

730-734 BRIGHTON AVENUE

SHAW-WALKER

730-734 Brighton Avenue
cor. 61-67 Lucas Street

January 11, 1974

cc to: Corporation Counsel

Mrs. Alfred Trefry, III
732 Brighton Avenue

Dear Mrs. Trefry:

Building permit and certificate of occupancy for establishing a dog grooming service in a portion of the basement of your dwelling at the above named locations under the qualifications of a (home occupation) are not issuable under the Zoning Ordinance because such a use is not permitted under the provisions of Section 602.4.A of the Ordinance pertaining to the R-3 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter as provided by Section 602.24.E.7 of the Ordinance. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGN:m



APPLICATION FOR PERMIT

B.O.C.A. USL GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, Jan: k 7, 1974

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

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

LOCATION .. 732 Brighton Ave. Fire District #1 #2

1. Owner's name and address ... Mr. Alfred W. Trefry III, same Telephone .. 773-2881

2. Lessee's name and address Telephone

3. Contractor's name and address Telephone

4. Architect Specifications Plans No. of sheets

Proposed use of building No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ Fee \$

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
 Dwelling Ext. 234 To establish dog grooming service
 Garage as home occupation - to be located in
 Masonry Bldg. baseme nt
 Metal Bldg. Appeal Denied 1-31-74
 Alterations Stamp of Special Conditions

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

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

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

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

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

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

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated ... number commercial cars to be accommodated ...

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ..

ZONING: Will there be in charge of the above work a person competent

BUILDING CODE: to see that the State and City requirements pertaining thereto

Dept.: are observed? .. yes

Dept.:

Signature of Applicant Mrs. Alfred Trefry III Phone #

Type Name of above 1 2 3 4

Other
 and Address

POSD 11

730-734 Brighton Avenue
cor. 61-67 Lucas Street

January 11, 1974

cc to: Corporation Counsel

Mrs. Alfred Trefry, III
732 Brighton Avenue

Dear Mrs. Trefry:

Building permit and certificate of occupancy for establishing a dog grooming service in a portion of the basement of your dwelling at the above named locations under the qualifications of a (home occupation) are not issuable under the Zoning Ordinance because such a use is not permitted under the provisions of Section 602.4.A of the Ordinance pertaining to the R-3 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter as provided by Section 602.24.E.7 of the Ordinance. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward
Plan Examiner

M3Wim

Pl 15th 1-7-74

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

730-734 Brighton Ave. cor.

Mrs. Alfred Trefry III, owner of property at of 61-67 Lucas Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: and certificate of occupancy to establish a dog grooming service in a portion of the basement of the dwelling at the above named location under the qualifications of a "home occupation." This permit is not issuable under the Zoning Ordinance because such a use is not permitted under the provisions of Section 602.4.A of the Ordinance pertaining to the R-3 Residential Zone in which this property is located.

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.

Joyce E. Trefry
APPELLANT

DECISION

After public hearing held January 31, 1974, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case.

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

W. Carl Eskilson
Jacqueline Loh
Thomas Murphy
Board of Appeals

January 24, 1974

Mrs. Alfred Trefry, III
732 Brighton Avenue

112

January 31, 1974

WE, THE UNDERSIGNED, NEIGHBORS WITHIN 500 FT. OF THE RES-
IDENCE OF JOYCE E. TREFFY, 732 BRIGHTON AVENUE, PORTLAND,
MAINE 04102, HAVE NO OBJECTION TO HER CONDUCTING HER POODLE
GROOMING SERVICE IN HER HOME.

St Anne Gzyb 726 Brighton Ave. Portland, Me.
Mrs. Trimaldi 16 Mason Rd
Sylvia Kroat 11 Mayer Rd
Mrs. Mucci 26 Mayer Rd Portland, Maine
William Gas-Houlin 30 Mayer Rd
Marion Mrs. Fred W. Pope 31 Mayer Rd Portland, Me
Mr + Mrs. Martin Silverman 40 Mayer Rd City
Mr + Mrs Richard McCallum 474 Brighton Ave City
Mr + Mrs Harold E. Grant 743 Brighton City
Mrs B L Lujan 757 Brighton Ave City
Mrs S. M. Cotton 757 Brighton Ave City
Mrs. Hilda Tate House 61 Wasp Rd.
Julia C Martin 37 Wasp Rd.
Eugene J. Rose 3 Alden Circle Port.
Jean Newcomb 2 Alden Circle
Arthur L. Freundlich 28 Alden Circle Portland
17 Paulin 341 Alden Cir Portland
Mr + Mrs Harry S. Kovic 38 Alden Cir. Port. ME. 04102

WE, THE UNDERSIGNED, NEIGHBORS WITHIN 500 FT. OF THE RES-
IDENCE OF JOYCE E. TREFRY, 732 BRIGHTON AVENUE, PORTLAND,
MAINE 04102, HAVE NO OBJECTION TO HER CONDUCTING HER
PEOPLE GROOMING SERVICE IN HER HOME.

