

at 14, 1957

876 Brighton Avenue (521 Capisic Street)

Mr. Maurice H. Lewis
308 Capisic Street
Mr. Morris Pluznick
876 Brighton Avenue

Gentlemen:-

Re: Examination of application for permit for increasing pitch of roof of over one story section of building housing barber shop at above named location discloses a number of questions about which more information is needed before a permit can be issued. These are as follows:-

1. Apparently the new roof is to slope towards the street across the existing one. At present the gutter at the edge of the roof deposits water directly upon the public sidewalk contrary to section 314-c of the Building Code (copy enclosed). What provision is to be made to alleviate this unlawful condition?
2. Although permit application calls for rafters to be on a maximum span of 9 feet, it appears that span will vary from 6 feet to 12 feet. Therefore the 2x6 rafters will not figure out on the 24-inch spacing on the longer spans since the pitch of roof is to be less than 4 inches in 12 inches. How will you care for this condition?

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

Enclosure: Copy of Sect. 314-c of the Building Code



BI BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT 1957

01195

AUG 20 1957

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

Portland, Maine, August 9, 1957

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 at the following specifications:

Location 876 Brighton Ave. Within Fire Limits? Dist. No.
Owner's name and address Morris Fluznick, 876 Brighton Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address Maurice Lewis, 308 Capisic St. Telephone 3-5377
Architect Specifications Plans No. of sheets
Proposed use of building FROSTING & Barber Shop. No. families
Last use No. families
Material frame No. stories Heat Style of roof Roofing
Other building on same lot
Estimated cost \$ 150.00 Fee \$ 2.00

General Description of New Work

To change from flat to pitch roof.

To change 2 existing windows to one large 6' wide window on side of building. 4 ft
4x10 header.

52' Capisic 7' high
18' long sidewalk 12' wide

Permit Issued with Memo

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

Details of New Work

Is any plumbing involved in this work? 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
Side, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof flat Rise per foot 3" Roof covering alt alt Class C, Und, Lab,
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max on centers
Kind and thickness of outside sheathing of exterior walls?
Studs (outside walls and carrying partitions) 2x4-16" O. C Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof 2x6
On centers: 1st floor 2nd 3rd roof 2 1/2"
Maximum span: 1st floor 2nd 3rd roof 9'

If a Garage

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

APPROVED:

with memo by AGS

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?
Morris Fluznick
Maurice Lewis

Signature of owner by Maurice H. Lewis

INSPECTION COPY

F.M.

9.9 810

Permit No. 1195

Location 1st St. & 1st Ave.

Owner Morris Plymire

Date of permit 8/24/57

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

8-30-57 Not started
9-9-57 Lacked.
Appears done
9-10-57 Completed

*Each face contains 24 square feet of plastic. Each piece of plastic is marked Plexiglas. Sign bears Underwriters label.

(3) LOCAL BUSINESS FIRM

PERMIT ISSUED
02343

DEC 15 1955



APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET

CITY OF PORTLAND

Portland, Maine, Dec. 15, 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 328 Brighton Ave. Within Fire Limits? no Dist. No. _____

Owner of building to which sign is to be attached Mose Pluzrick

Name and address of owner of sign General Store, 888 Brighton Ave.

Contractor's name and address United Neon Display, 74 Elm St. Telephone 2-0695

When does contractor's bond expire? Dec. 31, 1955

Information Concerning Building

No. stories 3 Material of wall to which sign is to be attached wood

Details of Sign and Connections

Building owner's consent and agreement filed with application yes

Electric? yes Vertical dimension after erection 4' Horizontal 6'

Weight 145 lbs. Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2, material plastic

No. rigid connections 2 Are they fastened directly to frame of sign? yes

No. through bolts 1, Size 3/4", Location, top or bottom top

No. guys 2, material angle iron, Size 1 1/2 x 3/16

Minimum clear height above sidewalk or street 12'

Maximum projection into street 6'6" United Neon Display Fee \$ 2.00

Signature of contractor by Thomas J. Kautz

INSPECTION COPY

#3

Permit No. 55/a, 43

Location 888 Brighton Ave

Owner General Store

Date of permit 12/15/55

Sign Contractor United New England

Final Inspn 1/3/56

NOTES

12/16/55 - Ready for
 shop installation
 12/16/55 - Shop inst.
 inside 2nd fl.
 1/3/56 - Work done
 E. & S.

RECEIVED
 DEPARTMENT OF
 PUBLIC WORKS
 BOSTON, MASS.

RECEIVED
 DEPARTMENT OF
 PUBLIC WORKS
 BOSTON, MASS.

RECEIVED
 DEPARTMENT OF
 PUBLIC WORKS
 BOSTON, MASS.

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO
BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 888 Brighton Ave. IN PORTLAND, MAINE

Morris Fluzniok, being the owner of the
premises at 888 Brighton Ave. in Portland, Maine hereby gives
consent to the erection of a certain sign owned by THE GENERAL STORE
~~Joe Schmitt-Bronny~~
projecting over the public sidewalk from the premises as described in
application to the Inspector of Buildings of Portland, Maine for a permit
to cover erection of said sign;

And in consideration of the issuance of said permit _____
Morris Fluzniok, owner of said premises, in event said sign shall
cease to serve the purpose for which it was erected or shall become dangerous
and in event the owner of said sign shall fail to remove said sign or make
it permanently safe in case the sign still serves the purpose for which it
was erected, hereby agrees for himself or itself, for his heirs, its
successors, and his or its assigns, to completely remove said sign within
ten days of notice from said Inspector of Buildings that said sign is in
such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this consent
and agreement this 9th day of December 1955.

