

AP 930 Brighton Av.

August 14, 1969

Sampson Realty Co.
Sampson Road
Auburn, Maine

cc: Coyne Sign Co.
195 St. John Street
cc: Corporation Counsel

Gentlemen:

Permit to erect a double faced detached pole sign 6'x12', 16' high at the above named location in the B-1 Business Zone in which this property is located is not issuable because the sign will be located only 10' from the street line which will be an unlawful encroachment upon the 15' front yard setback area required by Section 602.83.3 and upon the 40' setback area required by Section 602.21 of the Zoning 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 in Room 113, City Hall file the appeal on forms which are available here. A fee of \$5. shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director

EWL/h

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

September 29, 1969

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, October 2, 1969 at 4:00 p.m. to hear the appeal of Sampson Realty Company Inc. requesting an exception to the Zoning Ordinance to erect a double-faced detached pole sign 6' x 12', 16' high at 930 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance because the sign will be located only 10' from the street line which will be an unlawful encroachment upon the 15' front yard setback area required by Section 602.80.3 and upon the 40' setback area required by Section 602.21 of the Ordinance.

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

BOARD OF APPEALS

Franklin S. Hincley
Chairman

h

930 Brighton Ave.

Dec. 3, 1969

Coyne Sign Company
195 St. John Street

cc to: Atherton's Furniture
930 Brighton Ave.
cc to: Sampson's Hardware
Brighton, Maine

Gentlemen:

Amend. #1 to building permit 69/1004, to change size of the sign from 12' x 6' to 8' x 4' as per plan is being issued with the understanding that the top of this sign will not be more than 16' above the grade as approved by the Board of Appeals on 10-2-69.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Department

AAS:M



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1
December 1, 1969
Portland, Maine

PERMIT ISSUED

DEC 4 1969

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 69/1004 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 92C Brighton Ave. Within Fire Limits? Dist. No.
Owner's name and address Sampson's Realty, Lewiston Maine. Telephone
Lessee's name and address Atherton's Furniture, 930 Brighton Ave Telephone
Contractor's name and address Coyne Sign Company, 195 St. John St. Telephone 772-4144
Architect Plans filed YES No. of sheets 1
Proposed use of building No. families
Last use No. families
Increased cost of work Additional fee .50

Description of Proposed Work

TO CHANGE SIZE OF SIGN (AS SHOWN ON ORIGINAL PLAN) FROM 12' x 6' to 8' x 4' as per plan.

Details of New Work permit to contractor

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
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

Approved:

Coyne Sign Company

Signature of Owner [Signature]

Approved: [Signature] Inspector of Buildings
Permit Issued with Memo

INSPECTION COPY
cs. 108

930 Brighton Avenue

Oct. 8, 1969

Coyne Sign Company
Att: Joe Coyne
195 St. John Street

cc to: Sampson Realty Company
Sampson Road, Lewiston, Maine
cc to: Atherton's Furniture, 50 Free Street

Dear Mr. Coyne:

Building permit to erect one double faced detached pole sign 12' x 6' with the top of the sign not more than 16' above the grade is being issued subject to plans received with the application and in compliance with the restrictions placed on this permit, the Board of Appeals on October 2, 1969 in which they state that this sign should be located (15 feet from the street line).

Very truly yours,

A. Allan Soule
Assistant Director Building Inspection Dept.

AAS:m

See amendment #1

AP 930 Brighton Ave.

August 14, 1969

cc: Atherton's Furniture
50 Free Street

Sampson Realty Co.
Sampson Road
Auburn, Maine

cc: Coyne Sign Co.
295 St. John Street
cc: Corporation Counsel

Gentlemen:

Permit to erect a double faced detached pole sign 6'x12', 16' high at the above named location in the B-1 Business Zone in which this property is located is not issuable because the sign will be located only 10' from the street line which will be an unlawful encroachment upon the 15' front yard setback area required by Section 602.20.3 and upon the 40' setback area required by Section 602.21 of the Zoning 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 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.

Very truly yours,

A. Allan Sculo
Assistant Director

EML/h

CHECK LIST FOR SIGNS

Date - 8/14/69

Checked by - EW

Location - 930 Brighton Ave

- Zone Location - B-1
- Fire Zone - No
- Sign & Review Committee - over 8' in least dimension - No
- Area of sign - 130'
- ? Area of existing signs -
- Material -
- Design -
- Facing adjoining Residence Zone -
- ~~Flashing or Steady light -~~
- If on state road check with State -

Attached Sign -

Height above level of roof -

Detached or pole sign -

- Height - 16'
- Required yards (single pole OK - 2 poles a structure) 40' setback ✓
- Corner clearance - ok
- Footing - ok
- Certificate of Design - ok

15' front yard
Required

Projecting Sign -

- Clearance 10' -
- Bonded -
- Height -
- Written Consent -
- Projection over sidewalk (18" from curb) -



APPLICATION FOR PERMIT

B1 BUSINESS ZONE

PERMIT ISSUED
OCT 9 1969
CITY OF PORTLAND 1004

Class of Building or Type of Structure Sign
Portland, Maine, August 11, 1969

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect after 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 930 Brighton Ave. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Sampson's Realty, Lewiston Maine Telephone _____

