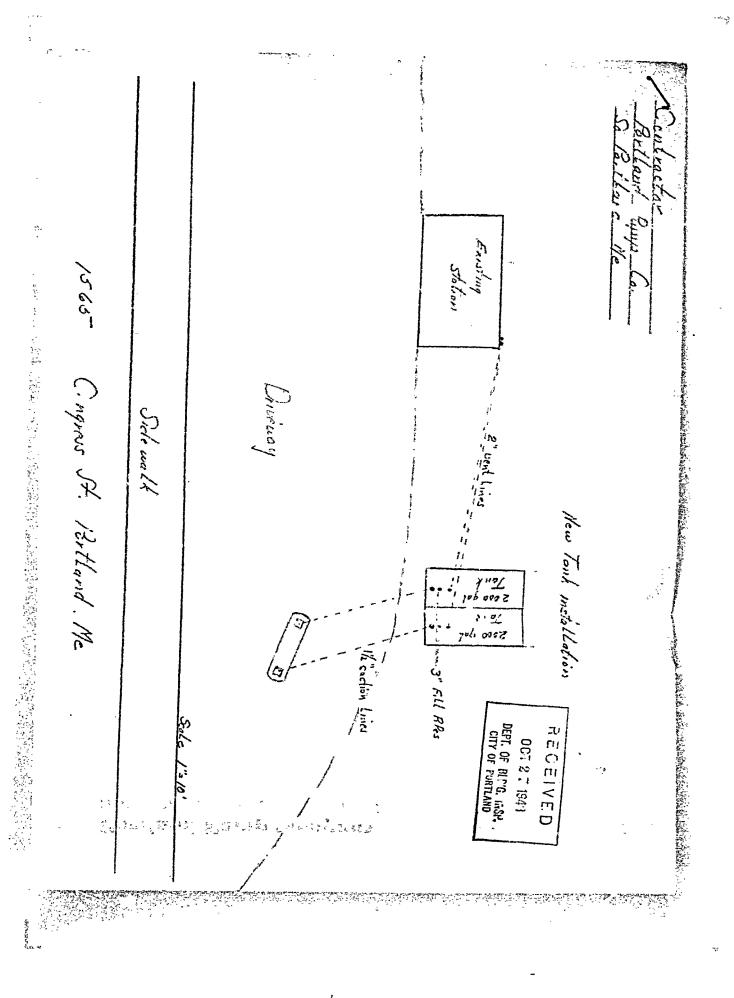
Class of Building or Type of Structure Installation

NOV & 1948

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	To the INSPECTOR OF	BUILDINGS, PORTLAN	ND. MAINE		
	The undersigned her in accordance with the Lau	reby applies for a permit to so of the State of Maine.	o erewolkerspetrasse the Building Code and	Akk install the follows	ing building structure equip
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i	Owner's name and address	s Zrank Vaill.	1565 Congress S	treet	Dist. No
	Lessee's name and addres	,	- ,		Telephone Telephone
1	Contractor's name and ad	dress Portland Pun	in C. 78 Taxm /	To So Donti-	
- 1	Proposed use of building		S	(AB** DO* TOLITS	Telephone
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RESTON CORY



appeal sustained 10/29/48 48/83

City of Portland, Maine Board of Appeals

-ZONING-

October 11,

To the Board of Appeals:

, who is the owner Frank Vail Your appellant, , respectfully petitions the Board of Appeals of the property at 1565 Congress Street City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Permit for construction of addition to filling station office at 1565 Congress Street is not issuable because this addition would be an increase in volume of an existing non-conforming use in the Residence C Zone where this property is located, and the Zoning Ordinances provides that, while such a non-conforming use in existence at the time of the adoption of the Ordinance may be continued, it may not be extended or increased in volume.

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.

City of Portland, Maine Board of Appeals

-ZONING-

Decision

, 19 48, October 29th Public hearing was held on the of property at owner Frank Vail on petition of 1565 Congress Street , seeking to be permitted an exception to the regulations of the Zoning Ordinance: relating to this property.