Clinton J. Feltus
Witness

M. Fluzniok
Owner

RECEIVED
DEC 15 1955
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

December 20, 1955

AP 874 Brighton Ave.—Preliminary application for permit to authorize one-story addition

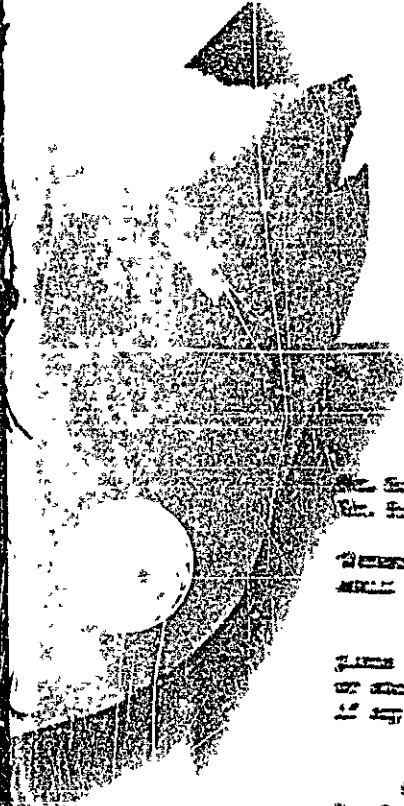
Mr. Morris Plusnick
884 Brighton Ave.
Mr. Freeman E. Deraps
Branch Mgr. Tilo Roofing Co., Inc.
874 Brighton Ave.

Gentlemen:

On December 13 Mr. Plusnick after talking with me, filed preliminary application for a one-story masonry addition to the present building, the addition to be 16 feet frontage along Brighton Ave., and 14 feet deep on the side of the building toward the public school. This was done to get settled the question of zoning on the basis that if the proposition complies with the zoning law, the owner would file complete plans and specifications of what was intended. In order to clear up zoning questions, I talked with Mr. Deraps who assured me that the Tilo business is exclusively a retail sales and service proposition without any storage facilities for materials not sold and put on at retail directly from this particular building. Thus, it appears that the Tilo business is a retail sales and service exclusively which is allowable in the Local Business Zone where the property is located, and, therefore, as far as the Zoning Ordinance is concerned, the permit could issue for the addition.

To both of you I expressed the opinion that Tilo may be using the building without having secured the required certificate of occupancy from this department for change of use as the former garage. That is not correct because in 1947 we issued to the owner a certificate of occupancy to cover sales and service on construction equipment without any repair or service garage features. Thus, a change from the non-conforming garage use to the conforming retail sales and service use was made in 1947, and whatever rights the building had as a non-conforming garage were cancelled by that certificate. No certificate of occupancy would be needed for the mere changing of one retail sales and service to another.

Other difficulties arise, however, because I find that Tilo has two trucks or commercial vehicles both of which they park or store on the land or in the building on occasion. The Zoning Ordinance provides that not more than one such commercial vehicle shall be parked or stored in that zone. Mr. Deraps suggested that perhaps only one of the trucks could be parked or stored there and the other one kept elsewhere. That change would satisfy the Zoning Ordinance, but there are questions under the Building Code. If any type of motor vehicle is now to be stored in the same building with the roofing business or any other business, the part occupied by the motor vehicle is required to be separated from the balance of the building by walls or partitions affording at least one-hour fire resistance to a hot fire and all openings in the partitions or walls which lead to the interior of the building to be protected by Class "C" labelled, self-closing fire doors with



1. The first part of the document is a letterhead containing the name of the organization and its address. This information is followed by a series of lines of text, which appear to be a formal introduction or a set of instructions. The text is arranged in a structured format, with some lines indented.

Section 1

1. 2. The second part of the document is a numbered list of items. Each item is preceded by a number and followed by a short description. The list is organized in a clear, sequential manner.

8B



APPLICATION FOR PERMIT

Class of Building or Type of Structure . Second

Portland, Maine, Dec. 13, 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~or~~ ~~rebuild~~ the following building ~~structure~~ ~~erected~~ 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 87 1/2 Brighton Ave. Within Fire Limits? no Dist. No.
 Owner's name and address Morris Pluznick, 88 1/2 Brighton Ave. Telephone 2-9374
 Lessee's name and address Telephone
 Contractor's name and address Not let Telephone
 Architect Telephone
 Proposed use of building roofing contractor Specifications Plans No. of sheets
 Last use major garage No. families
 Material masonry No. stories 1 Heat Style of roof No. families
 Other building on same lot Roofing
 Estimated cost \$ 8,000. Fee \$ 8.00

General Description of New Work

To construct 1-story masonry addition 16' along Brighton Ave. and 44' deep on side toward the school.

Nothing further here

*Freedman E. J. D. R. P. S.
Bureau of
Tale Reg...*

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

Details of New Work

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

If a Garage

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

APPROVED:

.....
.....
.....

Miscellaneous

Will work require disturbing of any tree or 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

SECTION COPY

Signature of owner *Morris Pluznick*
C16-254-1M-3447

Each plastic face contains 13 1/2 square feet. Each piece of plastic is marked Flexiglas. Sign bears Underwriters label.



APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED
00198
FEB 26 1954
CITY OF PORTLAND

Portland, Maine, Feb. 24, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 884-888 Brighton Ave. Within Fire Limits? no Dist. No. 840-888

Owner of building to which sign is to be attached M. Pliznick

Name and address of owner of sign The General Store, 884-888 Brighton Ave.

Contractor's name and address United Neon Display, 74 Elm St. Telephone 2-0695

When does contractor's bond expire? Dec. 31, 1954

Information Concerning Building

No. stories 3 Material of wall to which sign is to be attached wood

Details of Sign and Connections

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Building owner's consent and agreement filed with application yes

Electric? yes Vertical dimension after erection 3' Horizontal 4'

Weight 65 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2 material plastic

No. rigid connections 2 Are they fastened directly to frame of sign? yes

No. through bolts none Size Location, top or bottom

No. guys 2 material angle iron Size 1 1/2 x 3/16

Minimum clear height above sidewalk or street 11' 9"

Maximum projection into street 5' United Neon Display Fee \$ 2.00

Signature of contractor by: Thomas J. Kautz

INSPECTION COPY

Permit No. 54/198
Location 884-888 Brighton Ave
Owner The General Store
Date of permit 2/26/54
Sign Contractor United Sign Display
Final Insp. 3/15/54 W.J.M.