Mrs. M. W. Smith
Charles Freeman 32 Lucas St.
744 Brighton Ave.
Clifford W. Freeman 18 Harvey St.
744 Brighton Ave. City
Herace W. Thompson 48 Lucas St.
Harvey St.
Joseph W. Turchin 28 Harvey St. Mrs. Steve Yike
Gerald E. Mayberry 28 Nancy St. 722 Brighton Ave.
Jeanne M. Mayberry 38 Lucas Street Mrs. Arthur Yike
Helen Olsen 38 Lucas Street 647 Brighton Ave.
Robert B. Olsen 716 Brighton Ave.
J. E. M. Smith 710 Brighton Ave.
Anna M. Tardilli 731 Brighton Ave.
Helen Hall 739 Brighton Ave.
Ed. Dellant 747 Brighton Ave.
Thomas Nelson 9 Maybelle Road
Elinor Chandler 16 Waspade Road
Joseph Bradford
E. Richard May Williams - Waspade Rd.
R. I.
Theresa Grand
Myron J. Grand 40 Waspade Rd.

THE UNDERSIGNED, NEIGHBORS WITHIN 500 FT. OF THE RESIDENCE
OF JOYCE B. TEEFRY, 752 BRIGHTON AVENUE, PORTLAND, MAINE 04102,
HAVE NO OBJECTION TO HER CONDUCTING HER POODLE GROOMING SERVICE
IN HER HOME.

Miss Antoinette Maroon

Miss Jeannette Maroon Lucas St

Mr. & Mrs. William McLaughlin - Harvey St.

Edward G. Beatty 39 Prescott St

Louise B. Clements Presne St

Mr. & Mrs. Thomas J. DeTore 34 Prescott St

Mr & Mrs Henry N. Tilton 28 Lucas St.

Mr. & Mrs. Wilbur W. Cochran 21 Lucas St

Mr. & Mrs. Leigh Sellsch J. 37 Lucas St.

PERMIT TO INSTALL PLUMBING

Address **734 Brighton Ave.** PERMIT NUMBER **0072**

Installation For: **Single**

Owner of Bldg.: **The Minat Corp.**

Owner's Address: **34 Preble St.**

Plumber: **William E. Miles, Sr.** Date: **1-25-73**

Dr. 243 Yarmouth, Maine NO. FEE

Date Issued **1-25-73**
Portland Plumbing Inspector
By **ERNOLD R. GOODWIN**

App. First Insp.
Date **FEB 13 1973**
By **ERNOLD R. GOODWIN**
CHIEF PLUMBING INSPECTOR

App. Final Insp.
Date **APR 19 1973**
By **ERNOLD R. GOODWIN**

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

NEW	REPL.		NO.	FEE
1		SINKS		2.00
1		LAVATORIES		2.00
1		TOILETS		2.00
1		BATH TUBS		2.00
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
1		TANKLESS WATER HEATERS		2.00
1		GARBAGE DISPOSALS		.60
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
1		AUTOMATIC WASHERS		.60
1		DISHWASHERS		.60
		OTHER		
TOTAL				11.80

Building and Inspection Services Dept., Plumbing Inspection

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **734 Brighton Ave.**

Issued to **The Linat Corp.**

Date of Issue **May 7, 1973**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **72/1206**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

1 1/2 story frame dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

5-7-73

(Date)

T. J. Tiffin
Inspector

R. Lovell Ginn

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine, Sept. 14, 1972

PERMIT ISSUED

OCT 5 1972

01206
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 65 Lucas St. 234 Brighton Ave Within Fire Limits? _____ Dist. No. _____
 Owner's name and address The Mirat Corp. 34 Preble St. Telephone 774-8013
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owners Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building dwelling No. families 1
 Last use _____ No. families _____
 Material frame No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 17,000. Fee \$ 51.