Lessee's name and address Atherton's Furniture, 50 Free St. Telephone 772-4144

Contractor's name and address Coyne Sign Company 195 St. John St. 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 _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____

Fee \$ 2.00
fee pd. 10-7-69

General Description of New Work

To erect (1) doublefaced detached pole sign 12' x 6' as per plan (steady lighting)

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

Appeal sustained conditionally 10/12/69

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** permit to contractor

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 repair _____ or 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

Coyne Sign Company

APPROVED:
O.K. - 10/11/69 - Allen w/delta

CS 301

INSPECTION COPY . Signature of owner

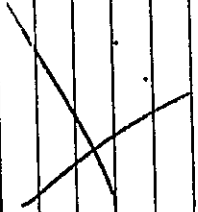
by: [Signature]

[Signature]

Permit No. 69/1004
Location 930 Brighton Ave.
Owner Atterton's Furniture
Date of permit 10/9/69
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

12-24-69
Complete Lead
SA



CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 58121
 Issued 9/8/69
 Sept 8 1969
 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 Adventum Firm, Co. Tel.
 Contractor's Name and Address J. E. Edwards Tel.

Location 930 Brighton Ave 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 60 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. _____

APPLIANCES: Heat (No. of Rooms) _____ Electric Heat (Watts) _____ Brand Feeds (Size and No.) _____
 No. Ranges _____ Watts _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____
 Extra Cabinets or Panels _____
 Signs (No. Units) _____

Transformers _____ Air Conditioners (No Units) _____ 19 _____ Inspection _____ 19
 Will commence _____ Ready to cover in _____
 Amount of Fee \$ 3.00 Signed J. E. Edwards

DO NOT WRITE BELOW THIS LINE

	METER		GROUND	
SERVICE VISITS: 1	2	3	4	5
7	8	9	10	11
12				

REMARKS:

INSPECTED BY J. E. Edwards (OVER)

LOCATION Brighton Av 930
 INSPECTION DATE 7/30/67
 WORK COMPLETED 7/30/67
 TOTAL NO. INSPECTIONS
 REMARKS

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

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

September 6, 1968

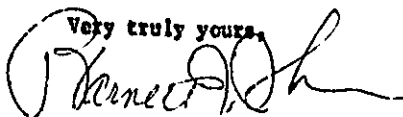
Mr. Francis E. Curran
926 Brighton Avenue
Portland, Maine

Dear Mr. Curran:

In connection with notice of the decision of Board of Appeals forwarded to you under date of August 30, 1968, item 3 of the conditions is hereby amended to read as follows:

"A row of 4 to 6 feet evergreen trees spaced 6 feet apart shall be planted and maintained inside the fence along the entire Washington Avenue frontage and the area which is required to remain open and unused along Washington Avenue shall be kept clean and free of unsightly growth."

Very truly yours,



Barnett I. Shur,
Corporation Counsel

BIS:m

cc: Sun Oil Company, 93 Kensington, Portland
Sidney Warnick, Esq., 85 Exchange St., Portland
Allan Soule, Building Inspector ✓



SAMPSON'S SUPER MARKETS

MAIN OFFICE OF SAMPSON'S ENTERPRISES

137 WATER STREET

BKOWHEGAN, MAINE

TELEPHONE AREA CODE 207, 474-3379

RICHARD W. SAMPSON
PRESIDENT AND GENERAL MANAGER

September 14, 1964

City of Portland, Maine
Department of Building Inspection
Portland, Maine

Attention: Gerald E. Mayberry

Dear Mr. Mayberry:

In reply to your letter of September 11 pertaining to our store in Portland, I wish to state that the toilet partitions are only temporary because we have got to run a steel reinforced concrete floor under the entire back room due to the settlement.

As you know, in the past, we had trouble with our plumbing, and this has been corrected. However, before we run the concrete slab over the present one, we would like to wait as long as possible to see if further settlement will take place. I hope you will bear with us for thirty or forty more days to ascertain this fact. If further settlement should take place, it would cause damage to our plumbing. It would be impossible to cut down through the steel reinforced concrete wherever defects in the plumbing system show up under the new finished floor.

Therefore, as soon as we are certain that there will be no further settlement, we will apply for a building permit to correctly install toilet hardware. I hope this will meet with your approval. Please advise.

Sincerely,

SAMPSON'S SUPER MARKETS

Richard Sampson

Richard Sampson

RS/rw

A.P.- 926-946 Brighton Ave.

Sept. 11, 1964

Sampson Realty Co., Inc.
Skowhegan
Maine

cc to: Health Department

Gentlemen:

An inspection of the toilet facilities at the above location reveals that the concrete block toilet partitions originally approved have been dismantled and partial plywood partitions of a temporary nature and without ceilings have been installed in violation of the City of Portland Building Code requirements.