NOTES

2/26/54
Proceeding as planned
inspect sign on 3/15/54
3-15-54 shop inspection OK
3/15/54 work completed W.J.M.

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO
BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 554-515 BRIGHTON AVE IN PORTLAND, MAINE

M. PLOZNIK, being the owner of the premises at 554-515 BRIGHTON in Portland, Maine hereby gives consent to the erection of a certain sign owned by THE GENERAL STORE projecting over the public sidewalk from said premises as described in application to the Inspector of Buildings of Portland, Maine for a permit to cover erection of said sign;

And in consideration of the issuance of said permit M. PLOZNIK, owner of said premises, in event said sign shall cease to serve the purpose for which it was erected or shall become dangerous and in event the owner of said sign shall fail to remove said sign or make it permanently safe in case the sign still serves the purpose for which it was erected, hereby agrees for himself or itself, for his heirs, its successors, and his or its assigns, to completely remove said sign within ten days of notice from said Inspector of Buildings that said sign is in such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this consent and agreement this 24 day of FEB 1937

Thomas J. [Signature] Witness
M. Ploznik Owner

RECEIVED
FEB 24 1937
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND



(1) LOCAL BUSINESS ZONE

APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED
02284
NOV 7 1951
CITY of PORTLAND

Portland, Maine, November 5, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, ME

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of City of Portland, and the following specifications:

Location 78 1/2 Brighton Avenue Within Fire Limits? _____ Dist. No. _____

Owner of building to which sign is to be attached _____

Name and address of owner of sign Naxon Corner Store, 78 1/2 Brighton Avenue

Contractor's name and address United Neon Display, 74 Elm Street Telephone 2-0695

When does contractor's bond expire? December, 1951

Information Concerning Building

No. stories 2 Material of wall to which sign is to be attached wood

Details of Sign and Connections

Building owner's consent and agreement filed with application yes 11/7/51

Electric? yes Vertical dimension after erection 2' Horizontal 4'

Weight 65 lbs. lbs. Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2, material metal

No. rigid connections 2 Are they fastened directly to frame of sign? yes

No. through bolts no, Size _____, Location, top or bottom cable angle iron

No. guys 2, material cable and one angle iron, Size 5/16" 1 1/2" x 3/4" x 1/2"

Minimum clear height above sidewalk or street 12' 9"

Maximum projection into street 4' 6" United Neon Display Fee \$ _____

11-6-51 O.K. [Signature]

Signature of contractor [Signature]

INSPECTION COPY

Permit No. 51 2284

Location 884 Brighton Ave

Owner Maxwell Corner Store

Date of permit 11 / 7 / 51

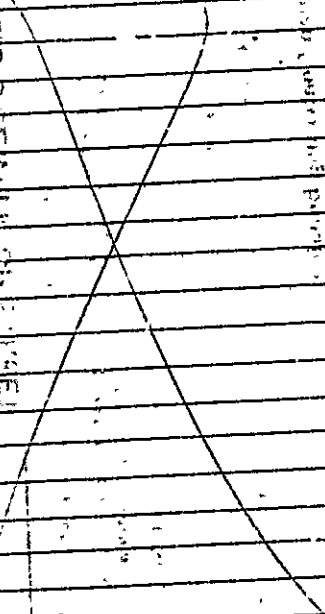
Sign Contractor _____

Final Inspn. 11-16-51, 80,

NOTES

11-8-51 Ship inspection ok

RECEIVED
CITY ENGINEER'S OFFICE
NOV 15 1951



2
80
8

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO
BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES

AT 883 Brighton Avenue IN PORTLAND, MAINE

W. Plusnick, being the owner of the
premises at 884 ~~883~~ Brighton Avenue in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Nason's Corner Mkt.
projecting over the public sidewalk from said premises as described in
application to the Inspector of Buildings of Portland, Maine for a permit
to cover erection of said sign;

And in consideration of the issuance of said permit _____
M. Plusnick, owner of said premises, in event said sign
shall cease to serve the purpose for which it was erected or shall become
dangerous and in event the owner of said sign shall fail to remove said
sign or make it permanently safe in case the sign still serves the purpose
for which it was erected, hereby agrees for himself or itself, for his
heirs, its successors, and his or its assigns, to completely remove said
sign within ten day of notice from said Inspector of Buildings that said
sign is in such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this
consent and agreement this 6th day of Nov., 1957

J. L. Byrne
Witness

M. Plusnick
Owner



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 17, 1951

PERMIT ISSUED 00137 JAN 18 1951 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 .. 87 1/2 Brighton Avenue. Use of Building for storage and office materials No Stories . 1 New Building Existing "
Name and address of owner of appliance Talo Roofing Co., 11 Center Street
Installer's name and address Bruns Oil & Service Co., 41 Portland Street Telephone 2-2960

General Description of Work

To install oil burning equipment in connection with steam heating system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance
If wood, how protected? Kind of fuel
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Silent Glow 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
Location of oil storage basement Number and capacity of tanks 1-275 gal.
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? YES How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
Minimum distance to wood or 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?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? ..2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED [Signature] 1-17-51 P.M.

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.....

Bruns Oil & Service Co.

Signature of Installer by: [Signature]

INSPECTION COPY

INQUIRY BLANK

ZONE L

FIRE DIST. 205

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 10/17/50

~~Verbal~~
 By Telephone

LOCATION 874 Brighton Ave OWNER ? = ... ch

MADE BY A. E. Whitehead TEL. _____

ADDRESS 63 Purple St

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: Call Auto-car Trucks.