Permit for construction of addition to filling station office at 1565 Congress Street is not issuable because this addition would be an increase in volume of an existing non-conforming use in the Residence C Zone where this property is located, and the Zoning Ordinance provides that, while such a non-conforming use in existence at the time of the adoption of the Ordinance may be continued, it may not be extended or increased in volume.

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

be permitted It is, therefore, determined that exception to the Zoning Ordinance may

Board of Appeals

October 29, 1948

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Frank Vail AT 1565 Congress Street

Public hearing on above

Present for City

appeal mas held before

Board of Zoning Appeals members:-

the Board of Appeals

today.

VOTE

Yes No

Municipal Officers:-

Mr. Getchell (*)
Mrs. Frost (*)
Mr. Holbrook (*) Mr. Lake Mr. Colley

City officials:-

I. Edward Cohen for Mr. Vail

No opposition to addition attached to but ding for use as restrooms.

Petition in favor in file.

To the Board of Appeals: City of Portland.

Re: Construction of men's and ladies' toilet adjacent to Mr. Frank Vail's filling station located at 1565 Congress Street.

We, the undersigned, have no objection to Mr. Frank Vail constructing lavatories for men and women adjacent to his filling station: We all live within a radius of five hundred feet of said filling

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Leorge a Maiston	1.34 Frost St.
Remoth Naskell	22 Brewer St.
Ruth Cross	1563 Conques St
Lavina Official	1562 loby gun St
Marya Dohnsen	3 Cliff Street
Polyan 12 Cat	131. Mart
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Dates. Thorses	6. P. Riversier St Dortland
Mr. + Mrs. Neumeth W. Cartmer	13 Brewer Street

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48/23

CITY OF PORTLAND, MAINE LEGAL DEPARTMENT

October 26, 1948

TO THE EGARD OF APPEALS:

The Bosm of Appeals will hold a public hearing in the Council Chamber, City Hell, Portland, Muine on Friday, October 29, 1945 at ten-thirty o'clock to hear the following appeals

Prent Vail - 1565 Congress Streat - addition to prenent non-conforming filling station.
(see attached copy of notice for details)

As of today, there are no other appeals. However, it is possible that one or two yard space appeals may be received before Friday.

ROBERT L. GETCHYLL CHAIRTAR BOAND OF APPEALS

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48/8

CITY OF PORTLAND, MAINE DOUBLE OF APPEALS

October 19, 1948

TO WHOM IT MAY CONCERN:

The board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, October 29, 1948 at ten-thirty o'clock in the forenoon to hear the appeal of Frank Vail requesting exception to the Zoning Ordinance to permit construction of addition to filling station office at 1565 Congress Street.

This permit is not issuable because this addition would be an increase in volume of an existing non-conforming use in the Residence C Zone where this property is located, and the Zoning Ordinance provides that, while such a non-conforming use in existence at the time of the adoption of the Ordinance may be continued, it may not be extended or increased in volume.

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

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

LOARD OF APPLALS

Robert L. Getchell

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CITY OF FORTL. ND, MAINE

October 19, 1948

TO UHOR: IT MAY CONCERN:

The board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, October 29, 1923 at ten-thirty o'clock in the forenoon to hear the appeal of Frank Vail requesting exception to the Counting Ordinance to permit construction of addition to filling station office at 1565 Congress Street.

