1565-1599 CUNURELS STREET

MEAD ENTIRE APPLICATION AND COMPLETE AS REQUIRED; PLEASE TYPE OR PRINT CITY OF PORTLAND, MAINE OFFICE OF THE CITY CLERK PEAD AND INITIAL: Your application for a license to do business in the City of Portland must have the approval of one or more of the rollowing departments: Health, Building Inspector, Fire and Police Departments. This application will be presented to the Municipal Officers, for approval or denial, at their meetings on the first and third Mondays of each month, at the 4 P.M. Jonnett Recting, at which you should be present. To avoid possible financial loss, you thought consult the Cray Clerk before making any investment in the establishment. Operation of this business is valid only upon payment of fee, and issuance of license. INITIAL OF APPLICANT REMEMAL X APPLICATION: DATE OF APPLICATION <u>\$25.</u>00 LICENSE FEE ZONE CHECKED DATE PAID STATE LICENSE # DATE OF ACELIDA LICENSE ISSUED APPLICATION FOR INFLAMMABLE LIQUID (EXPLOSIVE) DATE HAME OF APPLICANT C.N. Brown (O. (LOPP) - BIRTHDATE AND PLACE YOU & LOVE U. MR. PHONE 143 9313 APPENDED OF APPLICANT 110 HOUNST SO PORTS. HE Nove: If applicant is a Partnership, Association or Corporation, list Name, Residence, hirthplace and title of each member on the reverse side of this form. BUS, PHONE - 11:2-1410 BUSINESS OF TRADEDME HEYELDES GUIF BUSINESS ADDRESS (ONCYSSSS), POTHLAND, HE (1585) DATE D/B/A FILED MANE AND RESIDENCE OF HAMMER LEV PATHET. LINYMOUS HIPPHONE 846-H450 PRIMER OF PREMISES ______ C.N. BYOUNTO. PUBLIC ASS', BLAGE YES CAPACITY BUSINESS PREMISES NO _ MIMORS EMPLOYED _ YES FOR EMPLOSIVE LICENSE ONLY, INDICATE DISTRIBUTOR CHECK CHE OF THE FOLLOWING: STATION LEASED TO APPLICANT PRIVATELY OWNED OPERATED BY DISTRIBUTOR _ Have applicant, partners, associates or corporate officers ever been arrested, indicted, convicted or court martialed for any violation of law? If YES, STATE PARTICULARS and lisponition on the reverse side of this form. Applicant by signature below, agrees to abide by all laws, orders, ordinances, rules and regulations governing the above license applied for: and further agrees that any mis-statement of material fact may result in refusal of license or revocat been granted. SIGNATURE OF APPLICANT APPLICATION RECEIVED BY LICENSE IXS CHIEF OF FIRE DEPARTMENT SCHARLS INSPECTOR Approved Approved Approved Disapproved Disapproved Driapproved Comment Comment illanent _ HEALTH OFFICER CHIEF OF POLICE Approved Approved Disapproved Disapproved Comment _ Comment) (over) Previous applications are obsolete Revised 1 July 1878 le over SP 1/28/82

THINK

D'Ane Exting, must be Recharged operator of Sta. no lifiéed Ruhand Spiper

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APPLICATION FOR PERMIT

PERMIT ISSUEB

B.O.C.A. USE GROUP

000633

B.O.C.A. TYPE OF CONSTRU	CTION	00000	·	AUG	B 1979
ZONING LOCATION	PORTLAN	D, MAINE, Jun	e .2, 19	79	DODEL FIRE
To the DIRECTOR OF BUILDING & INSPECTION The undersigned hereby applies for a permit to					PGRTLAND—
ture, equipment or change use in accordance with the Zoning Ordinance of the City of Portland with plan	he Laws of th	e State of Maine,	the Fortland E	3.O ∈ A But ti	ng Code and
tions:					,
LOCATION 1585 Congress St. 1. Owner's name and address Peter J. Rog	ers- 170		St.	Telephone 7	75 7220
2. Lessee's name and adddress C.M. Brow				•	72 4004
Contractor's name and address George, Er Architect					
Proposed use of building .Service. Stati	on	· · · · · · · · · · · · · · · · · · ·		. No families	
Material No. stories Heat					
Other buildings on same lot					
Fstimated contractural cost \$				Fee \$.15	. .
FIELD INSPECTOR—Mr	G	ENERAL DESCR	UPTION		
This application is for: @ 775-5451	To remo	ve leaking	fen 000s	undargou	nd gasolin
D velling Sxt. 234 Garage		d replace w			
Missoury Bldg	Dani 6-13	.19	Stamp	of Special Co	onditions
Alterations	10-12		•	-	
Demolitions	DaDI				
Change of Use Sent to From Other	PADIL				
NOTE TO APPLICANT: Separate permits are re		e installers and sui	bcontracturs o	f heating, plun	ibing, electri-
cal and mechanicals.					
PERMIT IS TO BE					
	0	ther:		• • •	
	_	NEW WORK			
Is any plumbing involved in this work?		not, what is propo	osed for sewag	e?	
Has septic tank notice been sent?					
Size, front depth No. store					
Material of foundation					
Kind of roof					
No. of chimneys Material of chimne Framing Lumber—Kind Dressed or t					
Size Girder Columns under girde					
Studs (outside walls and carrying partitions) 2x4	-16" O. C. B	ridging in every fl	or admat re	oof span over	8 feet.
Joists and rafters: 1st floor					
On centers: 1st floor					
Maximum span: 1st floor					
If one story building with mas walls, thickness	of walls?			height? .	· · · · · · · · · · ·
	IF A GA				
No. cars now a commodated on same lot, to Will automobile repairing be done other than init					
	DATE		Miscella	NEOUS	
BUILDING INSPECTION—PLAN EXAMINER		fill work require d	isturbing of an	ay tree on a pul	olic street?
ZONING: BUILDING CODE		1799 Al b	4.1		
Fire Dept:	to	Vill there be in chaps see that the State	e and City req		
Health Dept.:		re observed?	•••		
Cuters	••			TO	
Signature of Applica		······································			
Type Name of above	rintde t				
FIELD INSPECTOR'S COPY				· • • • • • • • • • • • • • • • • • • •	
(or, sinal inspection	Copy	. Ditts	F14411633	• • • • • • • • • • • • • • • • • • • •	•• • • • • • • • • • • • • • • • • • • •

(Original inspection copy was lost)

8-9-7 Noil Started get 9-12-79 Started get 9-20-79 Riegd, poly Spill The left with the graded

Sam



CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

						10
FILE COPY	<u>, 75/81</u>	. Date Reco	rived July	14, 1975		Congress
				stUse of Building		•
				orest Ave.		
				. same		
		City	Clerk.	ighbors thru	-	
NOTES:	inch: and	repairs. K	w a gasor ids are al	rk being done. ine filling st so racing thei ausing a gener	ation" which	done not
7-15-7	TIL	Jag No		Comple of	Mondo of a	Station
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CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

FILE	COPY	
	110	73/63

	CITY OF PORTLAND MAINE DEPARTMENT OF BUILDING INSPECTION COMPLAINT	ر بر د
FILE COPY 73/63	Date Received June 21, 1973	Congress
COMPLAINT NO.	15-55	8 6 9 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
Location Corner Fro	ost & Congress St. Use of Building	S +
	aule Station	T labore
Complainante name and	address Neighbor-13 Brewer St.	Telephone
Description: Keepi	ng used cars on the lot.	
NOTES: 6-2; OWNER IS USER CA	ALC KANED	LOCATION FOR