INQUIRY: Can this building and land be used for sales and service of Auto-car trucks and other motor vehicles, including necessary repairs to the motor vehicles?

ANSWER: See letter

DATE OF REPLY 10/18/50 REPLY BY WMcD

Inquir. 874 Brighton Avenue

October 12, 1950

Mr. A. E. Whitehead
63 Preble Street
Portland, Maine

Dear Mr. Whitehead:

Replying to your inquiry of October 17, 1950 concerning allowable use of the masonry building at 874 Brighton Avenue for sales and service of motor vehicles, including necessary repairs to motor vehicles, this property is located in a Local Business Zone under the Zoning Ordinance where Section 6A of the Ordinance provides that anything by way of substantial repairs of any kind to motor vehicles is not an allowable use and that even servicing and minor repairs are only allowable if first authorized by the Board of Appeals after the usual appeal procedure.

In this type of zone, also, not more than one commercial motor vehicle may be parked or stored at one time, except as might be authorized by the Board of Appeals after the usual appeal procedure.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, July 29, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 87 1/2 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's name and address Morris Pluznick, 88 1/2 Brighton Avenue Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Dry Cleaning (using non-inflammable solvent) No. families _____
 Last use _____ Major Garage No. families _____
 Material concrete block No. stories 1 Heat steam Style of roof flat Roofing T & G
 Other buildings on same lot none
 Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To change use of this building from that of a Major Garage to that of dry cleaning establishment using exclusively non-inflammable solvent.

Appeal denied 8/12/49

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

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

Signature of owner Morris Pluznick

INSPECTION COPY

Permit No. 1491

Location: 8714 Brighton Ave

Owner: Messia (Chapman)

Date of permit: 8/49

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Handwritten notes on a lined page, including a signature and the number 1491.

AP 874 Brighton Avenue-I

July 29, 1949

Mr. Morris Pluznick
884 Brighton Avenue
Portland, Maine

Subject: Preliminary application for building permit
to cover change of use of Major Garage at 874 Brighton
Avenue to a dry cleaning plant using non-inflammable
solvent; and proposed zoning appeal relating thereto.

Dear Mr. Pluznick:

Building permit for the above change of use is not issuable under the Zoning Ordinance because the property is located in a Local Business Zone where a dry cleaning establishment is not an allowable use unless first authorized by the Board of Appeals after the usual appeal procedure—as set forth in Section 6-4-C of the Ordinance.

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

The application for the permit is accepted as preliminary without fee and without any information as to any physical changes which may be proposed. Should your appeal be successful all of these details will have to be worked out and full information by way of plans furnished to show compliance with Building Code requirements, as granting of an appeal in no way nullifies application of the Building Code to the proposition.

Very truly yours,

Inspector of Buildings

WHD/G

Enclosure: Outline of appeal procedure

CC: Barnett I. Shur
Corporation Counsel

City of Portland, Maine
Board of Appeals
—ZONING—

July 29, 19 49

*Denied
8/12/49
49/70*

To the Board of Appeals:

Your appellant, Morris Pluznick, who is the owner of property at 874 Brighton Avenue, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Building permit to cover change of use of Major Garage at 874 Brighton Avenue to a dry cleaning plant using non-inflammable solvent is not issuable under the Zoning Ordinance because the property is located in a Local Business Zone where a dry cleaning establishment is not an allowable use unless first authorized by the Board of Appeals after the usual appeal procedure.

The facts and conditions which make this exception legally permissible are as follows:—

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

Morris Pluznick
Appellant

City of Portland, Maine
Board of Appeals

— ZONING —

Decision

Public hearing was held on the 12th day of A , 19 49 ,
on petition of Morris Pluznick owner of property at
874 Brighton Avenue , seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Building permit to cover change of use of Major Garage at 874 Brighton Avenue
to a dry cleaning plant using non-inflammable solvent is not is-uctle under
the Zoning Ordinance because the property is located in a Local Business Zone
where a dry cleaning establishment is not an allowable use unless first authorized
by the Board of Appeals after the usual appeal procedure.

The board finds that an exception in this case is not necessary to avoid unnecessary
hardship and desirable relief can not be granted without substantially departing
from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may not be permitted
in this specific case.

Robert K. Giddell
William F. O'Brien
Edmund J. Colley

John W. Lake

Board of Appeals

DATE: August 12, 1949

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MORRIS PLUZNICK

AT 874 Brighton Avenue

Public hearing on above appeal

was held before the Board of Appeals today.

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mr. Getchell	()	(x)	
Mr. O'Brien	()	(x)	
Mr. Colley	()	(x)	
Mr. Lake	()	(x)	
Mr. Holbrook	()	(x)	
	()	()	
	()	()	
	()	()	
	()	()	

Record of hearing:

Mr. Pluznick pro se

Mrs. Caroline Magnahi, 520 Capisic Street, protested smoke and noise.

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

August 9, 1949

Mr. Morris Flusnick
884 Brighton Avenue
Portland, Maine

Dear Sir:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, August 12, 1949 at 10:30 a. m. Daylight Saving Time to hear your appeal under the Zoning Ordinance relating to the premises at 874 Brighton Avenue.

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

Very truly yours,

Board of Appeals

Robert L. Getchell

Chairman

M

CITY OF PORTLAND, MAINE
LEGAL DEPARTMENT

August 9, 1949

TO THE BOARD OF APPEALS:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, August 12, 1949 at 10:30 a. m. Daylight Saving Time to hear the following appeals:

Merrie Plimnick - 274 Brighton Avenue - Change of use of Major Garage at this location to a dry cleaning plant using non-inflammable solvent. (see attached notice to property owners)

Mrs. Neal Dandria - 19 Adams Street - construction of one-story 3-car garage not permissible because garage is proposed only 10' from line of Yelloga Street whereas Ordinance requires 15' from this line.