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LCARD OF APPLIALS

Robert L. Getchell

Chairman

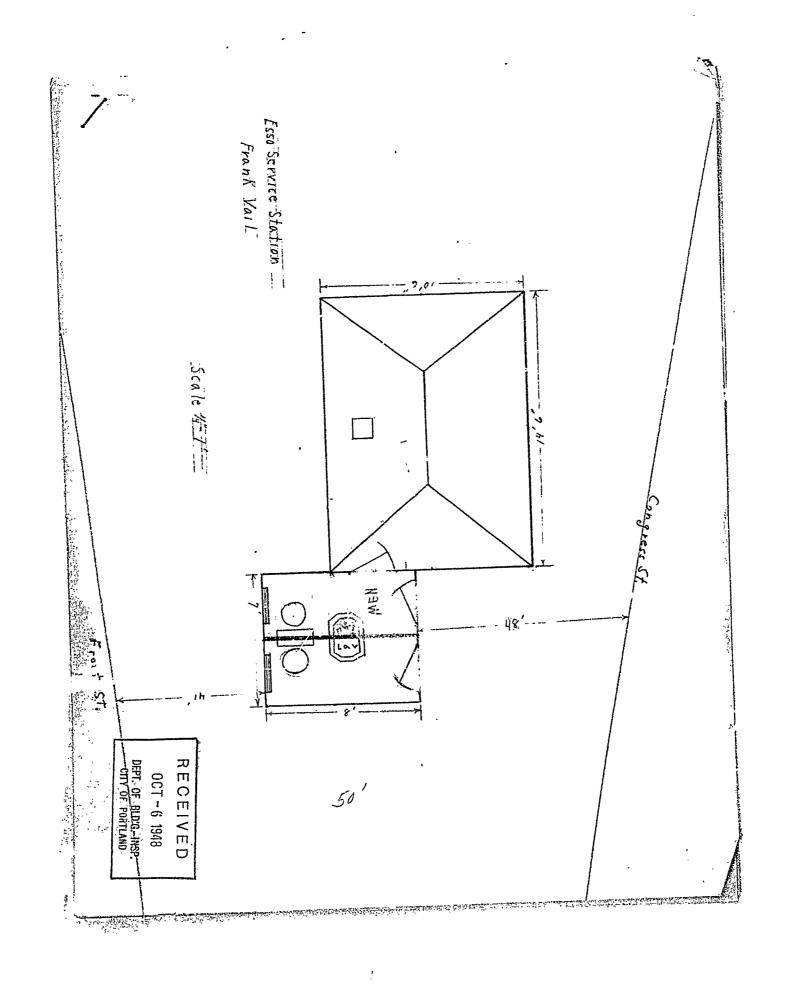
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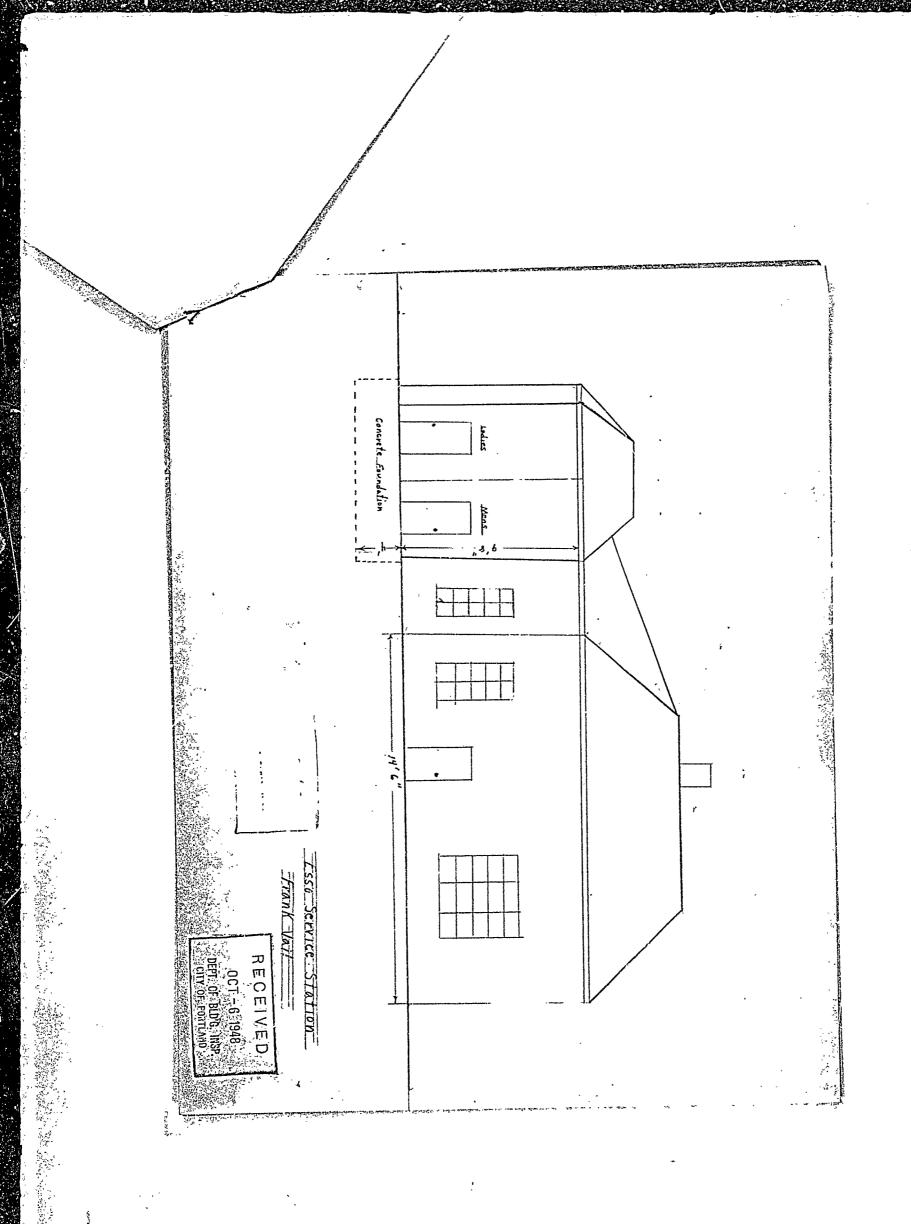
APPLICATION FOR PERMIT