Section 212-g-2 of the Code states that "no space in which food or drink is manufactured, or is prepared for sale, or is sold in other than sealed containers, or is sold for consumption on the premises, shall connect directly with any toilet room, stable or space of equally offensive use.

It is therefore necessary that you or your representative immediately apply for a building permit to correct this situation and to furnish details to show how compliance with Building Code is to be obtained.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEM:m



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second-Class

Portland, Maine, October 28, 1964

OCT 30 1964

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 930 Brighton Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Sampson's Market, 930 Brighton Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owners Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Store No. _____
 Last use _____ No. families _____
 Material masonry No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 500. Fee \$ 3.00

General Description of New Work

To change out 6" concrete block toilet room partitions to plywood partitions
 2x4 studs, 16" O.C., covered both sides - To install new ceiling
 Double vestibule to remain as is.

Dr. Vanadzyn of Health Dept. has approved this

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** Sampson's Market, Brighton Ave.

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. E. M.

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
 Sampson's Market

CS 301

INSPECTION COPY

Signature of owner

By:

Shelton J. White

PH

Granted 3/23/59

59/19

DATE: March 12, 1959

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF SAMPSON'S REALTY CO., INC.

AT 926-946 Brighton Avenue

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

BOARD OF APPEALS

VOTE

	Yes	No
Franklin G. Hinckley	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joseph I. Gough	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Harry M. Shwartz	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Record of Hearing:

No opposition.

3-12-51

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

February 24, 1959 ~~XX1958~~

Sampson's Realty Co., Inc., owner of property at 926-246 Brighton Avenue under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: Erection of two signs, one on the front and the other on the side towards Rowe Avenue of the retail grocery store building on the premises, consisting of electrically lighted individual plastic letters. This permit is presently not issuable because the total area of the two signs is to be about 320 square feet and the height of letters is to be four feet instead of the maximum area of 200 square feet and the maximum letter height of three feet specified by Section 16-A-4a of the Zoning Ordinance applying to the B-1 Business Zone in which the 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 practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to avoid confiscation and permit reasonable use of property; that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same zone or neighborhood, which have not arisen as a result of action of the appellant subsequent to the adoption of the Ordinance; 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.

Sampson's Realty Co., Inc.
By H. Brown
APPELLANT

DECISION

After public hearing held March 23, 1959, ~~1958~~ 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.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Frank G. Hillery
Edith L. Jones
Harry W. Stewart
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 2, 1959

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 12, 1959, at 4:00 p.m. to hear the appeal of Sampson's Realty Co., Inc. requesting an exception to the Zoning Ordinance to permit erection of two signs, one on the front and the other on the side towards Rowe Avenue of the retail grocery store building at 926-946 Brighton Avenue.

This permit is presently not issuable because the total area of the two signs is to be about 320 square feet and the height of the letters is to be four feet instead of the maximum area of 200 square feet and the maximum letter height of three feet specified by Section 16-A-4a of the Zoning Ordinance applying to the B-1 Business Zone in which the property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that the Board of Appeals by unanimous vote may grant such a variance if it finds that the strict applications of the provisions of the Ordinance would result in practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to avoid confiscation and permit reasonable use of property; that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same zone or neighborhood, which have not arisen as a result of action of the appellant subsequent to the adoption of the Ordinance; 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

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

March 16, 1959

TO WHOM IT MAY CONCERN:

You are hereby notified that the Board of Appeals has rescheduled for hearing at 4:00 p.m. on March 23, 1959, in the Council Chamber, City Hall, Portland, Maine, the appeal of Sampson's Realty Co., Inc. requesting an exception to the Zoning Ordinance to permit erection of two signs, one on the front and the other on the side towards Rowe Avenue of the retail grocery store building at 926-946 Brighton Avenue.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

S

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

March 16, 1959

TO WHOM IT MAY CONCERN:

You are hereby notified that the Board of Appeals has rescheduled for hearing at 4:00 p.m. on March 23, 1959, in the Council Chamber, City Hall, Portland, Maine, the appeal of Sampson's Realty Co., Inc. requesting an exception to the Zoning Ordinance to permit erection of two signs, one on the front and the other on the side towards Rowe Avenue of the retail grocery store building at 926-946 Brighton Avenue.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Dear Mr. Hinckley:

This letter is in reference to the above appeal for two signs. Due to a heavy cold I will be unable to attend the meeting.

I am the property owner of 28,000 square feet of land, between Warwick

and Lombard St. diagonally across
from Simpson's new market.

I just want to say that I oppose
these signs until I find out
definitely what the planning board
decided to do with the petition, I and
my neighbors have in their office at
this present time. I think it is only
fair as taxpayers too, that we be
considered the same as the rest of
the owners on Brighton Ave. Our property
has already lost its residential value
by business establishments.