CITY OF PORTLAND, MAINE Application for Permit to Install Wires

To the City Freety van, Portland, Maine: The undersigned hereby applies for a permit to install wires for the purpose of conducting cletric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications: (The form must by completely filled out - Minimum Fee \$1.00) Owner's Name and Address Tel. Contractor's Name and Address Location 15-85-(Number of Stories Sibres . Apartments Number of Families Alterations Additions Description of Wiring. New Work Plug Molding (No. of feet) BX Cable Plug Circuits Cable Pipe Light Circuits Plug Fluor, or Strip Lighting (No feet) No. Light Outlets FIXTURES: No. No. of Wires Size Ur. serground Cable SERVICE: Pipe Total No. Meters Added METERS: Relocated Starter Volts H. P. Phase MOTORS: Number H.P. Phase No. Motors HEATING UNITS: Domestic (Oil) H.P Phase No. Motors Commercial (Oil) Electric Heat (No. of Rooms) Brand Feeds (Size and No.) Watts APPLIANCES: No. Ranges Watts Elec. Heaters Extra Cabinets Watts Miscellaneous Signs /No. Units Air Conditioners (No. Units) Transformers Ready to cover in Will commence Amount of Fee \$ GKOUND METER SERVICE VISITS: 1 10 INSPECTED BY JW Lecles (OVER) REMARKS:

CS 28:

WORK COMPLETED S/5/ TOTAL NO. INSPECTIONS / REMARKS: INSPECTION DATE LOCATION (Org

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or	
any type of plug molding will be classed as one outlet).	
SERVICES	2.00
Single Phase	4.00
Three Phase	4.00
MOTORS	
Not exceeding 50 ft.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00
ADDITIONS	
5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

July 6, 1970

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hal., Portland, mine, on Thursday, July 16, 1970 at 4:00 p.m. to hear the appeal of Peter Rogers requesting an exception to the Zoning Ordinance to remit construction of a 21'x15' accessory building in conjunction with existing service station and to erect a double face 5' x 10' pole sign at 1585 Congress Street.

This permit is presently not issuable under the Zoning Ordinance because the existing service station is a non-conforming use in the R-5 Residential Zone in which the property is located and the construction of the new 15'x15' building and the erection of the said sign would increase the cubical content of the said non-conforming use which is not allowed as stated under Tection 602.17b of the Zoning Ordinance.

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

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

BOALD OF APPEALS

Franklin G. Hinckley

Cheirman

'n

815 Px 6/25/70 -

: CITY OF PORTLAND, MAINE IN THE BOAFD OF APPEALS

VARIANCE APPEAL

Peter Rogers , owner of property at 1585 Congress Sirect 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: construction of a 15'x15' accessory building in conjunction with existing service station and to erect a double face 5'x10' pole sign. This per it is presently not issuable under the Zoning Ordinance because: (1) the existing service station is a non-conforming use in the R-5 Residential Zone in which the property located and the construction of the new 15'x15' building and the erection of the said sign would increase the cubical content of the said non-conforming use which is not allowed as stated under Section 602.17b of the Zoning Ordinance.

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

Piter & TZ. gara-

DECISION

After public hearing held July 16, 1970 , the Board of Appeals finis that allowing the representation of Appeals finish that

Board of Appeals

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Re: 1585 Congress St.

June 30, 1970

Mr. Peter Rogers, Forest Avenue Plaza 449 Forest Avenue

cc: Ray L. Hefflefinger, 20 Curtis Road cc: Corporation Counsel

Dear Mr. Rogers:

Permit to construct a 15'x15' accessory building in conjunction with existing service station and to erect a double face 5'x10' pole sign at the above named location in the R-5 Residential Zone in which this property is located in presently not issuable under the Zoning Ordinance for the following reasons:

1. The existing gervice station is a non-conforming use and the construction of the new 15'x15'building and the erection of the raid sign would increase the cubical content of the said non-conforming use which is not allowed as atated under Section 602.17b of the Zoning Ordinance.

We understand that you wish to exercise your appeal rights in this matter as stated under Section 602.24c of the Zoning Ordinance. Accordingly you or your authorized representative should come to this office, Roca 113, to file the appeal on forum available here. A fee of \$15.00 shall be paid at the time the appeal is filed.

Very truly yours,

EWL/C

Edwin W. Locke, Jr. Flanner Examiner II

Portland Maine July 7,1970

Franklin G. Hriklay
Board of affects
City Hace
Portland
Ino.
Dear Si::-

of public hearing on July 16, 1970 to consider another building on land near present filling stations at Corner of Congress St t frost St. as I will be out of the elty on the 16th am Palsing this method of vorsing my opinion.

Several years back we was asked to give permission for Mauric Johnson on Cliff St to build a snow mile for work on humber as he was doing carpenter work at that time. This has developed with transfer construction and has no relative to mile work and eve have have heavy truck bred dozen and anomiated legupment out x is one street every day of the week.

asked to give consent to Karold

and that developed with medical and that developed with me have had to look at for years and you have a whole draw fuel of complaints on this property and I have permusely been in to City That and was the or that the residents could must do anything about it as permit was transferrable. Now I will hat give my coment to any more fermits to change the environment as this is clamified as a residential area and I arish it best that way.

Very truly your Therewell to Castner 13 Brema St. Partand Maine

04102

Board of Glekeals Franklin G. Hintkeley Thairman

So Whom it may concern;

I wish to knotest any expansion of this service station because I have been to previous appeals of have been to previous appeals of this place and had to have them this place and had to have them semove it pumps and a if yetraulice nemove they had no right to they were often install and also they were often install and also they were often anisance at night time with radios running full blast while the neighbors were trying to sleep. This is a trying studion for me at the present time. Your I have become an invalid and have lost my rightley and I vigerous lyprotest of any expansion of this

Service station

Lincerely

Edward M. Helekins

1566 Bongness St.

'Margaset of Weephins

1566 Congress St.

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, July 30,1970 at 4:00 p.m. to hear the following appeals:

56 RIVERVIEW STREET - To permit construction of a 1-story frame addition
12' x 11' on rear of the existing dwelling. This permit is presently not
issuable under the Zoning Ordinance because there will only be a 4'3" side
yard instead of the required 8' side yard as stated under Section 602.4b.2 of
the Zoning Ordinance.

LOT 184 LEXINGTON AVENUE - Harold C.& Heler F. White - To permit construction of a 1-story frame dwelling 34' x 24'. This permit is presently not issuable the zerific ordinance because: (1) the width of the lot (masured through the zerific where 19 lot is the narrowest) is only about 52½! instead of the the zerific where 19 lot is the narrowest) is only about 52½! are in which the property is loc ted; (2, the area of the lot is only about 20ne in which the property is loc ted; (2, the area of the lot is only about 4,988 square feet instead of the 6,500 square feet required by Section 602.4B.7 for minimum lot area and minimum area per family.

87-89 BELFORT STREET - Raymond P. Carter - To permit changing one room in dwelling house to a hair dressing establishment. This permit is presently not issuable under the Zoning Ordinance because the dwelling has only 720 square feet of floor area minus the shop area of 131 square feet leaves a floor area of 589 square feet which is less than the minimum 900 square feet of living area required to qualify under a "Home Occupation".

9 AVALON TERRACE - Gloria Villacci - To permit changing the use of 1-family dwelling to a 2-family dwelling and to construct a 24' x 30' addition to the side and rear of the existing dwelling. This permit is presently not issuable under the Zoning Ordinance because: (1) the proposed use is not allowable in the R-3 Residential Zone in which the property is located; (2) the side yard along the addition will only be two feet instead of the required eight feet as atted under Section 602.40.2 of the Ordinance; (3) only one parking space will be provided on this lot instead of the two required by Section 602.14b.1 of the Zoning Ordinance.

136-138 VRIGINIA STREET - Hayder & Notis - To permit construction of a 1½ story frame dwelling 24 x 34 . This permit is presently not issuable under the Zoning Ordinance because: (1) the area of this lot will only be 6,000 square feet instead of the required 6,500 square feet as stated under Section 602.4b.8 of the Zoning Ordinance; (2) the width of this lot will only be 60 feet instead of the 65 feet required under Section 602.4b.9 of the Zoning Ordinance.