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To the INSPECTO	Portland,	Maine,October_6,	3040	CITY of POR
10 the INSPECTOR	C OF BUILDINGS, PORTL	AND, MAINE	T348	ULT OF FUR
in accordance with the	ed hereby applies for a permit Laws of the State of Maine, submitted herewith and the fol neress Street	to exect after mentions and	gee asse with a community	
specifications, if any,	Submitted her with a Maine,	the Building Code and Zon	ing Ordinates	uilding sometore book
Owner's name		With		and the second second
Lessee's name and ad	dress <u>Frank Vail, 1</u> dress <u>Joseph Mazz</u>	565 Congress Street	The Limits'	no Dist. No.
Contractor's name	uress		***************************************	Telephone
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Proposed was all the	dress Joseph Mazzing Service Static No. stories 1 Heat to locate the lot	Specifications		Telephone 3-127
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NOTES 0/21/49- Works danc ESS.

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AP 1565 Congress Street-I

November 2, 1948

Mr. Frank Vail
1565 Congress Street
Mr. Joseph Mazziotti
68 Presumpscot Street

Subject: Permit for construction of addition 71x8' to filling station office at 1565 Congress Street

Gentlemen:

Now that the appeal under the Zoning Ordinance has been sustained, the permit for the above work is issued horswith subject to the following:

- 1. If desired the foundation wall may be 8^n thick at the top and 1^m thick at the bottom instead of having a uniform thickness of 10^n as given in the hillication.
- 2. The sill is required to be at least 4x6 instead of the 2x3 indicated in application.

Very truly yours,

Inspector of Buildings ,

AJO/G

A 1/65 Congress Street-I

October 7, 1948

Mr. Joseph Razziotti 68 Presumpsec: Street Nr. Frank Vail 1565 Congress Street

- Subject: Application for permit for construction of addition to filling station office at 1565 Congless Street

Contlemen:

We are unable to issue a permit for the above work because this addition would be an increase in volume of an emisting non-conforming use in the Residence C Zone where the property is located. The Zoning Ordinance provides that such a use non-conforming at the time of the adoption of the Ordinance to the requirements of the zone in which it is located may be continued but may not be extended or increased in wolume. Therefore we are not allowed to issue a permit for such work as you propose. Accordingly if you will return to this office withing ten days the receipt for fee paid at time of making application for permit, we will authorize the return of the money to you by voucher.