Thank you, Remain
Mr. Almeida Martelle
977 Brighton Ave.
Portland, Maine

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 9, 1959

Mr. Hiram Brann
39 Pine Street
Portland, Maine

Dear Mr. Brann:

The Board of Appeals will hold a public hearing on Thursday, March 12, 1959, at 4:00 p.m. in the Council Chamber of the City Hall, Portland, Maine, to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS
Franklin G. Hinckley
Chairman

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

AP-926-946 Brighton Avenue

February 20, 1959

cc to: Keystone Signs
Brunswick, Maine

cc to: Mr. Hiram Brown

39 Pine Street

cc to: Corporation Council

Sampson's Realty Co., Inc.
Skowhegan, Maine

Gentlemen:

20?
We are unable to issue a permit for erection of two signs, one on the front and the other on the side towards Rowe Avenue of the retail grocery store building at 926-946 Brighton Avenue, this City, consisting of electrically lighted individual plastic letters because the total area of the two signs is to be about 320 square feet and the height of letters is to be four feet instead of the maximum area of 200 square feet and the maximum letter height of three feet specified by Section 16-A-4a of the Building Code applying to the B-1 Business Zone in which the property is located.

We understand you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Council, at whose office in Room 208, City Hall, Appeals are filed. In order to be considered at the meeting of the Appeal Board on March 12th, it is necessary that the appeal be filed by February 25, 1959 at least.

Since no mention has been made of any other signs to be erected on the premises, we assume that there are to be none. Regardless of whether or not such other signs would be of a type requiring a building permit, it would be unlawful to erect any signs other than those covered by the appeal unless further authorization of the Board of Appeals were to be secured or unless their erection were to be included in the appeal now being filed.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/JE

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

March 16, 1959

TO WHOM IT MAY CONCERN:

You are hereby notified that the Board of Appeals has rescheduled for hearing at 4:00 p.m. on March 23, 1959, in the Council Chamber, City Hall, Portland, Maine, the appeal of Sampson's Realty Co., Inc. requesting an exception to the Zoning Ordinance to permit erection of two signs, one on the front and the other on the side towards Rowe Avenue of the retail grocery store building at 926-946 Brighton Avenue.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine

February 19, 1959

PERMIT 1959

00269

MAR. 24 1959

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 926-946 Brighton Ave. Within Fire Limits? no Dist. No. _____
 Owner's name and address Sampson's Super Market, Sampson's Realty Co., Inc. Telephone _____
Skowhegan Maine
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Keystone Signs, Brunswick Maine Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Super Market 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

To erect roof sign as per plan.

Appeal sustained 3/23/59

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 contractor

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 _____
 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 _____
 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:

OK - 3/24/59 - agj

Miscellaneous

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

Signature of owner by:

James Keeney

INSPECTION COPY

Permit No. 57/269
Location 926-946 Brighton Ave
Owner Sampson's Super Market
Date of permit 12/24/57
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

3-30 - Committed

AP-926-946 Brighton Avenue

February 20, 1959

Sampson's Realty Co., Inc.
Skowhegan, Maine

cc to: Keystone Signs
Brunswick, Maine
cc to: Mr. Hiram Brann
39 Pine Street
cc to: Corporation Counsel

Gentlemen:

We are unable to issue a permit for erection of two signs, one on the front and the other on the side towards Rose Avenue of the retail grocery store building at 926-946 Brighton Avenue, this City, consisting of electrically lighted individual plastic letters because the total area of the two signs is to be about 320 square feet and the height of letters is to be four feet instead of the maximum area of 200 square feet and the maximum letter height of three feet specified by Section 16-A-4a of the Building Code applying to the B-1 Business Zone in which the property is located.

We understand you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, at whose office in Room 208, City Hall, appeals are filed. In order to be considered at the meeting of the Appeal Board on March 12th, it is necessary that the appeal be filed by February 25, 1959 at least.

Since no mention has been made of any other signs to be erected on the premises, we assume that there are to be none. Regardless of whether or not such other signs would be of a type requiring a building permit, it would be unlawful to erect any signs other than those covered by the appeal unless further authorization of the Board of Appeals were to be secured or unless their erection were to be included in the appeal now being filed.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg



BI BUSINESS

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, February 13, 1959

PERMIT ISSUED

FEB 17 1959 00147

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 926-946 Brighton Ave. Within Fire Limits? no Dist. No. _____
 Owner's name and address Sampson's Super Market, Sampson's Realty Co. Inc. Telephone _____
Skowhegan Maine
 Lessee's name and address _____ Telephone _____
 Contractor's name and address William Hagerty, Hinckley Maine Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Super Market 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

To install refrigeration system as per plan. Compressor on first floor. Freon #12

5/13/59
 Held to City Dept. _____
 No. of from City Dept. 2/17/59
 William Hagerty-c/o Sampson's Super Market.