Mrs. Nellie Y. Libby - 34 Dalton Street - Construction of enclosed front porch not permissible because front wall of porch would be only about four feet six inches from the street line while the front wall of the existing existing on adjoining lot is about nine feet six inches from that line.

Congregation Etz Chaim - Rear 267 Congress Street - construction of one-story masonry wall addition on westerly side of the synagogue is not permissible because it is proposed only 3' from the side property line and less than 5' from the rear property line instead of the required 10' from side property line and 70' from rear property line.

Mrs. Albina Noble - 549 Washington Avenue - construction of 3' wide corner window on northwest side of dwelling is not permissible because the side wall of the dwelling is only about 2'6" from the close lot line, whereas a minimum clearance of seven feet is required.

BOARD OF APPEALS

Robert L. Jetchel

Chairman

H

P. S. Final notice will also be taken on appeals relative to filings stated at 1152-1164 Congress Street.

H.

C
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P
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CITY OF PORTLAND, MAINE

BOARD OF APPEALS

August 2, 1949

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, August 12, 1949 at 10:30 a. m. Laylight Saving Time to hear the appeal under the Zoning Ordinance of Morris Pluznick requesting permission to change the use of the Major Garage at 374 Brighton Avenue to a dry cleaning plant using non-inflammable solvent.

This change is not presently permissible because the property is located in a local business zone where a dry cleaning establishment is not an allowable use unless first authorized by the Board of Appeals after the usual appeal procedure.

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

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

BOARD OF APPEALS

Robert L. Mitchell

Chairman

CITY OF PORTLAND
DEPARTMENT OF BUILDINGS

City of Portland
City Engineer

AP 874 Brighton Avenue-I

CITY OF PORTLAND, MAINE

Department of Building Inspection

July 29, 1949

Mr. Norris Pluznick
884 Brighton Avenue
Portland, Maine

Subject: Preliminary application for building permit
to cover change of use of Major Garage at 874 Brighton
Avenue to a dry cleaning plant using non-inflammable
solvent; and proposed zoning appeal relating thereto

Dear Mr. Pluznick:

Building permit for the above change of use is not issuable under the
Zoning Ordinance because the property is located in a Local Business Zone where
a dry cleaning establishment is not an allowable use unless first authorized
by the Board of Appeals after the usual appeal procedure—as set forth in Sec-
tion 6-A-8 of the Ordinance.

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

The application for the permit is accepted as preliminary without fee and
without any information as to any physical changes which may be proposed. Should
your appeal be successful all of these details will have to be worked out and
full information by way of plans furnished to show compliance with Building Code
requirements, as granting of an appeal in no way nullifies application of the
Building Code to the proposition.

Very truly yours,

(Signed) WARREN McNONAID

Inspector of Buildings

WMcD/G

Enclosure: Outline of appeal procedure

CC: Barnett I. Shur
Corporation Counsel

C
O
P
Y

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

August 2, 1949

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, August 12, 1949 at 10:30 a. m. Daylight Saving Time to hear the appeal under the Zoning Ordinance of Morris Pluznick requesting permission to change the use of the Major Garage at 974 Brighton Avenue to a dry cleaning plant using non-inflammable solvent.

This change is not presently permissible because the property is located in a local business zone where a dry cleaning establishment is not an allowable use unless first authorized by the Board of Appeals after the usual appeal procedure.

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

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

BOARD OF APPEALS

Robert L. Gutchell

Chairman

M

Free

INQUIRY BLANK

ZONE L.

FIRE DIST. No.

CITY OF FORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 7/26/49

Verbal
By Telephone

LOCATION 876 Brighton Ave OWNER Monis P. Duznick.

MADE BY Willard P. Mansbury, Atty. TEL. 2-4694

ADDRESS _____

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING Garage + Machinery for CLASS CONSTRUCTION 2nd

REMARKS _____

INQUIRY How does zoning Ord. + Bldg Code apply to moving this bldg for debris clearing?

ANSWER Authorization of Bd of Appls required after usual appeal procedure. Favorable action would be more likely if non-inflammable solvent were used. Unless non-inflammable solvent were used, there would be complications under Bldg Code.

DATE OF REPLY 7/26/49 REPLY BY WMB



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Feb. 14, 1947

PERMIT ISSUED
00250
FEB 19 1947

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 **674 Brighton Ave.** Use of Building **garage** No. Stories **1** ~~New Building~~ Existing "
 Name and address of owner of appliance **Murray Machine Co.**
 Installer's name and address **Randall McAllister Co 84 Commercial St.** Telephone **3-2941**

General Description of Work

To install **oil burning equipment in connection with existing steam heat**

IF HEATER, OR POWER BOILER

Location of appliance or source of heat _____ Type of floor beneath appliance _____
 If wood, how protected? _____ Kind of fuel _____
 Minimum distance to wood or combustible material, from top of appliance or casing top of furnace _____
 From top of smoke pipe _____ From front of appliance _____ From sides or back of appliance _____
 Size of chimney flue _____ Other connections to same flue _____
 If gas fired, how vented? _____ Rated maximum demand per hour _____

IF OIL BURNER

Name and type of burner _____ Labeled 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** *see p/47/187* Number and capacity of tanks **3-275**
 Location of oil storage **new bulkhead**
 If two 275-gallon tanks, will three-way valve be provided? _____
 Will all tanks be more than five feet from any flame? **yes** How many tanks fire proofed? _____
 Total capacity of any existing storage tanks for furnace burners? **3000**

IF COOKING APPLIANCE

Location of appliance _____ Kind of fuel _____ Type of floor beneath appliance _____
 If wood, how protected? _____
 Minimum distance to wood or 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? _____
 If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? **1.00** (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

SK 2-14-47 WPM

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**

Randall McAllister Co.

Richard Riley

Signature of Installer

Permit No 47/255

Location 874 Brighton ave

Owner Murray Machine Co.