AJS/G

Inspector of Duildings

Very truly yours,



(RC) GENERAL RESIDENCE ZONE - C APPLICATION FOR PERMIT

PURELL 155JUD (1. 155JUD) (1.

Class of Building or Type of Structure_Installation_

	rortiana, Mai	ne, march 28, 1940	1	
To the INSPERTOR OF DIRECT	INITE			
The undersigned hereby applic accordance with the Laws of the State if any, submitted herewith and the foll	es for a permit to ex of Maine, the Building owing specifications:	xxxxxxxxxixxdoxxdid: install i g Code and Zoning Ordinance of	the following building structur the City of Portland, plans an	e equipment in d specifications,
Location 1585 Congress St.	reet	Wishin To	to I to to a no	
			en	
Contractor's name and address Architect Proposed use of building	United Fump	_VD_,78_48Wn Ave. S/	n. Dontland mills	2 / 22/
Proposed use of building		specifications	Plans yes No. c	of sheetsl
Last useNo stories			No. families.	
MaterialNo. stories	Heat	C	No. families.	
Material No. stories Other buildings on same lot	IIcat	Style of roof	Roofing	
Estimated cost \$ 400.			·	1.00

General Description of New Work

To install 1-2000 gallon tank for gasoline for public use. This is additional storage.

Tank to be underground and coated with asphaltum. Bears Underwriters' label. Piping from tank to pump $1\frac{1}{3}$ ".

TO THE REST OF THE PARTY.	
TYPE TO ADMING GENERANCE.	9.0 E

Dougle Fire Hep 3/28/46
Dougle from They Day 3/24/46

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

It is understood that this permit the heating contractor.	it does not include installation	on of heating apparatus	which is to be taken o	out separately by and in the name (
		etails of New Wo		
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	Commis und	ier girders	Ci-v	3.5
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Will automobile repairing b	e done other than minor	r repairs to cars habit	ually stored in the p	proposed building?
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VED MASSE IN	2000000	Will work require		
	HIBY-OF-FIRS-DAPK	Will those by in	distilling of any tr	ee on a public street?_ne
*		trin there be in (charge of the above	e work a person competent to
		see mat the State	e and City require	ements pertaining thereto are
1		observed? <u>yes</u>	-	
,			Portland	Dime C.

INSPECTION COPY

Signature of owner By:

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Fermit No. 46			
Location (see A)			
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Owner The great		•	
Date to make Vanna			
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Date of permit 3/30/46 Notif. closing-in			
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. . . (RC) GENERAL RESIDENCE ZONE - C

APPLICATION FOR PERMIT



Ch .		ding or Type of Structu				۲ .
VITATI	·/	· ·	e, Sontasher 22,	147.7	<u> </u>	 ; ,
77	ie undersigned hereby a	ILDINGS, PORTLAND, ME applies for a permit to execute the following specifications:	s. t alter repair demolish inst Code and Zoning Ordinance	all the following e of the City of I	building structure equipn Portland, plans and specific	rent in cations,
ij any, suu	mutea nerewan caa aa	s journions specifications.				
Location	1565 Ugnaresq	Colonial Ben	combil'Co. l Line	oln St., So.	Portifuephone	
.	1 - 44	•	•		Telephone	
Lessee's	name and address	ss Portland Purp	Co. 72 Lawn sve.	So. Portle	Telephone 2-5	332 —
		·	Specifications	Plans 3	No. of sheet	[S
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Last use					No. families	
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Permit No. 445	
Location 1565 Congresse St	
Owner Colonial Biacon Oil Co	
Date of permit 9/ /45	
Notif. closing-in	
Inspn. closing-in	
Final Notif	
Final Inspn	:
Cert. of Occupancy issued	
NOTES	
This permit was never	
essied because permit	
card and inspection copy	
disappeared mr. Welson	
claims he had permit.	
Fire Dept have no	
record. Norh done	
and inspected by Fine	-
Dept. G.H.	
	- ' '
	,