20-22 NEVADA AVENUE - Hayden & Notis - To construct a l-story frame dwelling 24' x 34'. This permit is presently not issuable under the Zoning Ordinance because: (1) the area of this lot is only 6,000 square feet instead of the required 6,500 square feet as stated under Section 602.4b.8 of the Zoning Ordinance; (2) the width of said lot will only be 60 feet instead of the minimum of 65 feet required under Section 602.4b.9 of the Zoning Ordinance.

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R5 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure	
Portland, Maine, June 25, 1970	
To, the INSPECTOR OF BUILDINGS, PORTLAND, MAINE	
The undersigned hereby applies for a permit to erect alter repair demolish install the following accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of specifications, if any, submitted herewith and the following specifications:	the City of Portland, plans and
Location 1585 Congress Street Within Fire Limits?	Dist. No.
Owner's name and address <u>Peter Rogers, Forest Ave.Plaza</u>	Tolonyona
Lessee's name and address	m
Contractor's name and address	Telephone
Architect Specifications Plans Plans	No. of sheets
Proposed use of buildingaccessory_to_existing_gas_station (offi	\ No families
Last use	No families
Material No. stories Heat Style of roof	Roofing
Other buildings on same lot	
Estimated cost \$	Fee \$
General Description of New Work	
To construct accessory building 15' x 15' in conjuncti	on to originary
gas station use and to establish parking area as per property to erect (1)-detached pole sign (doublefaced) 5' x 10' as per planting application is preliminary to get settled the que appeal. In the event the appeal is sustained the application complete information estimated cost and pay legal fee. It is understood that this permit does not include installation of heating apparatus which is to be the name of the heating contractor. PERMIT TO BE ISSUED TO Mannamental and Details of New Work Hefflefinger	an-non-flashing. estion of zoning cant will furnish taken out separctely by and in which was a separately by and in which was a separately by and in the separately by and
Is any plumbing involved in this work?Is any electrical work involved in	n this work?
If not, what is proposed for sew	Cance
Has septic tank notice been sent?Form notice sent?	
	e 2
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RS RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, June 25, 1970

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 1585 Congress Street Within Fire Limits? Owner's name and address Peter Rogers, Forest Ave. Plaza Lessee's name and address Ray L. Hefflefinger, 205 20 Curtis Rd. Contractor's name and address not let . Telephone Architect ... Specifications... Proposed use of building ____accessory_to_existing_gas_station_(office). No. familiesNo. of sheets Material..No. st-.-i-.Style of roof Other buildings on same lot Estimated cost \$_

General Description of New Work

To construct accessory building 15' x 15' in conjunction to existing gas station use and to establish parking area as per plans.

To erect (1)-detached pole sign (doublefaced) 5' x 10' as per plan-non-flabbing.

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

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO ដោយការការ៉ាត់ជាតិជាតិជាជាជាតិដើតប្រជាធិប្បារិធិបារាជាតិដើ Details of New Work Hefflefinger, 20 Curtis Rd. Amin Is any plumbing involved in this work? ______Is any electrical work 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? Form notice sent? Has septic tank notice been sent? Height erage grade to top of plate Height average grade to highest point of roof Size, front depth No. stories solid or filled land? earth or rock? Material of foundation Thickness, top _____ bottom ____cellar____ Rise per foot Roof covering Sind of heat Kind of roof No. of chimneys Material of chimneys of lining Kind of heat Dressed or full size?..... Corner posts ... Columns under girders _____ Size ____ Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet. Max. on centers . 1st floor...., 2nd Joists and rafters: 3rd On centers: 1st floor..... Maximum span: 1st floor...., 2nd.... 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? APPROVED Miscellaneous Will work require disturbing of any tree on a public street?.... Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes Peter Rogers Ray Hefflefinger

INSPECTION COPY

Signature of owner.

Piter Dong

Mor



Re: 1585 Congress St.

June 30, 1970

Mr. Peter Rogers, Forest Avenue Plaza 449 Forest Avenue

cc: Ray L. Hefflefinger, 20 Curtis Road cc: Corporation Counsel

Dear Hr. Rogers:

Permit to construct a 15'x15' accessory building in conjunction with existing service station and to erect a double face 5'x10' pole sign at the above named location in the R-5 Residential Zone in which this property is located is presently not issuable under the Zoning Ordinance for the following reasons:

1. The existing gervice station is a non-conforming use and the construction of the new 15'x15'building and the erection of the said sign would increase the cubical content of the said non-conforming use which is not allowed as stated under Section 602.17b of the Zoning Ordinance.

We understand that you wish to exercise your appeal rights in this natter as stated under Section 602.24c of the Zoning Ordinance. Accordingly you or your authorized representative should come to this office, Rocm 113, to file the appeal on forms available here. A fee of \$15.00 sh. 11 be paid at the time the appeal is filed.

Very truly yours,

ENL/c

Edwin W. Locke, Jr. Planner Examiner II 1585 CONGRESS STREET - Peter Rogers - To construct a 15 x15 accessory building in conjunction with existing service station and to erect a double face 5' x 10' pole sign. This permit is presently not issuable under the Zoning Ordinance because:

(1) the existing service station is a non-conforming use in the R-5 Residential Zone in which the property is located and the construction of the new 15' x 15' building and the erection of the said sign would increase the cubical content of the said non-conforming use which is not allowed as stated under Section 602°17b of the Zoning Ordinance.

1396-1408 CONGRESS STREET - Shaw's Realty Co. - To construct a 1-story concrete service station 9' x 60' and an attached roof sign 5' x 8' (25' 4" high). This permit is presently not issuable under the Zoning Ordinance because such a use is not allowable unless authorized by the Board of Appeals under Section 602.8a. 12 of the Ordinance.

1408-1422 CONGRESS STREET - Shaw's Realty Co. - To permit cor struction of a one-story brick restaurant 30 x 85' and erect a detached pole sign 5' x 7" square (16'7" high). This permit is presently not issuable under the Zoning Ordinance because: (1) the proposed restaurant use is not an allowable use as stated under Section 602.8a of the Zoning Ordinance; (2) as stated under Section 602.16.4 of the Zoning Ordinance pole signs are not allowed in this B-l Business Zone.

256-262 WOODFORD STREET - Chevron Oil Company - To construct a l-story concrete block service station 30° x 46° in place of existing service station. This permit is presently not issuable under the Zoning Ordinance for the following rasons: (1) construction of the larger building will increase the existing ron-conforming use contrary to Section 602.8A.12.b applying to the B-l Business zone in which is property is located; (2) the two sets of gasoline pumps are located about 12 feet from the street line instead of the required 15 feet as required under Section 602.8C.3 of the Ordinance.

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The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, July 30,1970 at 4:00 p.m. to hear the following appeals:

56 RIVERVIEW STREET - To permit construction of a 1-story frame addition 12' x 11' on rear of the existing dwelling. This permit is presently not issuable under the Zoning Ordinance because there will only be a 4'3" side yard instead of the required 8' side yard as stated under Section 602.4b.2 of the Zoning Ordinance.

LOT 184 LEXINGTON AVENUE - Harole C.& Kelen F. White - To permit construction of a 1-story frame dwelling 34' x 24'. This permit is presently not issuable under the Zoning Ordinance because: (1) the width of the lot (measured through the building where the lot is the narrowest) is only about 52%' instead of the 65' required by Section 602.4B.9 of the Ordinance applying to the R-3 Residential Zone in which the property is located; (?) the area of the lot is only about 4,988 square feet instead of the 6,500 square feet required by Section 602.4B.7 for minimum lot area and minimum area per family.

87-89 BELFORT STREET - Raymond P. Carter - To permit changing one room in dwelling house to a hair dressing estab ishment. This permit is presently not issuable under the Zoning Ordinance because the dwelling has only 720 square feet of floor area rimus the shop area of 131 square feet leaves a floor area of 589 square feet which is less than the minimum 900 square feet of living area required to qualify under a "Home Occupation".