Date of permit 2/15/47

Approved 2/17/47

*Prison and told him
to permit on E. St*

NOTES

*2/19/47 - OK
8:30*

1 Fill Pipe ✓

2 Vent Pipe

3 Kind of Heat

4 Burner P. ✓ Supply

5 Safety

6 Stack

7 Heat Exchanger

8 Liner

9 Flue

10 Valves

11 Cup

12 Pipe

13 Tank

14 Oil

15 Exhaust

16

2/22/47

Van

switch to be moved

to small addition being

built. Mr. [unclear]

could left. Called [unclear]



FILL IN AND SIGN WITH INK
**APPLICATION FOR PERMIT FOR
 HEATING, COOKING OR POWER EQUIPMENT**

PERMIT NO.
 00210
 FEB 8 1947

Portland, Maine, February 5, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby apply 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 884 Brighton Ave. Use of Building Store and dwell. No. Stories **New Building Existing " "**
 Name and address of owner of appliance Morris Pluznick, 884 Brighton Avenue
 Installer's name and address Loring Oil Co., 779 Forest Ave. Telephone 3-7536

General Description of Work

To install oil burning equipment in connection with existing steam heat

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance
 If wood, how protected? Kind of fuel
 Minimum distance to wood or combustible material, from top of appliance or casing top of furnace
 From top of smoke pipe From front of appliance From sides or back of appliance
 Size of chimney flue Other connections to same flue
 If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner ROMBERG 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
 Location of oil storage basement Number and capacity of tanks 1-275 gal.
 If two 275-gallon tanks, will three-way valve be provided?
 Will all tanks be more than five feet from any flame? yes How many tanks fire proofed?
 Total capacity of any existing storage tanks for furnace burners? none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
 If wood, how protected?
 Minimum distance to wood or 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?
 If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

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

Loring Oil Co.

by:

Signature of Installer

INSPECTION COPY

Memorandum from Department of Building Inspection, Portland, Maine

374 Brighton Avenue, Amendment #1 to building permit 47/187--Construction of bulkhead at side of building in the rear for entrance to depressed boiler room and to accommodate fuel oil storage tank for Murray Machinery Company by Sheldon Grant, contractor, in building owned by Morris Pluznick--2/11/47

To Lessee & Contractor:

The enlargement of the bulkhead foundation will no doubt be an enlargement of the superstructure also. This change as shown in red crayon on the plan, means that all three walls of the foundation of the bulkhead will be retaining walls to retain a depth of about 5' 6" of earth.

On this basis the 24 inches of thickness at the bottom of the walls shown on the plan is necessary, and under the general requirements of the Building Code for foundations, the top of the wall should be no less than 10 inches in thickness instead of 6 inches as shown on the plan. The wooden bulkhead should be framed as required for any other frame building--no less than 4x6 solid sill laid on the foundation wall, and because of the lightness of the structure, it is recommended that this sill be bolted down to the wall; corner posts double 2x4 or 4x4, and studs in outside walls no less than 2x4 spaced no more than 16 inches from center to center; no less than Class C roofing (labelled) to be used.

Now that the fuel oil tank is to be set down in the bulkhead area, we have to consider the tank as being inside the building, and that means that the oil burner installer will have to run the vent pipe and fill pipe out-of-doors as usual, irrespective of the fact that the door to the bulkhead will have ventilating louvers in it.

WMcD/s

Cc: Murray Machinery Company
374 Brighton Avenue

Mr. Morris Pluznick
521 Capric Street

(Signed) Warren McDonald
Inspector of Buildings

2/7/46

✓ Mr Murray, Mr. Grant and Capt. Flaherty of Fire Department were in and talked over question of location of tank for storage of fuel oil for oil burners. Capt. Flaherty said that Fire Department would not allow tank in building outside boiler room, and Mr. Murray said he didn't want to put it outside the building either above or below ground. They finally decided to go out and see if tank can be put in boiler room with proper clearance, if boiler was moved.

Mr. Grant later called up and said that this would be an expensive proposition and wanted to know if enclosure to outside stairway to boiler room could be made large enough to include storage space for tank. I told him to change application for amendment to see why they wished and we would check it. He has done this.

agf

APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1

FEB 11 1947

Portland, Maine, February 7, 1947

Supersedes application of 2/5/47

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 17/187 pertaining to the building or structure comprised in the original application 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 874 Brighton Avenue Within Fire Limits? NO Dist. No. _____
 Owner's name and address Murray Machinery Co., 874 Brighton Avenue Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Sheldon Grant, 700 Brighton Avenue Telephone 2-2003
 Architect Albert R. Farrington, 178 Dartmouth Street Plans filed YES No. of sheets 1
 Proposed use of building Sales and Service on Construction Equipment No. families _____
 Increased cost of work _____ Additional fee .25

Description of Proposed Work

To construct 6'6" x 5'6" bulkhead on rear side of building - 6' high, as per plan.

Permit Issued with Memo

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate 6' 4" Height average grade to highest point of roof 6'
 Size, front _____ depth _____ No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation concrete at least 4' below grade Thickness, top 8" bottom 21" cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof flat-pitch Rise per foot 4" Roof covering asphalt roofing Class C Und. Lah.
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts 2x4 Sills 4x6 Girt or ledger board? _____ Size _____
 Girders _____ studs 2x4, 16" O.C. _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof 2x4
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 2x4
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 4'

Approved:

Murray Machinery Co.

Signature of Owner, Sheldon Grant

Approved: _____
 Inspector of Building.

AP 374, Brighton Avenue-1

January 31, 1947

ATH
ESS
RMT
AJS
LPH
VDC
DJ
CBS

Murray Machinery Company
374 Brighton Avenue
Mr. Morris Pluznick
521 Caplice Street

Subject: Building permit for alterations in the former Major Garage at 374 Brighton Avenue and to change the use of the building from a garage to retail sales and service of construction equipment without any garage classification in any part of the building.

