

920 BRIGHTON AVENUE

SWANWALKER

Full cut #820R • Half cut #902R • Third cut #820SR • F

Rept. 1824C-I

May 7, 1938

Mr. Eugene F. Young,
942 Brighton Avenue,
Portland, Maine

Dear Sir:

Enclosed is the building permit covering construction of a frame garage at 924 Brighton Avenue, the appeal to the zoning Ordinance having been sustained by the Municipal Officers sometime ago.

All of your negotiations with regard to the appeal and the application for the permit have seemed to indicate to me that you are not familiar with building construction and not acquainted with the rules under which this department is forced to proceed.

It is our intention to be as helpful as possible with regard to this and all other work going on in the city, but I must warn you that it will be necessary to comply with all of the requirements of the Building Code as regards framing of the building, etc. The Building Code contains rather precise rules as to this framing, and you have stated over your signature on the application for the permit that there will be in charge of the work a person competent to see that the state and city requirements pertaining thereto are observed. Obviously we shall be compelled to see that such requirements are observed, and the fact that you or your contractor are not acquainted with the requirements will make no difference in our duty towards the job.

Somewhere I have got the impression that you intend to provide a second floor in this garage, but your application merely calls for a one story building without any provisions for such a floor. If you do contemplate a second floor, it will be necessary to file an amendment application and to furnish details of framing of the second floor. Neither does the permit include the right to build any dormer windows on the roof of the building.

You have given an estimated cost of \$100., which seems very low for a building of this size even though second hand lumber is used. The law requires that the estimated cost include all labor and materials, even though the labor is furnished by the owner and done with his own hands and even though he has the materials on hand. Please furnish a detailed estimate of the cost of the building to either substantiate or disapprove this estimated cost at least by May 12, 1938.

Very truly yours,

Rept. 1524C-I

April 6, 1938

Mr. Eugene F. Young,
942 Brighton Avenue,
Portland, Maine

Dear Sir:

Referring to your appeal under the Zoning Ordinance relating to construction of a garage for the storage of one truck on the vacant lot at 324 Brighton Avenue, after the appeal had been sustained by the Municipal Officers precisely as you asked for it and I had notified you to stake the building out so that it might be checked on the premises, we were informed that you desired to change the location of the garage, substantially, setting it 35 feet from the rear property line.

Upon taking this change up with the Committee on Zoning and Building Ordinance Appeals at your request, I found that they were unwilling to give their consent to changing the location of the garage.

Under these circumstances if you do not care to build the garage where you originally asked for it, and will return the receipt for the fee paid to this office at least by April 15 for said permit. The fee for the appeal is not refundable.

If on the other hand you desire to go ahead with the garage where you originally planned it, please have the garage staked out in that location and notify this office for checking.

Very truly yours,

Inspector of Buildings

W McD/H
CC: Mark L. Barrett
97A Exchange Street



GENERAL RESIDENCE ZONE
APPLICATION FOR PERMIT

Permit No. 0630

Class of Building or Type of Structure Third Class 1938

Portland, Maine, February 24, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ 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 720 924 Brighton Avenue Ward 8 Within Fire Limits? no Dist No. _____
 Owner's or lessee's name and address Eugene F. Young, 942 Brighton Ave. Telephone 2-5035
 Contractor's name and address Arthur Thibault, Mechanic St. Westbrook Telephone _____
 Architect's name and address _____
 Proposed use of building: 1 car garage No families _____
 Other buildings on same lot none
 Plans filed as part of this application? yes No of sheets 1
 Estimated cost \$ 100. Fee \$.50

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 erect one car frame garage 12' x 25'
 Outside walls of building to be clapboarded
 Appeal sustained and Permit granted by Special Order of Board of Municipal Officers 2/21/38

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 12'
 Size, front 12' depth 25' No. stories 1 Height average grade to highest point of roof 15'11"
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation blocking Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof pitch Rise per foot 7" Roof covering Asphalt roofing Glass C. Ind. fab.
 No. of chimneys no Material of chimneys _____ of lining _____
 Kind of heat no Type of fuel _____ Is gas fitting involved? _____
 Corner posts 4x4 Sills 4x8 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 ditto, 2nd _____, 3rd _____, roof 2x6
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 24"
 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 none, to be accommodated 1
 Total number commercial cars to be accommodated one
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

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 Eugene F. Young
 Oliver A. Dubrowski
 CLERK FIRE DEPT.
 1324c

Ward 8 Permit No. 38/639
 Location 924 Brighton Ave
 Owner Eugene Young
 Date of permit 5/7/38
 Notif. closing-in
 Insp. closing-in
 Final Notif.
 Final Inspn. 5/24/38
 Cert. of Occupancy issued None

NOTES

3/22/38 - Ready for
 clearing
 3/22/38 - Not staked out.
 Mr. Young says that
 he does not wish to
 locate garage as
 shown on location
 plan, but wishes to
 locate it on the other
 side of the lot and
 closer to the street
 line. Hold tarp to
 submit another
 location plan, but
 there was a question
 whether we can issue
 permit for any
 location than
 shown on plan.

4/20/38 - side of existing garage
 as shown on plan 128.5' from
 rear lot on westerly side
 line of lot at 906 Brighton
 Avenue. The actual di-
 mensions of the intervening
 lots is 128.3' according to
 assessor. Line as estab-
 lished by Mr. Young is
 2' from side of existing
 garage and he has staked
 proposed building 4'
 from this line, so he is
 no doubt sufficient
 distance from this line.
 However, from garage
 is staked 74' from front
 on Ave, bringing rear
 wall only 1' from rear
 line of lot. Under-
 stand Mr. Young owns
 the land directly in
 the rear of this lot
 and facing on Merilun
 Ave, but I should
 think, nevertheless, that
 he should keep the
 required distance from
 the rear lot line of lot
 facing on Brighton
 Ave. At any rate he
 has not staked loca-
 tion as shown on plan.