9 AVALON TERRACE - Gloria Villacci - To permit changing the use of 1-family dwelling to a 2-family dwelling and to construct a 24' x 30' addition to the side and rear of the existing dwelling. This permit is presently not issuable under the Zoning Ordinance because: (1) the proposed use is not allowable in the R-3 Residential Zone in which the property is located; (2) the side yard along the addition will only be two feet instead of the required eight feet as stated under Section 602.4b.2 of the Ordinance; (3) only one parking space will be provided on this lot instead of the two required by Section 602.14b.1 of the Zoning Ordinance.

136-138 VRIGINIA STREET - Hayden & Notis - To permit construction of a $1\frac{1}{2}$ story frame dwelling 24' x 34'. This permit is presently not issuable under the Zoning Ordinance because: (1) the area of this lot will only be 6,000 square feet instead of the required 6,500 square feet as stated under Section 602.4b.8 of the Zoning Ordinance; (2) the width of this lot will only be 60 feet instead of the 65 feet required under Section 602.4b.9 of the Zoning Ordinance.

20-22 NEVADA AVENUE - Hayden & Notis - To construct a 1-story frame dwc_ling 24' x 34'. This permit is presently not issuable under the Zoning Ordinance because: (1) the area of this lot is only 6,000 square feet instead of the required 6,500 square feet as stated under Section 502.4b.8 of the Zoning Ordinance; (2) the width of said lot will only be 60 feet instead of the minimum of 65 feet required under Section 602.4b.9 of the Zoning Ordinance.

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

June, 1%8

Location: 1585 Congress St.

Before tank and piping is covered from view, installer is required to notify the fire ispt. Readquarters readiness for inspection and to refrain from covering up until approved by the fire ispt. Readquarters

This tank of 5000 gallons caracity is required to be of steel or wrought iron no less in thickness than # t gauge; and before installation is required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank : mpty or nearly so.

R5 RESIDENCE ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure Ins. 13 151001

PERMIT ISSUED

CITY of FORTLAND

To the INSPECTOR OF BUILDINGS, NORTHAND, MINE in accordance with the Lords of the Section of revenitor or permits to exceed the section of the city of Peruland, pleas and sectionary and the Lords of the State of Maines, the Building Code and Zoning Ordinance of the City of Peruland, pleas and specifications, if any, submitted beneaties and the following specifications. Dist. No. Learning 15th June, 2022 Served. Dist. No. Courte's name and address 15th June, 25th June, 15th Fire Limits? Telephone. Teleph	WEET?	Portland, Maine,	- 100 100 1700	
The suderstited kerdy applies for a permit to creat their epist densits and tables processed and a state of the control of the state of the control of the c	To the INSPECTOR	OF BUILDINGS, FORTLAND, MA	INE	<u>.</u>
Dist. No. Leastin 1.15 2.000 2.000	The undersigned in accordance with the	l hereby applies for a permit to erect Laws of the State of Maine, the Bu	alter repair demolish install the follow ilding Code and Zoning Ordinance & specifications:	•
Owner's name and address	specifications, if any, s	abmitted herewish and the jouowing	Within Fire Limits?	Dist. No.
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Lustamid Cenartienally 63/57 5/16/63

DATE: Hay 17, 1963

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Peter J. Rogers, Esq.

1565-1589 Congress Street

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

	VOTE	
BOARD OF APPEALS	YES	NO
Franklin G. Hinckley Ralph L. Young	%) ([%]) ([%])	$\ddot{\circ}$
uarro M. Shuartz		

Record of Hearing Petition in favor of appeal in file. No opposition.

Provided that there shall be no parking, storage or sale of new or used cars on said premises and that the filling station use may extend only to a depth of 100 feet from Congress Street.



CITY OF PORTLAND, MA E IN THE BOARD OF APPEALS

VARIANCE APPEAL

May 3, 1960

Frost St.

1565-1579 Congress St., corner of under the provisions of Section 24 of the Zoning Ordinance of the City of Fortland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit:
construction of a manchy service station building 25 teet by 48 feet in place of a much smaller
building of wood frame construction at the above named location. This permit is presently not
issuable for the following reasons: 1) the property is located in an R-5 Residence Zone where
the existing service station is a lawful non-conforming use (having been established by appeal
in 1931), but which under the provisions of Section 17-B of the Ordinance may not be extended
or modified so as to increase the cubical content or degree of non-conformity; 2) a detected
pole sign to be located near the street corner will encroach unlawfully upon the 20-foot front
yard area required by Section 6-B-4, the 40-foot suback area recuired by Section 21 for that
next of Congress Street where the property is located, and the 25-foot corner clearance area
required by Section 19-M; 3) the nump island is to be located only about 15 feet back from
Congress Street and will thus encroach unlawfully upon the 20-foot front yard area and the 40-foot
serback area.

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

Octes J Rogers

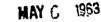
DECISION

After public hearing held May 16, 1963 , the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case. provided that there shall be no marking, storage or sale of new or used cars on said premises and that the filling station use may extend only to a depth of 100 feet from Congress St.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case, provided that there shall be no parking, storage, or sale of new or used cars on said premises and that the filling station use may extend only to a depth of 100 teet from Congress Street.

BOARD OF APPEALS

generation a secretary



We, the undersigned, all residents and property owners of the City of Portland, do recommend to the Board of Appeals for the City of Portland, that the appeal of Peter J. Rogers and Morris Greenberg be grated for the construction of a Filling Station at 1585 Congress Street.

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CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

May 6, 1963

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, May 16, 1963, at 4:00 p.m. to hear the appeal of Peter J. Rogers requesting an exception to the Zoning Ordinance to permit construction of a masonry service station building 28 feet by 48 feet in place of a much smaller building of wood frame construction at 1565-1589 Congress Street, corner of Frost Street.

This permit is presently not issuable becaus: 1) the property is located in an R-5 Residence Zone where the existing service station is a lawful non-conforming use (having been established by at 2al in 1931), but which under the provisions of Section 17-B of the Ordinance may not be extended or modified so as to increase the cubical content or degree of non-conformity; 2) a detached pole sign to be located near the street corner will encroach unlawfully upon the 20-foot front yard area required by Section 6-B-4, the 40-foot setback area required by Section 21 for that part of Congress Street where the property is located, and the 25-foot corner clearance area required by Section 19-M; the pump island is to be located only about 15 feet back from Congress Street and will thus encroach unlawfully upon the 20-foot front yard area and the 40-foot setback area.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of are exceptional or unique circumstances relating to the property that do not generally result of action of the applicant subsequent to the adoption of this Ordinance whether or neighborhood will not be adversely affected by the granting of the variance; and that Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE Department of Building Inspireren A.F.-1565-1589 Congress St., corner of Frost St. May 3, 1963 Reter J. Rogers, Esq. Morris Creenberg, Esq. co to: Corporation Counsel 92 Exchange Street Gentlemen: building permit for construction of a Lason service station building 25 feet by 48 feet in place of a much smaller building of wood frame construction at the above named location is not issuable under the Coming Ordinance for the following reasons: 1. The property is located in an K-5 Residence Zone where the existing service station is a lawful non-conforming use (having been established by appeal in 1931), but which under the provintons of section 17-B of the Ordinance may not be extended or modified so as to increase the cubical content or degree of non-conformity.

2. A detached tole sign to be located near the street corner will encroath unlawfully upon the 26-foot front yard area required by Section 6-b-1, the 46-foot setback area required by Section 21 for that part of Congress Street where the property is located, and the 25-foot corner clearance area required by Section 19-N.