(R) GENERAL RESIDENCE ZONE

APPLICATION FOR PERMIT

DEC & 1861

Class of Building or Type of Structure Third Class

To the INSPECTOR OF BUILDING		1 0/100100, 1000100,	December 2, 1931	
TO the HOLDSTOIL OF BUILDING	GS, portland, me.			**************************************
The undersignd hereby applie accordence with the Laws of the Sta any, submitted herewith and the foll	te of Maine, the Buildin	alter install the following Code of the City of P	ng building s tructure-oq e Portland, plans and specij	sipment in lications, if
Location Cox. Front & Congres	os StsWard_	8Within Fire L	imits? <u>no</u> Dist. N	To
Owner's or Lessee's name and addre	ss Irr H. Drocoor	, 1226 Congress &	Telephone	F 6451
Contractor's name and address F	. Knudsen, Soatb	cook Haskell St.	Telephone	
Architect's name and address		·		
Proposed use of building Fill 1:	ie Station		No familia	
Other buildings on same lot				, ,
Plans filed as part of this application	?	No. of she	ets	
Estimated cost \$ 25	TÚ.	2101 02 21,01	Fce \$.25
,	rintion of Dresent 1	Duilding to be Als	·	,
	ription of Present l			٠,
Material wood No. stories			, v	
Last use				
	General Description	on of New Work	CERTIFICATE OF OCCUPY OF OR ANY INTERPRETATE OF THE PROPERTY IS WANTED TO THE PROPERTY OF THE	No.
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But the second of the second	. `		CERTIFICATE OF OCCUPANT PEQUINELEMY IS WANT NOTIFICATION BEFORE I NOTIFICATION BEFORE IN IS W	ATHER.
	. 7	, i	CERTIFICATION BEFORE I REQUIREMENT TON BEFORE I NOTIFICATION BEFORE IN OR CLOSING IN IS W	Alver.
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	•			
It is understood that this permit does not in the heating contractor.	clude installation of heating a	apparatus which is to be tal	en out separately by and in	the name of
	Details of N			
Still faint tout	37	Height average grade	to top of plate	`
Size, front depth To be erected on solid or filled land?_	No. stories	Fleight average grade t	o highest point of root	
10 be erected on solid or filled land r	÷	earth or rock		
Material of foundation stone	Thickness,,	top	bottom	
The state of the s				
Material of underpinning	Не	ight	Thickness	
Material of underpinning	Не	ight	Thickness	
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Ward 8 Permit No.31/2459 Date of permit Notif. closing-in Inspn. closing-in Final Notif. Final Inspn. 12/22/31Cert. of Occupancy issued None
NOTES
12/1931-No work
started - a. J. S. O. S.