Gentlemen:

After my conversation with Mr. Jordan this morning in which he said that the lessee had decided not to use any part of the building for garage use, repair or otherwise, the building permit for the above work is issued herewith, subject to the following:

1. Because there is not enough detail on the application to show compliance with the Building Code as regards the new outside entrance to the boiler room, this work as well as the work of covering the opening in floor for present inside entrance to boiler room, is excluded from the permit. Before this excluded work is started, you should file application for amendment to the permit now issued and with the application a plan illustrating the details of the work proposed. I fully understand that you are making this change and eliminating the inside entrance to the boiler room in the interest of safety in view of the fact that there may be some gasoline in the building in the tanks of equipment other than motor driven vehicles. The wall concrete slab to be introduced in the opening in floor now accommodating inside entrance to boiler room should be suitably reinforced. Applicant for the amendment should file a plan sufficiently in detail to show the outside entrance, including all retaining walls, the steps and other features controlled by the Building Code, having in mind that the masonry walls must extend no less than four feet below the surface of the ground, that the surface of the ground at the foot of the steps will be the determining factor as to the depth of the walls around the "rollway" unless there is to be an enclosure above the general grade around the rollway or sufficiently tight covering to prevent frost penetrating at the foot of the rollway stairs; also that these walls around the rollway are actually retaining walls and the thickness of them at the foot of the rollway stairs should be made in relation to the height of dirt which they will be required to hold out of the rollway, this thickness being usually at least one-third of the retaining height of the wall.

2. The last lawful use of this building under the Zoning Law was that of a Major Garage for the storage of multiple automobile trucks. This was a use which was not in conformity with the Zoning Law in the Local Business Zone where the property is located but allowed to continue because it existed in 1933 when the Zoning Law was adopted. The proposed use as retail sales and service without any repair or service garage features is an allowable use in a Local Business Zone, but a certificate of occupancy from this office is required before the proposed use can lawfully be commenced. When all features controlled by the Building Code are completed, notice of readiness for final inspection should be given here, and if everything is found in order, the certificate of occupancy will be issued.

3. It is understood the lessee is to do the inside work with his own forces. He should bear in mind the requirement of the Building Code that none of the new partition work is to be covered from view until our green tag has been left at the job. To accomplish this, notice of readiness for inspection before closing-in is required to be given to this office.

January 31, 1947

4. If it were the plan to repair motor propelled vehicles in any part of this building, that use is not a use conforming with the requirements of the Zoning Ordinance in the Local Business Zone, and successful appeal proceedings would have to take place to the Board of Appeals before a permit for such a Repair Garage in any part could be lawfully established.

5. If proposal were made later to use a part of the building for repair of motor propelled vehicles, question would arise as to fire resistive separations between that part and other parts of the building as stipulated by Building Code requirements for a garage in the building used in part for other uses.

6. While the building is apparently not to be used in any part as a garage, I understand that there will be gasoline in the building in the tanks of motor-actuated equipment other than vehicles. If welding is to take place in the building, your attention is respectfully called to the fact that gasoline has the same characteristics whether in the tank of a motor vehicle or not and that welding operations in the same room with gasoline are extremely hazardous both to persons in the building and to the building and its contents.

Very truly yours,

Inspector of Buildings

MEB/S

CC: Mr. Sheldon Grant
700 Brighton Avenue



APPLICATION FOR PERMIT

Class of Building or Type of Structure. Second Class

Portland, Maine, January 29, 1947

PERMIT ISSUED
00187
JAN 31 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repairs~~ ~~work~~ ~~on~~ all 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 874 Brighton Avenue Within Fire Limits? no Dist. No. _____

Owner's name and address Morris Bluznick, 874 Brighton Ave. Telephone _____

Lessee's name and address Murray Machinery Co., 874 Brighton Ave. Telephone 4-5125

Contractor's name and address lessee Telephone _____

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building Sales and service on construction equipment No. families _____

Last use Storage of construction equipment and trucks No. families _____

Material non-block No. stories 3 Heat _____ Style of roof flat Roofing _____

Other buildings on same lot _____ Fee \$ 1.00

Estimated cost \$ 500.

General Description of New Work

remove
 To ~~remove~~ existing office space.
 To erect non-bearing partition to provide two offices.
 Studs 2x3, 16" C.C., masonite both sides.
 To change window to door rear side of building for outside entrance to boiler room.

↓
excluded - see letter
Permit Issued 1/31/47

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.

Details of New Work

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

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

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

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max on centers _____

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

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

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

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

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

If a Garage

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

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

Miscellaneous

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

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

APPROVED:

Murray Machinery Co.

Signature of owner By: Kenneth L. Jordan Manager

INSPECTION COPY

Permit No. 42/187

Location 874 Brighton Ave

Owner Murray Machinery Co.

Date of permit 1/31/47

Notif. closing-in 2/12/47 (1:30)

Inspn. closing-in 2/19/47

Final Notif

Final Inspn. 7/1/47

Cert of Occupancy issued 4/13/47

NOTES

2/19/47 - C and C.T
To Clarence Machinery
To be covered till
insp. & app. 2/12/47
7/1/47 - withdrawal 2/12/47

C-43-18-I

July 24, 1944

Mr. Morris Pluznick
55 Capisic Street
Portland 5, Maine

Subject: Use of property at 860-880 Brighton
Avenue as to compliance with the Zoning
Law

Dear Sir:

It is my belief that your tenant of the garage and the surrounding open land on the above property has been using both the garage building and the open land in violation of the terms of the Zoning Ordinance in the Local Business Zone where the property is located.

In looking over the property I find at the present time that the tenant has quite largely moved out of the building and off of the land, at least practically all of the heavy equipment such as trucks, self-propelled shovels and the like have been removed. Thus it seems an opportune time for you to be made aware of the application of the Zoning Law to the situation and to avoid a continuance of the violation.