General Description of New Work

To construct 1 1/2 story frame dwelling 42'x24' as per plans

Appeal sustained 9-28-72

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

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 Is connection to be made to public sewer? yes If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate 16' Height average grade to highest point of roof 26'
 Size, front 42' depth 24' No. stories 1 1/2 solid or filled land? solid earth or rock? earth
 Material of foundation concrete-4' below grade Thickness, top 10" bottom 12" cellar yes
 Kind of roof pitch Rise per foot 5" Roof covering Asphalt shingles
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat oil
 Framing Lumber Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills box
 Size Girder 8x8 f.s. Columns under girders Lally Size 3 1/2" Max. on center 7'7"
 Studs (outside wall and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2x8, 2nd 2x6 ceiling 3rd roof 2x8
 On center: 1st floor 16", 2nd 20", 3rd _____, roof 20"
 Maximum span: 1st floor 12', 2nd 12', 3rd _____, roof 12'

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

CS 301

INSPECTION COPY

Signature of owner

[Handwritten Signature]

NOTES

1-26-72 gave permission
to place foundation wall

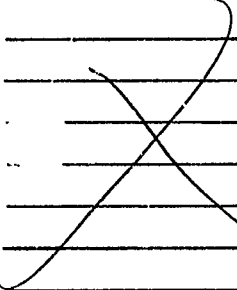
1-10-73 gave permission
to change in extent of
foundation. Told previous
needed new plot plan.

3-16-73 work about finished

~~5-2-73~~
~~work completed~~
~~5-7-73~~

5-7-73 work completed

Permit No. 72/1206
 Location 65 S. 1st St.
 Owner The Mutual Corp
 Date of permit 10/5/72
 Notif. closing-in
 Inspn. closing-in J. W. M.
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued 5/7/73
 Setting Out Notice
 Permit Closing Notice Sam





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 1-18-73

PERMIT ISSUED

JAN 18 1973 0008 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 734 Brighton Ave Use of Building Dwelling No. Stories 2 New Building Existing Existing Name and address of owner of appliance MINAT Corp 34 Preble St Port. Installer's name and address Pallotta Oil Co 142 Presumpscot St Telephone 774-2671

General Description of Work

To install OIL FIRED FORCED Hot water heating System

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no If so, how protected? Kind of fuel? OIL Minimum distance to burnable material, from top of appliance or casing top of furnace 4' From top of smoke pipe 2' From front of appliance 4' From sides or back of appliance 3' Size of chimney flue 8x8 Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Del-Ray DB 800 WP Labelled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner Concrete Size of vent pipe 1 1/4 Location of oil storage basement Number and capacity of tanks 1-275 Low water shut off Make No Will all tanks be more than five feet from any flame? yes How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs, if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 10.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

O.K. C.B. 1/17/73

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

J. Pallotta

Signature of Installer

CS 300

INSPECTION COPY

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 1502
 Issued 1/8/73
 Portland, Maine Jan 4, 19. 73

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Minnah Corp. Tel. 787-2515
 Contractor's Name and Address C. O. Annis Tel. 787-2515
 Location 134 Brighton Ave. Use of Building Dwelling
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work Additions _____ Alterations _____

Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets 14 Plugs 18 Light Circuits 3 Plug Circuits 2
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable Underground _____ No. of Wires 3 Size 2 #2 4 #4
 METERS: Relocated _____ Added _____ Total No. Meters _____
 MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 APPLIANCES: No. Ranges 2 Watts _____ Branch Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous Diapers Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence _____ 19. _____ Ready to cover in _____ 19. 72
 Amount of Fee \$ 9.50 Signed C. O. Annis

DO NOT WRITE BELOW THIS LINE

	METER	GROUND
SERVICE	1	2
VISITS: 1	2	3
..... 7	8	9
.....	10	11
.....	12	13

REMARKS: _____

INSPECTED BY Frederick (OVERT)

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 171
 Issued 1-16-1933
 Portland, Maine

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address **MINAT Corp. 34 Peble ST** Tel.
 Contractor's Name and Address **Falotta Oil Co. 142 Presumpscott ST.**
 Location **734 Brighton Ave.** Use of Building **Dwelling**
 Number of Families **1** Apartments **0** Stores **0** Number of Stories **2**
 Description of Wiring: New Work Additions **0** Alterations **0**