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? _____
 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 _____
 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 _____
 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:

W. P. Johnson 2-17-59

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
 William Hagerty

INSPECTION COPY

Signature of owner by: William Hagerty

Fon 1

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 26, 1958

CITY OF PORTLAND

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 92B Brighton Ave. Use of Building Store No Stories New Building Existing
Name and address of owner of appliance Sampson's Realty Co., Inc., Skowhegan, Maine
Installer's name and address J. Garland, 111 Pearl St., Telephone

General Description of Work

To install xxx steam heating system

IF HEATER, OR POWER BOILER

Location of appliance 1st floor Any burnable material in floor surface or beneath? no
so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 15"
From top of smoke pipe 15" From front of appliance 4' From sides or back of appliance 3'
Chimney flue 12x12 Other connections to same flue none
How vented? Rated maximum demand per hour
Fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Type and type of burner Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

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

Oil burner to be installed by others

Amount of fee enclosed? 2.00 (\$9.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

C.K. 9-24-58 JTC

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

MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer

J. Garland

PK



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 4, 1959

PERMIT ISSUED

FEB 4 1959

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 926 Brighton Ave. Use of Building Store No. Stories 1 New Building Existing
Name and address of owner of appliance Sampson's Realty Co., Inc., Skowhegan Maine
Installer's name and address Community Oil Co., 204 Kennebec St., Telephone 4-3964

General Description of Work

To install Oil burning equipment in connection with steam heating system. (new installation)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable 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
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner National US-gun type 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 Size of vent pipe 1 1/2"
Location of oil storage rear of store on first floor inside Number and capacity of tanks 1-275 gal.
Low water shut off yes Make McDonnell-Miller No. 67
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
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 smoke pipe
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? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: J.K. 2-4-59 M.J.C.

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
Community Oil Company

MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer by William S. Wood Jr.

Fm



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #2

Portland, Maine, ... November 12, 1958

PERMIT ISSUED

NOV 12 1958

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 58/786 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 926-946 Brighton Ave. Within Fire Limits? . . . Dist. No. . . .

Owner's name and address Sampson's Super Market, Sampson's Realty Co., Inc. Telephone

Lessee's name and address Skowhegan, Maine Telephone

Contractor's name and address DiMillo Construction Co., 40 Wellington Rd. Telephone

Architect Plans filed **yes** No. of sheets **1**

Proposed use of building Super market No. families

Last use " No. families

Increased cost of work 1500. Additional fee . 2.00

Description of Proposed Work

To strap walls and apply ½" sheetrock as per plan

To construct canopy in rear of store along rear wall as per plan

Details of New Work DiMillo Construction Co.

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
Material of foundation	solid or filled land? earth or rock?
Material of underpinning	Thickness, top bottom cellar
Kind of roof	Height Thickness
No of chimneys	Rise per foot Roof covering
Framing lumber—Kind ..	Material of chimneys of lining
Corner posts Sills	Dressed or full size?
Girders Size	Girt or ledger board? Size
Studs (outside walls and carrying partitions)	Columns under girders Size Max. on centers
Joists and rafters:	2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
On centers:	1st floor , 2nd , 3rd , roof
Maximum span:	1st floor , 2nd , 3rd , roof

Approved: *With Honor 11-12-58 TTR*

Sampson's Super Market
DiMillo Construction Co.

Signature of Owner: *[Signature]*

Approved: *11/12/58 [Signature]*
Inspector of Buildings



B1 BUSINESS ZONE

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, July 2, 1958

PERMIT ISSUED

JUL 9 1958

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 58/786 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 926-946 Brighton Ave. Within Fire Limits? Dist. No. ...
Owner's name and address Sampson's Super Market, Sampson's Realty Co., Inc. Telephone ...
Lessee's name and address Skowhegan, Maine Telephone ...
Contractor's name and address DiMillo Construction Co., 40 Wellington Rd. Telephone ...
Architect Plans filed Yes No. of sheets 5
Proposed use of building Super market No. families
Last use " " No. families
Increased cost of work Additional fee 50

Description of Proposed Work

Piers and footings extending to original soil to be provided as per plan.

WALL

STOP ORDER OF 7/3/58 LIFTED BY ISSUANCE OF THIS AMENDMENT

Details of New Work DiMillo Construction Co.

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
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

Approved: 7/9/58 - ags

Signature of Owner By: [Signature] Sampson's Realty Co., Inc. DiMillo Construction Co.

Approved: Warren McQuinn Inspector of Buildings



BI BUSINESS ZONE 2310M

APPLICATION FOR PERMIT

PERMIT ISSUED

87 JUN 20 1958

CITY OF PORTLAND

Class of Building or Type of Structure
Portland, Maine

2nd class
June 2, 1958

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location: 790 1/2 Brighton Ave, (926-946) Within Fire Limits? Dist. No. _____

Owner's name and address: E Sampson's Realty Co., Inc., Scarborough, Maine Telephone _____

Lessee's name and address: _____ Telephone _____

Contractor's name and address: not 200 DIXIE ST. CONST. CO. 40 WELLS ST. Telephone _____

Architect: _____ Specifications: _____ Plans: _____ No. of sheets: 5

Proposed use of building: Retail super-market No. of callies: _____ No. of families: _____

Last use: _____ Heat: _____ Style of roof: _____

Material: _____ No. stories: _____ Fee: \$500

Other buildings on same lot: _____

Estimated cost \$45,000.