3. The pump island is to be located only about 15 feet tack from Congress Street and will thus encroach unlawfully upon the 20 fost front yard area and the 40-foot setback

's understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation france, to whose office you should go to file the appeal. Thile architectural 3: dis of the proposed building have been filed, no information as to the size, height above grade, material, etc. of the detached pole sign has been furnished. It is important that such information be furnished before the date of the public hearing, since the Appeal Board is not likely to give approval for any sign without this information. Information as to size, material and location should also be furnished as to any other signs contemplated on the premises, whether on the building or located elsewhere.

Very truly yours,

AJS:m

Albert J. Sears Building Inspection Director

A.r. 1565-1589 Congress St.

Dec. 20, 1963

eter J. Rogers, rsq. Forris Creenberg, seq. 92 Exchange Street

Centlemen:

Since it has been impossible to issue a permit for construction of a new masonry service station at the above named location because application for permit was never completed by payment of fee and the furnishing of necessary information and since no work has been started on the project within a period of six months from the date on which the foring app al was sustained, rights granted under the appeal have expired and are no longer in effect. Therefore no permit can be issued for such construction at this location unless and until the Appeal locard again authorizes it.

Very truly yours,

Albert J. Sears Building Inspection Sirector

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CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

May 6, 1963

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, May 16, 1963, at 4:00 p.m. to hear the appeal of Peter J. Rogers requesting an exception to the Zoning Ordinance to permit construction of a masonry service station building 28 feet by 48 feet in place of a much smaller building of wood frame construction at 1565-1589 Congress Street, corner of Frost Street.

This permit is presently not issuable because: 1) the property is located in an R-5 Residence Zone where the existing service station is a lawful non-conforming use (having been established by appeal in 1931), but which under the provisions of Section 17-B degree of non-conformiry; 2) a detached or modified so as to increase the cubical content or will encroach unlawfully upon the 20-foot front yard rea required by Section 6-B-4, the property is located, and the 25-foot corner clearance area required by Section 19-M; thus encroach unlawfully upon the 20-foot front yard area and the 40-foot setback area.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of are exceptional or unique circumstances relating to the property that do not generally result of action of the applicant subsequent to the adoption of this Ordinance whether or neighborhood will not be adversely affected by the granting of the variance; and that Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

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AP-1565-1589 Congress Street

Kay 17, 19/3

Peter J. Rogers, Esq. Morris Greenberg, Esq. 92 Exchange Street

Centlemen:

Your appeal under the Zoming Ordinance involving the construction of a new masonry service station at the above named location has been sustained subject to the conditions that there shall be no parking, storage, or sale of new or used cars on the premises and that the service station use shall extend only to a depth of 100 feet from Congress Street. No further action towards issuance of a permit for construction of the station can be taken by this department until the cormit application already filed has been completed by furnishing an estimated cost of the work and by paying the permit fee based thereon.

Very truly yours,

Albert J. Sears Building Inspection Director

M3:m

A.1.-1565-1589 Congress St., corner of Frost St.

Fay 3, 1963

Reter J. Hogers, Esq. Morris Greenberg, Esq. 92 Exchange Street

cc to: Corporation Counsel-

Gontlemen:

Building permit for construction of a masonry service station building 28 feet by 48 feet in place of a much smaller building of wood frame construction at the above named location is not issuable under the Zoning Ordinance for the following reasons:

- 1. The property is located in an R-5 Residence Zone where the existing service station is a lawful non-conforming use (having been established by appeal in 1931), but which under the provisions of Section 17-B of the Ordinance may not be extended or modified so as to increase the cubical content or degree of non-conformity.
- 2. A detached pole sign to be located near the street corner will encroach unlawfully upon the 20-foot front yard area required by Section 6-8-4, the AC-foot setback area required by Section 21 for that part of Congress Street where the property is located, and the 25-foot corner clearance area required by Section 19-M.
- 3. The pump inland is to be located only about 15 feet back from Congress Street and will thus encroach unlawfully upon the 20-foot front yard area and the 40-foot setback area.

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 you should go to file the appeal. While architectural plans of the proposed building have been filed, no information as to the size, height above grade, materia', etc. of the detached pole sign has been furnished. It is important that such information be furnished before the date of the public hearing, since the Appeal Loard is not likely to give approval for any sign without this information. Information as to size, material and location should also be furnished as to any other signs contemplated on the premises, whether on the building or located elsewhere.

Very truly jours,

AJSIM

Albert . Sears Sulding Inspection Director

New Service Station at 1565-1589 Congress Street, Janua: - R-5 Residence Jone established by applied on July 31, 1931 established by appleal on tally 31,1931, when it was in a General Residence, from Authorization to marge and Oppeal Roard. Limilar appleal Granted on 10/25/62 expend on 6-4 detached hole sign is to be located at the street corner and thus will encroach unlawfully upon the encroach unlawfully upon the 20' fronts yard ared abspured by lection by Section 21 and the corner of section 21 and the corner of section clearance area required by Lection C- The pump sland is to be located only about 15 feet back now the street line and thus will encroach unlawfully upon regured front yard and 40 foot setback areas.

AP - 1565-1589 Congress St. corner Frost Street

Fay 23, 1963

Mr. Peter J. Logers, Loq. Mr. Morris Greenberg, .eq. 92 Exchange Street

Gontlemen:

Although we are unable to issue a permit for construction of a masorary service station 20'x48' in place of the existing smaller building subject to conditions of your recent appeal until a cost is given and permit foe paid, inspection of your plans discloses the following variances from and questions an to Building Codo requirements:

- 1. As Section 204-c-1 does not allow a service garage to be of Third Class Construction (wood frame) the wall sections such as those shown on Section D-1 will need to be redesigned to comply with the requirements for a Second Class (mesonry wall) structure of which the remainder of the building can be classified.
- 2. Lintel supporting masonry will need to be firepreceded to afford the some rating as the wall that it supports. Lintels need not be fire-proofed if the span is not over 10' or if the lintel is over 10' and does not support over 4° of masonry as stated in Section 303-0-2.4 of
- 3. The masonry walls on the higher portion of the building exceed an unsupported height of 12' allowed for 8" concrete block. This unsupported height may be taken from a concrete foundation wall which is allowed to extend not over 3' above the finished grade as stated in Section 309-5-3.
- 4. Where roof join a most on the nasonry walls there will need to be incombustible f. . * * on the top of the masorry wall and the roof sheathi. . * * estion 302-6-2.
- There is no indicates of control a chors from roof joists to masonry walls where joisto and smalls, so walls. See Section 302-b-2 and 302-c-1.
- 6. The masonry walls will was so be required under the entrance to the overhead doors. These walls are to extend at least 4' below grade to prevent frost penetration beneath the floors of the building.
- 7. Floor drain in pervice area is required to be equipped with an oil and grouse separator acceptable to the Fire Chief and the City Plumbing Inspector. See Section 204-1-1.

Peter J. Aegers, Leq.
-Aerric Greenberg, Leq.

May 23, 1963

- 8. A statement of decign (blank copy enclosed) covering the rainforcing concrete and structural steel design is to be algred by a qualified designer so that this statement may be attached to plane on file.
- 9. The detached pole signs will need to be erected under separate permits with statement of design attached to plans to show compliance with Building Code requirements.
- 10. The installation of the suspended heater is to be done under a separate permit to be issued to the actual installing contractor. It will be necessary to take five percent of the return air for this heater from the outside.