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
FIXTURES: No. Fluor. or Strip Lighting (No. feet)
SERVICE: Pipe Cable Underground No. of Wires Size
METERS: Relocated Added Total No. Meters
MOTORS: Number **1** Phase **S** H. P. **1/8** Amps Volts **110** Starter
HEATING UNITS: Domestic (Oil) No. Motors **1** Phase **S** H.P. **1/8**
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)
APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts
 Transformers Air Conditioners (No. Units) Extra Cabinets or Panels
 Will commence **19** Ready to cover in Signs (No. Units)
 Amount of Fee \$ **2.00** Inspection **19**

Signed *Joseph Falotta*

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1	2	3
7	8	9
REMARKS:		10
		11
		12

INSPECTED BY *Falotta* (OVER)

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 59159
 Issued
 Portland, Maine Apr 12, 1922

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Manitowick Corp. Tel.
 Contractor's Name and Address E. O. Annis Tel.
 Location 734 Brighton Rd. Use of Building
 Number of Families Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits

FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence 19..... Ready to cover in 19 ... Inspection 19.....
 Amount of Fee \$ 1.00 Signed E. O. Annis

DO NOT WRITE BELOW THIS LINE

SERVICE METER GROUND

VISITS: 1 2 3 4 5 6

..... 7 8 9 10 11 12

REMARKS:

Temp Service INSPECTED BY [Signature] (OVER)

OK

65 Lucas St
10-18

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

Granted
9-28-72

MISCELLANEOUS APPEAL

(730-734 Brighton Ave.)

The Minat Corporation, owner of property at 65 Lucas St. under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: the construction of a 1½ story frame dwelling 42' x 24' at the above named location. This permit is presently not issuable under the Zoning Ordinance because the side yard of the building will be only 25' from the street line of Brighton Ave. and thus would encroach unlawfully upon the 40' setback area required by Section 602.21 of the Ordinance applying to that part of Brighton Ave. where the property is located.

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

Minat Corp
Contract Corp
APPELLANT

DECISION

After public hearing held September 28, 1972, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

W. B. Kerley
E. W. Hall
Jacqueline Cohen

September 25, 1972

The Minat Corp.
34 Preble St.
Portland, Maine

September 28, 1972

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

September 25, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, September 28, 1972 at 4:00 p.m. to hear the appeal of the Minet Corp. requesting an exception to the Zoning Ordinance to permit the construction of a 1½ story frame dwelling, 42' x 24' at 65 Main Street. (Cor. 730-734 Brighton Ave.).

This permit is presently not issuable under the Zoning Ordinance because the side yard of the building will be only 24' from the street line of Brighton Ave. and thus would encroach unlawfully upon the 40' setback area required by Section 603.21 of the Ordinance applying to that part of Brighton Ave. where the property is located.

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

BOARD OF APPEALS

**William B. Kirkpatrick
Chairman**

cc to: Carleton A. & Veronica E. Butler
726 Brighton Ave.
Stefanos & Kasiani Gikas
722 Brighton Ave.
John J. & Katherine E. McDonald
716 Brighton Ave.
Rudolph R. & Anna M. Paolilli
710 Brighton Ave.
Norman L. & Mary E. Evtlinsky
706 Brighton Ave.
John H. & Janet Duffy
700 Brighton Ave.
Doctors Park, Inc.
656 Brighton Ave.

65 Lusas Street
cor. 730-734 Brighton Ave. Sept. 15, 1972

cc to: Corporation Counsel

The Minat Corporation
34 Preble Street, Att: Mitchell Cope

Gentlemen:

Building permit to construct 1½ story frame dwelling 42'x24' at the above named location is not issuable under the Zoning Ordinance because the side yard of the building will be only 25' from the street line of Brighton Avenue and thus would encroach unlawfully upon the 40' setback area required by Section 602.21 of the Ordinance applying to that part of Brighton Avenue where the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter a matter of formality.

Very truly yours,

A. Allan Houle
Assistant Director

AAS:im

A.P.- 732-734 Brighton Ave.

April 1. 1910

The Minat Corporation
34 Preble Street

Gentlemen:

Building permit for temporary sign 4'x6' at the above named location is being issued subject to the Board of Appeals requirement as follows:

Granted provided that said sign shall be located not more than fifty feet from the side line of Lucas Street and not less than five feet from the side line of Brighton Avenue.

Very truly yours,

A. Allan Soule
Acting Deputy Building Inspector

AAS:m

A. P. - 730-734 Brighton Avenue
and 61-67 Lucas Street

March 5, 1968

The Minat Corporation
Attention: Mitchell Cope
34 Preble Street
Portland, Maine

CC to: Corporation Counsel.