General Description of New Work

To construct 1-story concrete block and brick building 68' x 25' as per plans 7/9/58

7/9/58
All but sheet # 2 of plans over which permit was issued have been superseded - 7/15/58 sheet # 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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 CONTRACTOR**

Details of New Work

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

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

Has septic tank notice been sent? Form notice sent? **yes**

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

Size, front _____ depth _____ at least _____ below grade _____ solid or filled land? _____ earth or rock? _____

Material of foundation concrete Thickness, top _____ bottom _____ cellar **yes**

Material of underpinning _____ Height _____ Thickness _____

Kind of roof flat Rise per foot _____ Roof covering tar and gravel

No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat steam fuel oil

Framing lumber Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____ Max. on centers _____

Girders _____ 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 _____

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

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

Maximum span: 1st floor _____ height? _____

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

If a Garage

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

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

APPROVED:
with letter by [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** Sampson's Realty Co., Inc.

Signature of owner By: [Signature] P.E.S.

INSPECTION COPY

50061

REGISTERED NO. *411*

Value \$ *30* Spec. del'y fee \$ *1*

Fee \$ *30* Ret. receipt fee \$

Surcharge \$ *3* Rest. del'y fee \$

Postage \$ *3* Airmail



Postmaster: *Wm. J. [unclear]*
From: *Mr. J. B. [unclear]*
To: *De Mille Const. Co.
50 Wellington St. [unclear]*

POD Form 3806
Sept. 1955

69-76-70493-2

Post Office Department
OFFICIAL BUSINESS

PERMIT FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, 2240
(670)



Return to BUILDING INSPECTION DEPT.

Street and Number, (Name of addressee)
or Post Office Box Room 110, City Hall

REGISTERED ARTICLE

NO 5000
INSURED PARCEL

PORTLAND,
MAINE

BP-58/786 926-946 Brighton Ave., corner of Rose Ave.

March 24, 1959

Sampson's Realty Co., Inc.
Skowhegan, Maine

cc to: Sampson's Super Market
930 Brighton Avenue

Gentlemen:

This letter may be considered as a temporary certificate of occupancy for use of your new building at the above named location as a retail supermarket. The final certificate of occupancy for use of the building and premises cannot be issued until the required sidewalk and curbing has been provided along the Brighton Avenue frontage of the property in accordance with the details shown on the plot plan on which the building permit was issued.

Work on sidewalk and curbing will require a permit from and must be done either by or under the supervision of the Public Works Department of the City. As soon as sidewalk and curbing have been completed, please notify this department for inspection so that, if everything is satisfactory, the final certificate of occupancy can be issued.

Very truly yours,

ASB/3g

Albert J. Soars
Inspector of Buildings

BP-58/786 926-946 Brighton Avenue

February 18, 1959

Sampson's Realty Co., Inc.
Att. Mr. Richard Sampson
Skowhegan, Maine

cc to: Keystone Neon Sign Co.
Center Street
Brunswick, Maine

Gentlemen:

An inspector from this department reports that work has been started on signs on your new store building at the above named location in this City. Since this property is located in a B-1 Business Zone under the Zoning Ordinance, the type and area of signs which may be erected is somewhat limited. Height of projection of individual letters on the edge of a roof or top of a parapet wall is limited to three feet above the roof or top of wall. The total area of signs allowable on the premises is limited to 200 square feet, the Ordinance specifying that in the case of signs composed of individual letters without a background the area counted shall be that enclosed by a series of lines joined to form a perimenter bounding all parts of the display. Flashing or intermittent lighting is not allowable.

Our inspector reports that apparently the letters of the signs to be erected are to be about 4 feet high and that the total area is likely to exceed the allowable maximum of 200 square feet. It is necessary therefore that all work on erection of the signs be discontinued until this matter has been straightened out. He has left word with someone on the job to this effect, but it seems best that you be informed directly of the situation.

A building permit is required under the Building Code for erection of any signs that are not to be attached approximately flat against the wall of the building or that are to project above the top of the wall. Therefore it is necessary that a permit application be filed for erection of any signs of such a nature and that there be furnished therewith plans showing their construction and the location and method of support on the building.

If height of signs or total area of signs on the premises is to exceed that allowable under the Zoning Ordinance, you have the right to ask the Board of Appeals for a variance from compliance with the precise terms of the Ordinance in this particular instance. Nothing can be done about starting appeal proceedings, however, until permit application has been filed and full details have been furnished. If there are to be other signs than the individual letters on the roof, their area should be included in the total area of signs on the lot and covered in the appeal if necessary. A copy of this letter for you to transmit, if you desire, to the sign contractor, whose name we do not have, is enclosed.

Very truly yours,

AJS/jg

Albert J. Sears
Inspector of Buildings

P.S. Since this letter was started, representatives of the sign company have called at this office and copy of this letter has been given directly to them.

Reg. Mail - Return Receipt

BP - 58/785 - 926-946 Brighton Ave.

July 3, 1958

DIMILLO Construction Co.
40 Wallington Road

cc to: Mr. Carl H. Crane,
Waterville, Maine
Sampson's Realty Co.,
Skowhegan, Maine

Gentlemen:

Because of the questionable soil conditions which have been uncovered at the site of the proposed supermarket building at the above named location and the uncertainty as to design of foundations of the building raised thereby, it is necessary that all work on the project be discontinued at once as provided by Section 107-a of the Building Code and that information as outlined below be furnished for approval.