4/21/38 - Talked with
 Mr. Young on phone
 and he is to re-stake
 A.G.S.
 4/21/38 - Mr. Young called
 and said he would
 notify when he had
 changed stakes. A.G.S.
 5/6/38 - Location staked
 out as shown on
 original location
 plan A.G.S.
 5/12/38 - No work started
 A.G.S.
 5/17/38 - Framing started
 with carpenter A.G.S.
 5/20/38 - Framing
 about completed A.G.S.

STATEMENT CONCERNING APPLICATION FOR BUILDING PERMIT

for one car garage
at 924 Brighton Avenue

Date 2/24/38

1. In whose name is the title of the property now recorded? *Edward J. Gray*
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? *yes by iron stakes*
3. Is the outline of the proposed work now staked out upon the ground? *no* If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? *yes*
4. What is to be maximum projection or overhang of eaves or drip?
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches, and other projections? *yes*
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? *yes*
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? *yes*

Edward J. Gray



City of Portland, Maine

Appeal sustained
3/21/38
38/11

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by ^{of} Eugene F. Young at 924 Brighton Avenue

February 24, 19 38

To the Municipal Officers,

Your appellant, Eugene F. Young

who is the owner of property at ⁹²⁰ 924 Brighton Avenue

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c. of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance

The decision of the Inspector of Buildings denies a permit to construct a one story garage about 12' x 25' on this property because the garage is proposed upon a vacant lot, there being no building of major use on the same property to which the garage could be termed accessory and because the garage is proposed to be a greater height above the grade of the ground than 12', contrary to the precise terms of the Zoning Ordinance in the General Residence Zone where the property is located.

The reasons for the appeal are as follows: The appellant is the owner of this vacant lot and lives in a dwelling house owned by his father nearby. He desires to construct this building for the purpose of storing there a commercial vehicle or motor truck used in the wholesale fruit and produce business in which the appellant and his father are jointly engaged. He hopes to build a house on the lot later on but is unable to do so now.

Recd
3/21/38
13460

38/n

PUBLIC HEARING ON THE APPEAL OF EUGENE F. YOUNG AT 924 BRIGHTON AVENUE

March 18, 1938

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Eskilson and Ward, Corporation Counsel and the Inspector of Buildings.

Eugene Martin and Mark L. Barrett, attorneys for the appellant, were present in support of the appeal and there were no opponents present. Mr. Frank Haskell came into the hearing, saying he owned property nearby but that he had no objection to the proposition.

Warren McDonald
Inspector of buildings

3/11

March 21, 1938

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of Eugene F. Young, relating to construction of a single car garage 12' x 25' on the vacant lot at 124 Brighton Avenue, reports as follows:

It is the belief of this committee that failure to grant the permit involves unnecessary hardship in that the appellant would be deprived of desirable use of the lot while he is preparing to construct a dwelling house there; and that the permit may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance because the proposed building would not effect adversely the safety, light and air or fire protection of the surrounding property.

It is recommended, therefore, that the appeal be sustained and that the permit be granted, subject to full compliance with all terms of the Building Code and subject to the condition that no part of the building or premises shall be used in connection with the business of the appellant or any other business, except the storage of one commercial vehicle there.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

38/11

Room 2., City Hall
March 15, 1938

Mr. Eugene S. Young,
942 Brighton Avenue,
Portland, Maine

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals will hold a public hearing at the City Council Chamber, City Hall, on March 18, 1938 at 2 o'clock in the afternoon upon your appeal under Zoning Law relating to the construction of a garage proposed at 324 Brighton Avenue.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman.

381

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Room 21, City Hall
March 8, 1938

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at the Council Chamber, City Hall, Friday, March 18, 1938 at 2 o'clock in the afternoon upon the appeal under the Zoning Ordinance of Eugene F. Young relating to proposed use of the property at 924 Brighton Avenue.

The appellant desires to construct a one story garage about 12 feet by 25 feet and to a legal height of about 15 feet on this vacant lot and to keep there a motor truck which is used in the appellant's business. He hopes later to build a dwelling house on this lot, but is unable to do so now. The Inspector of Buildings was unable to issue the permit for this garage because the property is located in a General Residence Zone, where, under the Zoning Ordinance, the use of the lot for a garage is not permissible unless the garage may be deemed accessory to a dwelling house on the same lot.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

920 BRIGHTON AVENUE

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	5/8/75	BY	JTB	DISTRICT	Dough
REQUEST BY	NAME	Arthur Pettibly for mother			
	ADDRESS				
OWNER	NAME	Christina Knaglund			
	ADDRESS				
CONDITIONS	ADDRESS	920 Brighton Ave			
<p>Place has been going down hill for years. Formerly moved in and has ever since to catch to light of sign</p>					
COMMENTS	TWS + LVO 5/19/75 Masli G.				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	<input checked="" type="checkbox"/>	HOUSING	<input type="checkbox"/>	NOASINC
PRIORITY	ROUTINE	<input type="checkbox"/>	SPECIAL	<input type="checkbox"/>	BY
	URGENT	<input type="checkbox"/>	REPORT TO	<input type="checkbox"/>	DATE