Gentlemen:

Building permit to move a temporary sign 4'x6'x11' high from 719 Brighton Avenue to the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. A sign of this nature advertising a development project is limited to two square feet in area by Section 16-A-3-a of the Ordinance, instead of the area of 24 square feet of the proposed sign, in the R-3 Residence Zone where the property is located.
2. The sign which is to be located only five feet from both streets which is contrary to Section 19-F of the Zoning Ordinance which requires that no obstruction more than 3 1/2 feet high to be located within a triangle formed by the street lines of intersecting streets and a line connecting points on the street lines 25 feet from the corner.
3. The sign will be unlawful encroachment upon the 25 foot front yard setback which is required by Section 4-B-4 and upon the 20 foot side yard requirement on the side street Section 4-B-3 as well as the 40 foot setback area required by Section 21 of the ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Acting Deputy Director

AAS: mo



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, March 1, 1968

PERMIT ISSUED
1 267
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 732-734 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address The Minat Corp., 34 Preble St. Telephone 774-8013
 Lessee's name and address _____ Telephone 772-6666
 Contractor's name and address owners Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

temporary
 To move/sign from 719 Brighton Ave. to above location
 Detached sign 4'x6' - masonite face - 4x4 uprights.

If to be issued not needed
 Zoning Code Sec. 16-8-a

App. sustained conditionally 3/28/68

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

Details of New Work

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

If a Garage

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

APPROVED:
G.K. 4/1/68 - [Signature]

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

The Minat Corp.

CS 301

INSPECTION COPY

Signature of owner By: [Signature]

PH

65 Lucas Street
cor. 730-734 Brighton Ave. Sept. 15, 1972

cc to: Corporation Counsel

The Minat Corporation
34 Fraible Street, Att: Mitchell Cope

Gentlemen:

Building permit to construct 1½ story frame dwelling 42'x24' at the above named location is not issuable under the Zoning Ordinance because the side yard of the building will be only 25' from the street line of Brighton Avenue and thus would encroach unlawfully upon the 40' setback area required by Section 602.21 of the Ordinance applying to that part of Brighton Avenue where the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter a matter of formality.

Very truly yours,

A. Allan Houle
Assistant Director

AAS:in

#15-9d-3/8/68
Granted Cond.
3/28/68
68/16

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

The Minat Corp., owner of property at 730-734 Brighton Ave., under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: erecting a temporary sign 4' x 6' x 11' high (relocating it from 719 Brighton Ave.). This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1. A sign of this nature advertising a development project is limited to two square feet in area by Section 16-A-8-a of the Ordinance, instead of the area of 24 square feet of the proposed sign, in the R-3 Residence Zone where the property is located; (2. The sign which is to be located only five feet from both streets is contrary to Section 19-M of the Zoning Ordinance which requires that no obstruction more than 3½ feet high to be located within a triangle formed by the street lines of intersecting streets and a line connecting points on the street lines 25 feet from the corner; (3. The sign will be an unlawful encroachment upon the 25 foot front yard setback which is required by Section 4-B-4 and upon the 20 foot side yard requirement on the side street Section 4-B-3 as well as the 40 foot setback area required by Section 21 of the 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 contrary to the intent and purpose of the Ordinance.

The Minat Corp.

D. Mitchell
APPELLANT

DECISION

After public hearing held March 28, 1968, 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 said sign shall be located not more than fifty feet from the sideline of Lucas Street and not less than five feet from the sideline of Brighton Avenue. It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case, provided that said sign shall be located not more than fifty feet from the sideline of Lucas Street and not less than five feet from the sideline of Brighton Avenue.

W. G. Hill
Harvey M. [unclear]
[unclear]
BOARD OF APPEALS

A. P. - 730-734 Brighton Avenue
and 61-67 Lucas Street

March 5, 1968

The Minat Corporation
Attention: Mitchell Cope
34 Preble Street
Portland, Maine

CC to: Corporation Counsel

Gentlemen:

Building permit to move a temporary sign 4'x6'x11' high from 719 Brighton Avenue to the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. A sign of this nature advertising a development project is limited to two square feet in area by Section 16-A-8-a of the Ordinance, instead of the area of 24 square feet of the proposed sign, in the R-3 Residence Zone where the property is located.
2. The sign which is to be located only five feet from both streets which is contrary to Section 19-M of the Zoning Ordinance which requires that no obstruction more than 3½ feet high to be located within a triangle formed by the street lines of intersecting streets and a line connecting points on the street lines 25 feet from the corner.
3. The sign will be unlawful encroachment upon the 25 feet front yard setback which is required by Section 4-B-4 and upon the 20 foot side yard requirement on the side street Section 4-B-3 as well as the 40 foot setback area required by Section 21 of the ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Acting Deputy Director

AAS: kc

March 25, 1968

The Minat Corp.
34 Preble St.