As provided by Section 307-b-2 of the Code it is necessary that tests be made by means of open pits or by test borings carried at least 10 feet into a satisfactory bearing material other than ledge rock, or driving of piles, or actual loading of the soil to determine the character and depth of the soil underlying the proposed site and the bearing value of the same. A certified copy of the record of all such borings, test pits or other methods of examining the bearing capacity of the soil is to be filed at this office, and the person designing the foundations is to indicate on the design plan what value as to bearing capacity of soil has been assumed.

All of this information including design plans of footings is to be filed together with an application for an amendment to the permit already issued. No further work is to be done on the project until this stop order has been revoked by issuance of such an amendment.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/H

7/9/58 - Stop order lifted by cc.
Co-day-1958

AT-926-946 Brighton Avenue

June 25, 1958

Sampson's Realty Co., Inc.
Skowhegan, Maine
DeMille Construction Co.
40 Wellington Road

cc to: Mr. Carl H. Crane
Waterville, Maine

Gentlemen:

Building permit for construction of a one story masonry building 68 feet by 145 feet for use as a retail supermarket at the above named location is issued herewith to the contractor based on plans as revised and filed at this office on June 23, 1958, but subject to the following conditions:

1. We cannot approve supporting on fill the footings for columns on which roof construction is carried as has been indicated. It is necessary that piers and footings extending to original soil be provided. Permit is therefore issued on basis that details of such piers and footings be furnished for approval before notification is given for inspection of forms prior to pouring of concrete for foundation walls.
2. Your attention is again called to Zoning Ordinance requirements limiting the area of signs to 300 square feet and their location only to attachments to walls of building. Thus any roof signs on main building or on canopy or detached signs located anywhere on lot are not allowable. If you desire to have signs in locations contrary to Ordinance requirements, inquiry should be made at this office as to your appeal rights so that, if you desire to try to obtain authorization from the Board of Appeals for such non-conforming signs, it can be done well in advance of time building is to be put into operation.
3. We wish to reiterate the importance of making sure that proper hardware is provided on aluminum entrance doors when they leave factory.
4. Doors to toilet rooms and their vestibules are to be equipped with self-closing devices.
5. Separate permits issuable only to the actual installers are required for installation of the heating equipment and any systems of mechanical refrigeration or ventilation or for installation of underground fuel oil storage tanks.
6. Authorization is required from this department before any covering is applied to walls, partitions or ceilings.
7. A certificate of occupancy is required from this department before building is occupied and before parking area is put into use. This cannot be issued until all work on building essential to compliance with Building Code requirements has been completed and until all features of parking lot such as curbing, paving, drainage, etc. needed to comply with Zoning Ordinance requirements have been provided.
8. A separate permit is also required for demolition or moving of any buildings now located on the lot. A permit is also required from the Department of Public Works for moving any building through the public streets.

9. As suggested by the contractor, since foundation walls are now not to be called upon to sustain any retaining action, there appears to be no reason why the reinforcement indicated should be needed, and this department has no objection to its omission.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

ASB/38

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

926-946 Brighton Ave.

Issued to **Sampson's Realty Co., Inc.**
Skowhegan Maine

Date of Issue **June 26, 1959**

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. **58/706**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Retail grocery superma.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Melan F. Cartwright
(Date) Inspector

Albert J. Lee
Inspector of Buildings

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

AP-426-946 Brighton Avenue

June 17, 1958

Sampson's Realty Co., Inc.
Skowhegan, Maine
Mr. Carl H. Crane
Waterville, Maine

cc to: Killo Construction Co.
40 Wellington Road

Gentlemen:

Examination of revised plans filed June 16, 1958 for proposed supermarket building at the above named location discloses the following questions as to compliance with Zoning Ordinance and Building Code requirements:

1. Further examination of Zoning Ordinance requirements relating to the required 40 foot set back from Brighton Avenue indicates that it must be measured from the edge of the canopy on the front of the building, so that the front wall of the building must be located 46 feet instead of 40 feet from the street. This will place the rear wall about 9 feet from the rear line which is the street line of Marillac Avenue. If you wish to care for this requirement by thus moving the building closer to the rear lot line we will make such a change on the plot plan already filed.
2. In order to take advantage of Section 309-b-3 of the Building Code allowing the use of 8 inch concrete block superstructure walls, it is necessary that finished grade all around the building be not less than 3 feet below the top of the concrete foundation walls. This means that finished grade along part of one side wall and along the rear of the building will need to be raised to meet this requirement.
3. Are wall footings to be reinforced? If not they will need to be made deeper in order to comply with Code requirement that an unreinforced footing shall not project a greater distance beyond each side of the wall it supports than 75% of the depth of the footing.
4. Use of the same vestibule for access to men's and women's toilets as shown on plans is not permissible.
5. We are unable to find any indication of size, material and reinforcement of lintels over door and window openings in outside walls.
6. Indication is needed that vestibule latch sets or equivalent are to be provided on all doors involved in a means of egress and that the automatic door operator on one of doors at front entrance is to be of a kind such that the door can always be opened from the inside even if the operating machinery is not working. If doors at front entrance are to be of aluminum as appears to be the case, it is important to remember that locking hardware is installed on such doors at the factory so that care should be taken to specify the type of hardware needed when door is ordered.
7. Presumably the statement of design requested in our previous letter, an additional copy of which has been given to Mr. Sampson, will be seen forth coming.