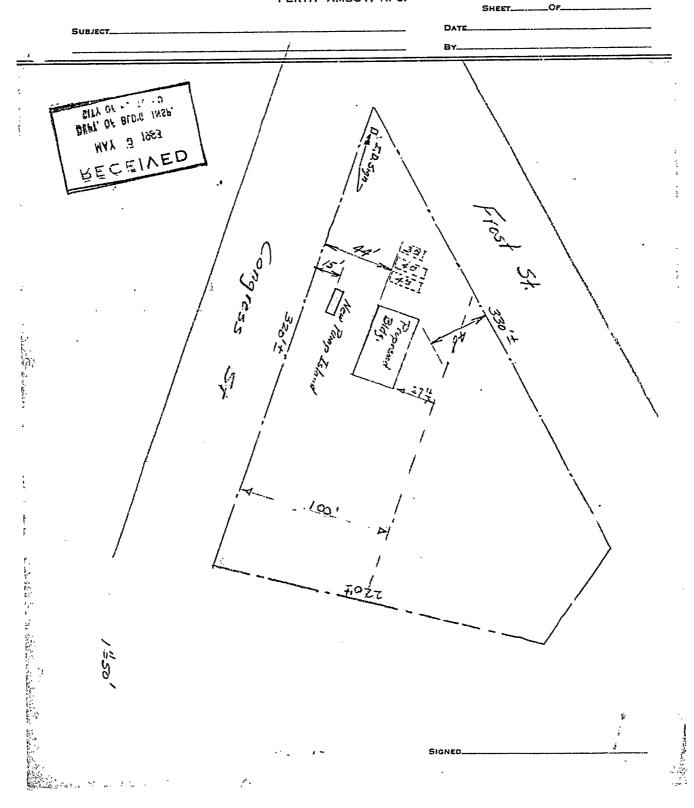
Very truly yours,

Go.ald s. Mayberry Deputy director of Building Inspection

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THE CALIFORNIA OIL COMPANY

PERTH AMBOY, N. J.







R5 RESIDENCE ZONE APPLICATION FOR PERMIT

Postand, Maine, hiav. 2, 1963. To he INSPECTOR OF BUILDINGS, PORTLAND, MAINE 1 The undersigned hereby optimize for a permit to rectalize repair demolish install the following building structure equipment in accidence with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, 1967, Congresa Structure. Location — 1565, Congresa Structure. Location — 1565, Congresa Structure. Location — 1565, Congresa Structure. Victin Fire Limits? — Dist. No. Owner's name and address — 2 Exchange Structure. Telephone. Contractor's siame and address — 2 Exchange Structure. Telephone. Contractor's siame and address — 1 — 1 — 1 — 1 — 1 — 1 — 1 — 1 — 1 —	Class of Building or Type of Structure	
To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE If the undersigned hereby applies for a permit to erect allow repair demolich install the following building structure equipment in accidence with the Leaw of the State of Alaine, the Building Code and Zoning Ordinance of the City of Perdiand, plans and specifications: Location 1555 Congress Structs Diet. No. Owner's name and address Perest J. J. 1972, And Ecory's Precipional Contractor's name and address Perest J. J. 1972, And Ecory's Precipional Contractor's name and address Perest J. J. 1972, And Ecory's Precipional Contractor's name and address Perest J. J. 1972, And Ecory's Precipional Contractor's name and address Perest J. 1972, And Ecory's Precipional Contractor's name and address Perest J. 1972, Architect Telephone Perposed use of building Sarviaca Station No. families No. of sheets I. 2. Proposed use of building Sarviaca Station No. families No. famil	Porland, Maine, Nay 2, 1963	
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specifications: if any, submitted herewith and the following specifications: Leaster's large and address	! The undersigned hereby applies for a permit to erect alter repair demolish install the followin	
Owner's name and address Peter J. 5.7.ers and Norris Treembery. Lesse's name and address 72 Exchange Streat Telephone. Contractor's name and address not. 1.6. Telephone. Architect Specifications. Plains No. of sheets 1.2. Proposed use of building Sorrices Station No. families Material No. stories Heat Style of roof Roofing Other buildings on same lot. Estimated cost \$ Fee \$ General Description of New Work To construct 1-story concrete block building 28' x 43' as per plans This is to get settled the question of zoning appeal. In event the speed is sustained this spiticent will furnish complete information, estimated cost and pay legal fee. If is understood that the permit of complete information, estimated cost and pay legal fee. If is understood that the permit of the spiticent will furnish complete information and the name of the healing contractor. PERMIT TO BE ISSUED TO owner. Details of New Work Is any plumbing involved in this work? Is consection to be made to public sweet? If not, what a proposed for sewage? Height average grade to top of plate Height average grade to high beat of the permit of t		e City of Portland, plans and
Owner's name and address Peter J. 5.7.ers and Fortis Treenberg. Lesse's name and address not let Telephone. Contractor's name and address not let Telephone. Architect Specifications. Plans No. of sheets L2. Proposed use of building Borrice. Station No. families Material No. stories Heat Style of roof Roofing Other buildings on same lot. Estimated cost \$ Fee \$ General Description of New Work To construct 1-story concrete block building 28' x 43' as per plans This is to get settled the question of zoning appeal. In event the appeal is sustained this gipticular thill furnish complete information, cetimated cost and pay legal fee. If is understood that the permit of the contractor. PERMIT TO BE ISSUED TO owner Details of New Work Is any plumbing involved in this work? Is consection to be made to public sever? If not, what as proposed for sewage? Height average grade to top of plate Height average grade to highest point of roof. Size, front. depth No. stories Size Mac. on centers Stud. Goldmann. Thickness, top bottom collar fuel. This plumber-Kind. Dressed of full size. Ocenters: Ist floor 2nd 3rd proof. Will work require disturbed of span partitions) 28-10' O. C. Bridging in every floor and flat roof span over 8 feet. To construct the span partitions 28-10' O. C. Bridging in every floor and flat roof span over 8 feet. This understood of the mean of the hearing partitions of the story building the span partition of the source of the severy of the span partition of the source of the severy of the span partition of the source of the severy of the span partition of the span partition of the source of the severy of the severy of the severy floor and flat roof span over 8 feet. This contents the span partition of the severy building with masonry walls, thickness of walls? Will work require disturbing of any tree on a public street? 10. Will work require disturbing of any tree on a public street? 10. Will work require disturbing of any tree on a public street? 10. Will work require disturbing of	Location 1585 Congress Street Within Fire Limits?	Dist. No
Lessee a name and address	Owner's name and address Peter J. Tojers and Norris Greenberg	Telephone
Contractor's same and address not let Specifications. Plans No. of sheets 12 No. families No. fa	Lessee's name and address	Lelenhone
Architet Specifications. Plans No. of sheets J. Proposed use of building Saryice Station No. families No. families Material No. stories Heat Style of roof Roofing Other buildings on same lot Estimated cost \$ General Description of New Work To construct 1-story concrete block building 26' x 45' as per plans This is to get settled the question of coning appeal. In event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fee. This is to get settled the question of coning appeal. In event the appeal is sustained the plant of the print does not include information, estimated cost and pay legal fee. This is to get settled the question of coning appeal. In event the appeal is sustained the first plant will furnish complete information, estimated cost and pay legal fee. This is understood that it for printi does not include intallation of heating operatus which is 'go be taken out separatively by and in the name of the heating contractor. PREMIT TO BE ISSUED TO connect in the sense of the heating contractor. PREMIT TO BE ISSUED TO connect in the sense of the heating contractor. PREMIT TO BE ISSUED TO connect in the printing the printing the sense of the heating contractor of the printing the land of the heating contractor. PREMIT TO BE ISSUED TO connect in the printing the sense? Has split tank notice been sent? Height average grade to top of plate Height average grade to highest point of roof. Size, front depth No. stories solid of filted land? earth or rock? Material of foundation Thickness, top bottom cellar Kind of roof Rise per foot No. do chimneys Material of chimneys. Size Stude (outside walls and carrying partitions) 24t-16' O. C. Bridging in every floor and flat roof span over 8 feet. Joist and rafters: lat floor 2nd 3rd 7roof 7roof Maximum span: lat floor 2nd 3rd 7roof 7roof Maximum span: lat floor 2nd 3rd 7roof 1roof 1roof 1roof 1roof 1roof 1roof 1roof 1roof	Contractor's name and addressnct_let	Telephone
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Material No. stories Heat Style of roof Roofing Cother buildings on same lot Estimated cost \$ General Description of New Work To construct 1-story concrete block building 26' x 43' as perplans This is to get settled the question of zoning appeal. In event the appeal is sustained the spiplicent vill furnish complete information, estimated cost and pay legal fee. It is unarrived that this seemid does not explain the standard of the spiplicent will furnish the standard of the heating contractor. PERMIT TO BE ISSUED TO Come? Details of New Work Is any electrical work involved in this work? If not, what as proposed for sewage? Height average grade to highest point of roof Size, front depth No. stories solid of filled land? earth or rock? Material of foundation Thickness, top bottom cellar Kind of roof Rise per foot Roof covering Kind of heat fuel Framing Lumber-Kind Dressed or full size? Corner posts Size Girder Columns under girders Size Max. on centers Studs (outside walls and carrying partitions) 224-16" O. C. Bridging in every door and flat roof span over 8 feet. Joists and rafters: Ist floor 2nd 3rd roof roof If one story building with masonry walls, thickness of walls? Miscellaneous Miscellaneous Miscellaneous Mill automobile repairing be done other than minor repairs to care habitually stored in the proposed building? PROVED: Will work require disturbing of any tree on a public street? No. observed? Yes	Last use	No. families
Other buildings on same lot Estimated cost \$ Fee \$ General Description of New Work To construct 1-story concrete block building 26' x 43' as per plans This is to get settled the question of zoning appeal. In event the appeal is sustained this applicant will furnish complete information, estimated cost and pay legal fee. 123 46 - Work Advisory of Committee Cost and pay legal fee. 124 46 - Work Advisory of Cost and pay legal fee. 134 56 - Work Advisory of Cost and pay legal fee. 145 16 - Work Advisory of Cost and pay legal fee. 15 16 - Work Advisory of Cost and pay legal fee. 16 16 - Work Advisory of Cost and pay legal fee. 17 16 - Work Advisory of Cost and pay legal fee. 18 16 - Work Advisory of Cost and pay legal fee. 18 16 - Work Advisory of Cost and pay legal fee. 18 16 - Work Advisory of Cost and pay legal fee. 19 16 - Work Advisory of Cost and pay legal fee. 19 17 - Work Advisory of Cost and pay legal fee. 19 18 18 18 18 18 18 18 18 18 18 18 18 18	Material No. stories Heat Style of roof	Roofing
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Permit No. 6-3/ Location / 85 Gregues Al Owner / Ate, 1. Regues Al Date of permit / 16.3 Notif. closing-in Final Notif. Final Inspn.	haenkary		
Cert. of Occupancy issued Staking Out Notice Form Check Notice			
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AF- 1565-1569 Congress St., corner of Frost St.
Oct. 29, 1962