Gentlemen:

March 28, 1968

Portland Maine

March 28 1968

To Whom it may concern

I am the owner of the property adjoining the lot on
which the proposed sign is to be erected. I have no objection to its
location

Sincerely

Carleton A Butler

Carleton A Butler

726 Brighton Ave

Portland Maine

DATE: March 28, 1968

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF The Minat Corp.

AT 730-734 Brighton Avenue

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

BOARD OF APPEALS

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

Record of Hearing: Granted provided that said sign shall be located not more than fifty feet from the sideline of Lucas Street and not less than five feet from the sideline of Brighton Avenue.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

March 18, 1968

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, March 28, 1968, at 4:00 p.m. to hear the appeal of The Minat Corp. requesting an exception to the Zoning Ordinance to permit erecting a temporary sign 4'x6' x 11' high (relocating it from 719 Brighton Ave.) at 730-734 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance because : (1) A sign of this nature advertising a development project is limited to two square feet in area by Section 16-A-8-a of the Ordinance, instead of the area of 24 square feet of the proposed sign, in the R-3 Residence Zone where the property is located; (2) The sign which is to be located only five feet from both streets is contrary to Section 19-M of the Zoning Ordinance which requires that no obstruction more than 3½ feet high to be located within a triangle formed by the street lines of intersecting streets and a line connecting points on the street lines 25 feet from the corner; (3) The sign will be an unlawful encroachment upon the 25 foot front yard setback which is required by Section 4-B-4 and upon the 20 foot side yard requirement on the side street Section 4-B-3 as well as the 40 foot setback area required by Section 21 of the 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 adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS
Franklin G. Hinckley
Chairman

h

Granted 8/3/61
Cond. 6/1/67

DATE: August 3, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF THE MINAT CORP.

AT 730-734 Brighton Avenue

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

BOARD OF APPEALS

VOTE

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

Yes	No
(✓)	()
(✓)	()
(✓)	()

Record of Hearing:

Granted Conditionally

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

July 3, 1961

The Minat Corporation, owner of property at 730-734 Brighton Avenue, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit erection of a detached sign on the property at the above location. This permit is presently not issuable for the following reasons: (1) The sign is unlawful in the R-3 Residence Zone in which the property is located, not being allowable under the exception of Sec. 16-A-8a of the Ordinance because its area is in excess of two square feet and under Sec. 16-A-8b because it is not on the same premises as the development which it advertises. (2) The sign is an unlawful encroachment upon the 25 foot corner clearance area required by Sec. 19M of the Ordinance. (3) The sign is also an unlawful encroachment upon the forty foot setback area required on that part of Brighton Avenue where the property is located by Sec. 21 of the 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 contrary to the intent and purpose of the Ordinance.

The Minat Corp.
by Mitchell Cops, Res.
APPELLANT

DECISION

After public hearing held August 3, 1961, 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 the sign shall be located at least 15 feet from the street line of Lucas Street.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case, provided that the sign shall be located at least 15 feet from the street line of Lucas Street.

Frank J. Hickley
Henry M. Smith
John H. Jones
BOARD OF APPEALS

July 31, 1961

The Minst Corporation
34 Preble Street
Portland, Maine

Gentlemen:

August 3, 1961

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 24, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, August 3, 1961, at 4:00 p.m. to hear the appeal of The Minat Corporation requesting an exception to the Zoning Ordinance to permit erection of a detached sign on the property at 730-734 Brighton Avenue.

This permit is presently not issuable for the following reasons: (1) The sign is unlawful in the R-3 Residence Zone in which the property is located, not being allowable under the exception of Section 16-A-8a of the Ordinance because its area is in excess of two square feet and under Section 16-A-8b of the Ordinance because it is not on the same premises as the development which it advertises. (2) The sign is an unlawful encroachment upon the 25 foot corner clearance area required by Section 19M of the Ordinance. (3) The sign is also an unlawful encroachment upon the forty foot setback area required on that part of Brighton Avenue where the property is located by Section 21 of the Ordinance.