It appears that on December 5, 1938 when the Zoning Law became effective, the garage was being used by Ward Baking Company for storage of their trucks used in wholesale bakery delivery and for transfer of their goods from transport trucks to the delivery trucks, as outlined to me by Ward Baking Company's letter just prior to their occupancy.

This use by Ward Baking Company did not conform with the terms of the Ordinance for the Local Business Zone, but could continue after December 5, 1938 because it was being carried on on that date. The recent use, called to your attention above, was also a use which does not conform with the terms of the Ordinance and represents a use clearly distinctive from the non-conforming use practiced by the Ward Baking Company in 1938. As a matter of fact, your tenant had no legal right to commence this latter use without a permit from this department, even though physical changes in the building were not contemplated. Had such a permit been applied for, the Zoning Law would not have allowed its issuance because it represented a change of one non-conforming use to another which is not allowed by the Ordinance.

Please acknowledge receipt of this letter in writing without delay and advise me what you propose to do under the circumstances.

Very truly yours,

Inspector of Buildings

WMoD/S

P.H.
F.H.
O.C.
D.W.



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Complaint No. C-13-18

INSPECTION COPY

COMPLAINT

Location 469-470 Brighton Avenue Date received March 1, 1943
Use of Building Garage (274)
Owner's name and address Merrie Plunick, 255 Capric Street Telephone _____
Tenant's name and address _____ Telephone _____
Complainant's name and address McF Telephone _____

Description: Garage formerly used for storage of Ward Baking Co. trucks, and the land in front of garage being used for repair of automotive equipment. See photo of 2/24/43 (man on top of cab of tractor, shovel was making a lot of noise pounding sheet metal at top of photo). Probably this use is in violation of the zoning law as distinguished from the mere storage of equipment. The zoning law is being operated by the city and who is the same man who is the man who uses the large house at Rosemont located by Rev. Mr. C. B. Jones, Jr. of the illegal lodging house was raised.



27 LOCAL 1 133 307

PERMIT ISSUED

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Portland, Maine, September 6, 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 281 Brighton Avenue Within Fire Limits? no Dist. No. _____

Owner of building to which sign is to be attached H. B. Pluznick

Name and address of owner of sign General Ice Cream Corp. 329 Commercial St.

Contractor's name and address Owner Telephone 2-0141

When does contractor's bond expire? January 1941

Information Concerning Building

No. stories 3 Material of wall to which sign is to be attached wood

Standard sign Details of Sign and Connections

Electric? reflector Vertical dimension after erection 36" Horizontal 59"

Weight 52 lbs., Will there be any hollow spaces? no Any rigid frame? yes

Material of frame angle iron No. advertising faces 2 material porcelain

No. rigid connections 3 Are they fastened directly to frame of sign? yes

No. through bolts none Size _____ Location, top or bottom _____

No. guys 3 material angle iron Size 2x4" 1x4" 2x2x4"

Minimum clear height above sidewalk or street 15'

Maximum projection into street 6'

Chas. T. Johnson General Ice Cream Corp. Fee \$ 1.00

Signature of contractor Chas. T. Johnson

CITY OF FIRE DEPT. INSPECTION COPY

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

11/16



INDUSTRIAL ZONE
APPLICATION FOR PERMIT PER. No. 2090

Cl. of Building or Type of Structure Gasoline Installation

Portland, Maine, December 4, 1937 DFC 4 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 874-878 Brighton Avenue Ward 8 Within Fire Limits? no Dist. No. _____
Owner' or Lessee's name and address Hard Baking Co., 874-878 Brighton Ave. Telephone _____
Contractor's name and address Harris Oil Co., 17 Main St., So. Portland Telephone 8304
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building _____ No. families _____
Other buildings on same lot _____
Estimated cost \$ 500. Fee \$.75

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Last use _____ No. families _____

General Description of New Work

To install one 1000 gallon tank for gasoline and one electric pump, private use, tank has Underwriters' Label, coated with asphaltum, and top of tank will be at least 5' below grade, minimum diameter of piping tank to pump $1\frac{1}{2}$ " , new installation

Storage granted

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.

Details of New Work

Height average grade to top of plate _____
Size, front _____ Depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16' O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
Or 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 _____
Total number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade 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

INSPECTION COPY
Signature of owner Hard Baking Co.
By Harris Oil Co.
By R. T. Harris
CHIEF OF FIRE DEPT.

9582

WARD BAKING COMPANY

140 ALBANY STREET
CAMBRIDGE, 39, MASS.

November 12, 1937.

Mr Warren McDonald, Inspector
Dept of Building Inspection
City of Portland, Maine

Rec'd 11/15/37



Dear Sir:

This will acknowledge receipt of your letter of November 8 and also confirmation of my personal contact with you on Wednesday, November 10. I am simply writing this letter for our records.

The premises leased by the Ward Baking Company at 874 Brighton Avenue, Portland, Maine, are to be used for a transfer point and garage, not as a warehouse. We store at the present time seven - 1½ ton Dodge trucks for wholesale delivery in Portland and vicinity in the garage. Also there are two relay trucks owned by the Ryan Trucking Company which transport our goods from our bakery 140 Albany Street, Cambridge, Mass. to the Brighton Avenue garage daily, arriving at the garage between ten and 11 P.M. The merchandise is unloaded in a very quiet manner in the garage and reloaded on our trucks and delivered to the stores.

We will personally see to it that there is no unnecessary noise such as racing of motors, blowing of horns or anything objectionable to the immediate neighborhood while we are tenants of this garage.

I thank you for your very kind interview of November 10 and trust that while we are tenants of the above named property your office will have no cause for complaint due to the carelessness of any of our employees.

Yours very truly,

WARD BAKING COMPANY

F E Wolff
MANAGER

FEW/cml