(R) GENERAL RESIDENCE ZONE

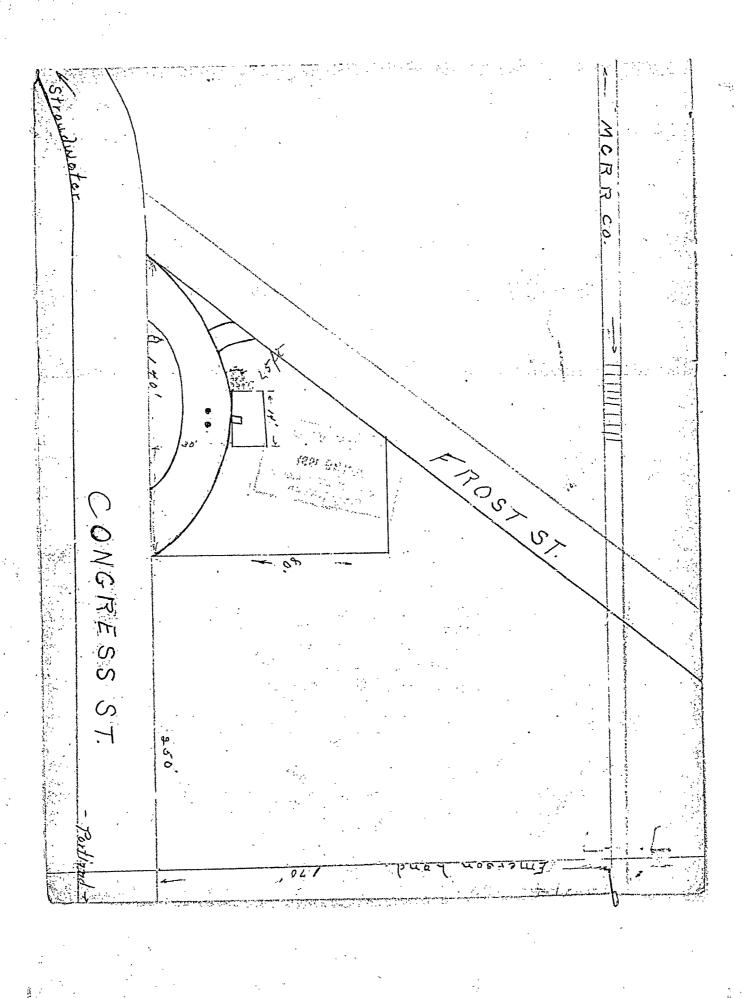
Permit No.____

APPLICATION FOR PERMIT

			rtland, Maine, June ?	5, 19EL
To the INSPECTOR O	F BUILDINGS, PORTI	LAND, ME.	•	· · · · · · · · · · · · · · · · · · ·
				lding structure equipment d, plans and specifications, Do Dist. No.
Location Ely Cor. Co	marese & Frost S!	Ward 8	_Within Fire Limits?	Dist. No
Owner's o r-Lessee's nar	me and address Ir:	H. Gresser, 1888	Congress St.	Telephon F 645x
Contractor's name and	address Kordenn Və	troleum Co.		Telephone
Architect's name and add	dress	·····		
Proposed use of building	ng Filling Statis	n		No. families
Other buildings on same	e lot			
Plans filed as part of th	is application?	yes	No. of sheets	1
Estimated cost \$ 500.				Fee \$.75
	Description	of Present Buildin	nor to he Altered	i.ee a
Material vood N	o stories 1 Heat	no State	of me to be Attended	Roofing #cod
Last use	Fillin	g Station	01 1001	No. families
				No. families
No move building		al Description of N 1296 Congress St.		
To Largell one 1	000 vallon tent a	nd one 550 cellon	to above toestic	n 'e gillon pumps for
gaseline,	funce to be lauric	d underground, I	de installation.	Public Use
		ered by City Cours		NOTIFICATION BEFORE L OR CLOSING IN IS WAN
	ermit alama — ar invelved i * i. i 11			CFO70- WAT
tt is understood that this per he heating contractor.	mit does not include install	lation of heating apparatus Details of New W Height	which is to be taken out Ork t average grade to top.	OR CLOSING IN IS WAN CERTIFICATION BEFORE L CERTIFICATE OF THE CONTROL OF THE CON
nze, iron	. deptnNo), stories Height	t average grade to highe	of plate
To be erected on solid or	filled land? sol	o. storiesHeight	average grade to highe earth or rock?	of platest point of roofst
Fo be erected on solid or Material of foundation	cogst. hoses tilled lands col.	o. storiesHeight delta Thickness,, top	t average grade to higheearth or rock?bot	of platest point of roof, certh,
To be erected on solid or Material of foundation	cogst. hoses tilled lands col.	o. storiesHeight delta Thickness,, top	t average grade to higheearth or rock?bot	of platest point of roof, certh,
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8 Permit No. 31//344 10n Ely Cin Canques & Frest Str. Notif. closing-in Inspn. closing-in Final Inspn. 9/11/81 Cert. of Occupancy issued Nove.





City of Portland, Maine

Petition to the City Council to permit

A Gasoline Filling Station

On the Property at Elyl Cor. Congress & Frost Sts.

June 29, 19 EL

To the City Council:

Your petitioner. Sra H. Dressor

respectfully petitions the City Council of the City of Portland to permit on this property, a gasoline filling station use being otherwise excluded, the property being located in a Gazzal Residence Zone.

Attached hereto are the written consents to this proposed use of the owners of seventy-five per cent of the frontage set forth in Section 10, Paragraph F of the Zoning Ordinance.