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 premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

*Variance
Appeal*

Cpl. 61/25- 730-734 Brighton Ave.
corner of Lucas St. May 4, 1961

cc to: Corporation Counsel

48213
The Minat Corporation
34 Preble Street

Gentlemen:

The attention of this department has been called to a detached sign which you have recently erected on your property at the above named location. This sign violates Zoning Ordinance requirements in at least the following respects:

1. The sign is unlawful in the R-3 Residence Zone in which the property is located, not being allowable under the exception of Section 16-A-8a of the Zoning Ordinance because its area is in excess of two square feet and under Section 16-A-8b because it is not on the same premises as the development which it advertises.
2. The sign is an unlawful encroachment upon the 25 foot corner clearance area required by Section 19-M of the Ordinance.
3. The sign is also an unlawful encroachment upon the forty foot setback area required on that part of Brighton Avenue where the property is located by Section 21 of the Ordinance.

Under these conditions it is necessary that these violations be corrected by removal of the sign without delay, especially since it creates a definite traffic hazard at this street corner. While all of these discrepancies are subject to appeal, it does not appear likely that the Appeal Board would approve the location of any sign in the corner clearance area. May we not have your cooperation in correction of this violation?

If you are interested in filing an appeal at this location after removal of the sign, I will be glad, upon request, to explain the information needed and the steps to be taken to file an appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

C
O
P
Y

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 24, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, August 3, 1961, at 4:00 p.m. to hear the appeal of The Minat Corporation requesting an exception to the Zoning Ordinance to permit erection of a detached sign on the property at 730-734 Brighton Avenue.

This permit is presently not issuable for the following reasons: (1) The sign is unlawful in the R-3 Residence Zone in which the property is located, not being allowable under the exception of Section 16-A-8a of the Ordinance because its area is in excess of two square feet and under Section 16-A-8b of the Ordinance because it is not on the same premises as the development which it advertises. (2) The sign is an unlawful encroachment upon the 25 foot corner clearance area required by Section 19M of the Ordinance. (3) The sign is also an unlawful encroachment upon the forty foot setback area required on that part of Brighton Avenue where the property is located by Section 21 of the Ordinance.

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 premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



R3 RESIDENCE ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:
730-734 Brighton Ave.

INSPECTION COPY

COMPLAINT NO. 61/25 Date Received May 3, 1961

Location 730-734 Brighton Ave., cor. Lucas St. Use of Building _____

Owner's name and address Minat Corp., 34 Preble Street Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address _____ Telephone 438.

Description: Unlawful detached sign has recently been erected at this location.

NOTES: A detached sign about 25 feet by 4 feet
has been erected on this lot facing Lucas Street
and about one foot inside the street lines.
This sign advertises the housing development
on the opposite side of Brighton Avenue - A.J.S.
5/4/61 - Letter to owner - A.J.S.
5/10/61 - Letter to owner's attorney - A.J.S. Sign removed.
8/4/61 - Letter to owner - A.J.S.

Appeal Sustained conditionally 8/3/61

Cpl. 61/25-730-734 Brighton Ave.
corner Lucas St.

August 4, 1961

The Minat Corporation
34 Preble Street

Gentlemen:

Your appeal under the Zoning Ordinance concerning the small detached sign at the above named location has been sustained subject to the condition that it shall be located at least 15 feet along Brighton Avenue from the corner of Lucas Street rather than within a foot or two of that street line. Since the sign is of such a size as not to require a building permit, you are at liberty to proceed at your convenience with erection of the sign in such a location.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/H

Cplt. 61/25- 730-734, Brighton Ave.
corner of Lucas St.

May 4, 1961

The Minat Corporation
34 Frable Street

cc to: Corporation Counsel

Gentlemen:

The attention of this department has been called to a detached sign which you have recently erected on your property at the above named location. This sign violates Zoning Ordinance requirements in at least the following respects:

1. The sign is unlawful in the R-3 Residence Zone in which the property is located, not being allowable under the exception of Section 16-A-8a of the Zoning Ordinance because its area is in excess of two square feet and under Section 16-A-8b because it is not on the same premises as the development which it advertises.
2. The sign is an unlawful encroachment upon the 25 foot corner clearance area required by Section 19-M of the Ordinance.
3. The sign is also an unlawful encroachment upon the forty foot setback area required on that part of Brighton Avenue where the property is located by Section 21 of the Ordinance.