We shall be unable to issue a permit for construction of the building until information indicating compliance with requirements has been furnished for checking and approval.

Deputy Inspector of Buildings
Albert J. Sears

Very truly yours,

June 6, 1958

AP - 926-916 Brighton Avenue

Sampson Realty Co., Inc.
Skowhegan, Maine
Mr. Carl H. Cross, Waterville, Maine

cc to: Millis Construction Co.
40 Wellington Road
cc to: Traffic Engineer

Gentlemen:

Examination of plans filed with application for permit for construction of a one story building 68 feet by 150 feet with masonry walls for use as a retail super-market discloses variances from and questions as to compliance with Zoning Ordinance and Building Code requirements as listed below. Before a permit can be issued it is necessary that revised or supplementary plans indicating compliance with both of these ordinances be furnished for checking and approval. Details in question are as follows:

1. Although the plot plan filed with application for permit shows the building to be 150 feet long and located 48 feet from Brighton Avenue and two feet from Meriline Avenue, we understand that it is now planned to make the building only 145 feet long and to locate it 40 feet from Brighton Avenue, the minimum allowable set back from that street, and 15 feet from Meriline Avenue, and that such changes will be shown on a revised plot plan.
2. One off-street parking space at least 8 feet wide and 18 feet long for each 150 square feet of ground floor area of building not used for bulk storage is required to be located on the lot and shown on the plot plan. Plot plan also needs to show location and width of all driveway approaches from all streets where such access is to be provided. Since this building is to have access to Brighton Avenue where a 40 foot set back is required, the Zoning Ordinance stipulates that curbing shall be provided along this street front in accordance with specification of the Department of Public Works. Plot plan showing all of these details should be taken for approval to Samuel H. Connor, City Traffic Engineer, whose office is at the Department of Public Works.
3. At least one off-street loading bay not less than 14 feet by 45 feet located entirely on the lot outside of door through which loading and unloading is to be done is required by the Zoning Ordinance and needs to be shown on the plot plan.
4. The Zoning Ordinance also limits to 300 square feet the total area of signs which may be located on the premises and limits their location to the walls of the building. Therefore, it might be well to determine what may be desired as to signs and their location so that we may check such information against Zoning Ordinance requirements.

Plans to be moved

5. Two well separated means of egress from the building are required and, since front entrance is to be at one corner, a rear exit near the diagonally opposite corner of the building would be preferable. See Section 205-e-1.2 (a) of the Building Code. OK
6. Exit signs with letters at least six inches high on a light colored background adequate in number and location to indicate from all parts of the building the location of rear means of egress are required. See Section 205-e-4. OK
7. Vestibule latch sets or equivalent are required on front entrance and rear exit doors. See Section 212-e-2.5. For your information a vestibule latch set is one such that the door may always be opened from the inside without the use of a key, even though locked against entrance from the outside, merely by turning the usual knob or by pressure on the usual thumb lever. ?
8. We can find no indication of toilet facilities on the plan. Section 212-g-2 of the Building Code specifies that no toilet room shall connect directly with any space where food is prepared for sale or is sold in other than sealed containers. This requirement is usually cared for by providing vestibules in front of toilet rooms, with doors to vestibule and toilet room equipped with self-closing devices. No sign
toilet room
9. How is building to be heated? We note that masonry chimney indicated on plan has been crossed off. OK
10. Wherever wood beams or timbers are to rest on masonry walls, fire cut are required on the ends of such timbers and strap iron anchors at least 3/8 inches by 1 1/2 inches by 16 inches long are required to be attached to bottom of timbers at intervals of not over 8 feet. Where timbers run parallel to walls, such anchors are required to be long enough to be fastened to three timbers. See Sections 307-b-2 and 3-1. Plan II
OK
11. If masonry of front wall is to extend more than 4 feet above top of steel lintel supporting it, both the lintel and the columns supporting it are required to be fire-proofed for 4-hour fire resistance. See Section 307-d-2. Since height of this wall scales about 6 feet, it is clear that such fire-proofing is required unless height of wall is reduced. OK
12. Height above roof surface of a masonry parapet wall, such as is to be provided at front and portions of side of building, is limited by Section 307-b-3 to four times the wall thickness unless laterally supported or unless reinforced both horizontally and vertically. Such 12 inch walls shown extending about six feet above the roof will therefore require reinforcing unless reduced in height. OK
13. Is there to be a masonry chimney as originally indicated or is some other type of allowable venting arrangement to be used? OK
14. Presumably soil conditions have been investigated and taken into consideration in designing size of footings for walls and columns. See Section 307-b.