Poter J. Rogers, Esq. Mr. Maris Greenberg 92 Exchange Street

Gentlemen:

Your appeal under the Zoning Orci ance involving construction of a new service station at the above named location has been sustained subject to the condition that there shall be no parking, storage, or sale of new or used motor vehicles on the premises. Before further action can be taken by this department toward issuance of a permit, it is necessary that the application already filed be completed by furnishing an estimated cost of the work, by paying the permit fee based thereon, and by filing structural plans of the building for checking against Building Code requirements. Rights granted by the Appeal Board will expire within six months of the date on which the appeal was sustained unless work is started before that time.

Very truly yours,

Albert J. Sears Building Inspection Director

AJS:m

26X 44 28'X48'

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AT- 1565-1589 Congress St., corner of Frost St.

Sopt. 18, 1962

Peter J. Rogers, Taq. Er. Forris Greenberg 92 Exchange Street cc to: Corporation Counsel

Gentlemani

Duilding permit for construction of a masonry service station about 26 feet by 14 feet in place of a much smaller one of wood frame construction on the lot at the above named location is not issuable under the Zoning Ordinance for the following reasons:

- 1. The property is located in an 8-5 Residence Zone where existing service station is a lawful non-conforming use, which under the provisions of Section 17-B of the Ordinance may not be extended or modified so as to increase the cubical content or degree of non-conformity.
- 2. Two detached pole signs about 6 feet by 8 feet with top about 21 feet above the ground are to encroach unlawfully upon the 20-foot front yard area required by Section 6-B-4 and upon the 40-foot setback area required by Section 21 for that part of Congress street where the property is located.
- Two gas pump islands are also to encrosed unlawfully upon the 40 foot setback area required by Section 21 of the Ordinance.

We understand that you would like to exercise your appeal rights concerning these discrepancies. 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

AuS :m

New Service Station at 1565-1587 Congress Street, 9/1/1/62. Joning: R. 5 Peudense gonce extremis a non conteming re 1931, when it is him a general to entered find re-Corodo must be se used from appeal Coard. He set is beet with top about 191 whom the 20-feet with top about 191 whom the 20-feet front yard applying to he seems and 5-6-4 c- Two gos hump islands are low.

AI-1569-1585 Congress St., corner of Frost St.

July 3, 1962

Peter J. Jogers, Jeq. Fr. Forris Greenberg 92 Exchange Street ce to: Philip 1. Snow 477 Longress Street ce to: Traffic Engineer

Gentlemen:

As you are aware, a building permit for construction of a masonry service station building 26 feet by 44 feet in place of a much smaller building of wood frame construction at the above named location is not issuable under the Zoming Ordinance because this would be an extension of a use which is non-conforming in the R-5 residence Cone in which it is located.

rights in this matter. However, before a certification letter can be written, more information is needed. The plan filed with application for permit has no indication as to location of tanks or signs, which will also be non-conforming and require authorization by the Board of Appeals. Full information as to these features, including location, type, and size of all signs, is needed. Distance of pump island back from street line also needs to be indicated since it apparently will be located within the 40-foot setback area and will need to be included in the items to be appealed.

Flot plan also needs Indicate the location and width of all driveway approaches to the lot. Under the City Sidewalk Ordinance it will be necessary to provide sidewalk and curbing along the street line unless waiver of this requirement is secured from the City Council. The City Traffic Engineer, whose office is in the quarters of the Department of Fublic Works in City Hall, should be consulted as to any questions you may have in regard to the application of this Ordinance.

Since there is no public sewer easily available, it appears likely that septic tank sewage disposal facilities will also be involved. No permit can be issued by this department until approval of such facilities has been given by the lealth Department. It is suggested that Hr. Winch of that department be consulted in this matter.

Very truly yours,

Albert J. Sears Builting Inspection Director

AJS:m

B5 BESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure

To the INSPECTOR OF BUIL The undersigned hereby ab	DINGS, PORTLAND;	MAINE		
in accordance with the Laws of the specifications, if any, submitted her Location <u>1585 Contress</u>	State of Maine, the rewith and the follows	rect alter repair demolis) Building Code and Zon	install the following building si	ructure equip
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Lessee's name and address	Exchange St.	e Greenb	ers. Talant	156. 140
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Permit No. 6 2
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Owner Octor P Congress of
Date of permit 7/
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Out Notice
Form Check Notice
' '

NOTES

DATE: October 25, 1962

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Peter J. Rogers, Esq. and Morris Greenberg ΤA 1565-1589 Congress Street

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

BOARD OF APPEALS		VOTE	
	Franklin G. Hinckley Harry M. Shwartz	Yes (x)	No ()
	Ralph L. Young	(x)	65

Record of Hearing:

PROVIDED THAT THERE SHALL BE NO PARKING, STORAGE, OR SALE OF NEW OR USED CARS ON SAID PREMISES.

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

VARIANCE APPEAL

October 3, 1962

Peter J. Rogers, Esq. and Monis Greenberg, owner of property at 1565-1589 Congress Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, reby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: Construction of masonry service station about 26 feet by 44 feet in place of much smaller one of wood frame construction on these premises. This permit is presently not issuable because this property is located in an R-5 Residence Zone where existing service station is a lawful nonconforming use which may not be extended or modifie' so as to increase the cubical content or degree of non-conformity; because two detached pole signs about 6 feet by 8 feet with top about 21 feet above the ground are to encroach unlawfully upon the 20-foot frost yard area required and upon the 40-foot setback area required; and because two gas pump islands are also to encorach upon the 40-foot setback area required.