Under these conditions it is necessary that these violations be corrected by removal of the sign without delay, especially since it creates a definite traffic hazard at this street corner. While all of these discrepancies are subject to appeal, it does not appear likely that the Appeal Board would approve the location of any sign in the corner clearance area. May we not have your cooperation in correction of this violation?

If you are interested in filing an appeal at this location after removal of the sign, I will be glad, upon request, to explain the information needed and the steps to be taken to file an appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

ISRAEL BERNSTEIN
LOUIS BERNSTEIN
SUMNER T. BERNSTEIN
LEONARD M. NELSON

BERNSTEIN AND BERNSTEIN
ATTORNEYS AND COUNSELORS AT LAW
97 EXCHANGE STREET
PORTLAND, MAINE

May 8, 1961

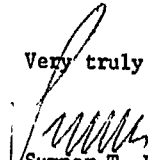
Mr. Albert J. Sears
Building Inspector
City Hall
389 Congress Street
Portland, Maine

Dear Mr. Sears:

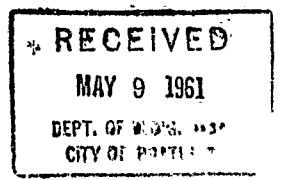
I am writing in answer to your letter of May 4, 1961, addressed to The Minat Corporation.

It is my recollection that the sign which you question has been on the location for a great many years and that permission for its erection and maintenance was originally secured.

Very truly yours,


Sumner T. Bernstein

STB:gm



Cplt. 61/25 - 730-734 Brighton Ave., cor. of Lucas Street

May 10, 1961

Samuel T. Bernstein, Esq.
97 Exchange Street

cc to: The Mint Corporation
34 Preble Street
cc to: Corporation Council

Dear Mr. Bernstein:

In regard to your letter concerning the detached sign of the Mint Corporation at the above named location, records in this department indicate no legal standing for any sign that may have formerly been at this location. While a zoning appeal was sustained in 1952 and a permit issued for the erection of a detached sign at 768 Brighton Avenue, our records indicate that it was never erected. Condition of the appeal, moreover, was that the right for the sign was to expire one year from the date of the granting of the appeal. I can find no record of the filing or granting of an appeal or issuance of a permit for erection of a sign on the lot at 730 Brighton Avenue, so that any sign formerly at this location must have been there unlawfully. In view of the fact that the sign is unlawful under present Zoning Ordinance restrictions and the valid complaint received by this department as to its interference with vision at this street corner, I feel that it should be removed and, if desired, placed in another location after authorization by the Board of Appeals.

Very truly yours,

AJS/JG

Albert J. Sears
Director of Building Inspection



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT 48013

Location: 730-734 Brighton Ave.

7-11

INSPECTION COPY

COMPLAINT NO. 48 Date Received June 10, 1960

Location 730-734 Brighton Avenue Use of Building _____

Owner's name and address Minat Corporation, 34 Preble St. Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address _____ Telephone _____

Description: Debris left after demolition of old barn located on property at the rear of about 700 Brighton Avenue creates fire hazard and hazard to life and limb.

NOTES:

6/10/60: Talked with Mitchell Cope, who agreed to have it cared for within one week. AJS

FU- R.L.T. - 6/22/60

6-22-60: No work started

WPH

6-22-60: Called Cope and left word that debris had not been removed.

WPH

6-28-60: No change.

WPH

6-30-60: No change.

WPH

8-22-60: Keenan truck has been filled and hauled off.

WPH

3/28/61 - See letter of this date - ajs

4-5-61 Graded + cleaned up ok?

6/12/61 Nothing dangerous existing. Mitchell Cope has all holes filled. M. E. P.

N.F.C.-4/5/61

Cplt. 60/48- 730-734 Brighton Avenue

March 28, 1961

Minat Corporation
34 Preble Street

Gentlemen:

The attention of this department has been called to a hazardous condition involving the old barn cellar hole on your property at the above named location at about the rear of 700 Brighton Avenue. When it was filled in last summer, apparently not a very good job of filling was done. The earth fill was pushed on top of old timbers lying in the cellar hole. Melting of snow and washing away of earth by the running water has evidently created numerous holes in the fill which expose void spaces between these timbers and create holes of such size that persons, especially children, could conceivably fall into them and get injured.

Under these circumstances it is necessary that steps be taken at once to correct these dangerous conditions. It is important that there be no delay in doing so. We shall expect this to be done at least by April 2, 1961.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS:m