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

DECISION

_, the Board of Appeals finds that all of the above After public hearing held October 25, 1962 exist with respect to this property and that a variance should conditions do be granted in this case, provided that there shall be no parking, storage, or sale of new or used cars on said premises.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance be granted in this case, provided that there shall be no parking, storage, should new or used cars on said premises.

> BOARD OF APPEALS

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

October 22, 1952

Mr. Morris Greenberg 92 Exchange Streat Portland, Maine

Dear Sir:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, October 75, 1952 at 4:00 P.M. to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley
Chairman

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CITY OF PORTLAND, MAINE BOAKD OF APPEALS

October 15, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine, on Thursday, October 25, 1962 at 4:00 p.m. to hear the appeal of Peter J. Rogers and Morris Greenberg requesting exception to the Zoning Ordinance to permit construction of masonry service station about 26 feet by 44 feet in place of a much smaller station now located on the premises at 1565-1589 Congress Street.

This permit is presently not issuable because this property is located in a R-5 Residence Zone where the existing service station is a lawful non-conforming use which may not be extended or modified so as to increase the cubical content or degree of non-conformity; because two detached pole signs about 6 feet by 8 feet with top about 21 feet above the ground are to encroach unlawfully upon the 20-foot front yard area required and upon the required 40-foot setback area; and because two gas pump islands are also to encroach upon the said 40-foot setback area.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ALBERT J. SEARS

CITY OF PORTLAND, MAINE

Department of Building Inspection

AP- 1565-1589 Congress St., corner of Frost St.

Sept. 18, 1962

Peter J. Rogers, Esq. Er. Lorris Greenberg 92 Exchange Street

cc to: Corporation Counsel

Gentlemens

Building permit for construction of a mesonry service station about 26 feet by 44 feet in place of a much smaller one of wood frame construction on the lot at the above named location is not issuable under the Zoning Ordinance for the following reasons:

- 1. The property is located in an R-5 Residence Zone where existing service station is a lawful non-conforming use, which under the provisions of Section 17-B of the Ordinance may not be extended or modified so as to increase the cubical content or degree of won-comformity.
- 2. Two detached pole signs about 6 feet by 8 feet with top about 21 feet above the ground are to encroach unlawfully upon the 20-foot front yard area required by Section 6-B-4 and upon the 40-foot setback area required by Section 21 for that part of Congress Street where the property is located.
- 3. Two gas pump islands are also to uncreach unlawfully upon the 40 foot setback area required by Section 21 of the Ordinance.

We understand that you would like to exercise your appeal rights concerving these discrepancies. 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 Firector

AJS am

CITY OF PORTLAND, MAINE BOARD OF APPEALS

October 35, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine, on Thursday, October 25, 1962 at 4:00 p.m. to hear the appeal of Peter J. Rogers and Morris Greenberg requesting exception to the Zoning Ordinance to permit construction of masonry service station about 26 feet by 44 feet in place of a much smaller station now located on the premises at 1565-1589 Congress Street.

This permit is presently not issuable because this property is located in a R-5 Residence Zone where the existing service station is a lawful non-conforming use which may not be extended or modified so as to increase the cubical content or degree of non-conformity; because two detached pole signs about 6 feet by 8 feet with top about 21 feet above the ground are to encroach unlawfully upon the 20-foot front yard area required and upon the required 40-foot setback area; and because two gas pump islands are also to encroach upon the said 40-foot setback area.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

We the undersigned being property owners of real estate situated on Congress and Frost Streets within Five hundred (500) feet of the filling station now located at 1585 Congress Street do hereby consent to the proposed erection of a modern filling station to replace the present existing station.

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Edward Makert

Chang Chuson

Bessie H. Johnson

Ahnee

1563 Congress St.

109 M "

114 Front ot.

1608 Congress St.

1530 Congress St.

1530 Congress St.

1544 Congress St.

1544 Congress St.

16 Brewer St.

1524 Congress



RS RESIDENCE ZONE CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION COMPLAINT

CS-66

INSPECTION COPY

COMPLAINT NO. 57/114

Date Received October 1, 1957

Location 1585 Congress Street	
Owner's name and address B	
Owner's name and address Peter J. Rogers and Morris Greenberg Telephone. Tenant's name and address Community Oil Co., 204 Kennebec Street Telephone.	
Complainant's name and address Hasty Thompson, 1288 Westbrook St. Telephone 4-8/22	_
Description: Sale of gasoline discontinued - repairing "hot rods" and selling used	
cars repairing "hot rods" and selling used	
NOTES: Price St.	
Eugene H. Tuinsi Golding	
Hell telling the stations True of the has free,	_
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Certification has been leader francis	-
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1710- 2 arme by former Climants.	•
11-18-01. This Station is rivered and the	
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21/57-11)	
2/15/-Warry eather with	The State of
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November 21, 1957

Cmplt: 1585 Congress St. - Usc of Service Station as non-conforming use in Nea-Zone

Mesers. William Chaplin & Gary McMague 1585 Congress Street Community Oil Company 204 Kennebec Street cc to: Peter J. hogers, Esq. Morris Greenb rg, Esq. 14 Sewell Street

Gontlemon:

Now that Messrs. Chaplin and Pekague are the new operators of this station, it seems best to motify you and remind you of the limitations as to use of this station which has existed for many years as a non-conforming use under the Koning Ordinance in a Residential Kone.

a few years ago, but the present operators may not be aware of any limitations. The immediate former operators were carrying on activities which were not permitted. It seems sufficient to say that only the bentice Station use, including activities clearly incidential to such a station, and those activities only, are all that are allowed.

Very truly yours,

Warren McDonald Inspector of Buildings

WHCD:m

,



204 KENNEBEC STREET (At Forest Avenue)

PORTLAND 1, MAINE

TEL. 2-7481

Mr. Warren McDonald Building Inspector City Hall Congress Street Portland, Maine

Dear Mr. McDonald:

gerbo (b) May 8, 1956

re: Congress & Frost Streets

In compliance with your request we have had removed 1-1000 gallon tank which was used for diesel fuel.

Very truly yours,

CC; Chief Harry Mari



LARGEST INDEPENDENT OIL COMPANY IN MAINE AND NEW HAMPSHIRE



NFU Web 5/1/56

January 27, 1956

GL 1585 Congress St., corner of Frost St.-License for gasoline storage

Community 911 Co.
Att: Hr. Fred Fuley, Jr.
204 Kennobec St.
Kr. Forrent F. Freston
151 Franklin St.

Copies to: Chara. Horris Greenberg Maq. and Poter J. Mogers Paq. 102 Exchange St.

Contlement-

above location has been referred to see for approval under the Zoning Ordinance. After examination of the record and talking with Fr. Foley over the phone, I find that the license can be approved under the Zoning Ordinance for only 2000 callers of passion instead of the 10 on the face of the application and the storage of no discolod.

There is the black of the period of the Preston's connection with it, a 1000 callon that or is nearly of diesel oil and a pemp to serve that tank. That equipment wan put to book according the required permit from this department, and the installation was also contrary to the Loring Ordinance. It had formerly been the agreement upon approval of a former storage license that both diesel oil bank and pump were to be removed. It now appears that the pump was removed but the tank was only capped and left in the ground.

Because of the season of the year and front/ground, the storage lisense for gasoline only is being approved limited to 8000 callons without removal of the diesel oil tank, but relying on Er. Felsy's premise over the phone that he will have the tank completely removed as acon as frost is out of the ground, and notify this office of that removal. Since no permit was secured to install the tank, no permit will be required to remove it.

Very truly yours,

Warren McDonald Inspector of Buildings

WMcD/G