

880-886 BRIGHTON AVENUE



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

APR 6 1977

ZONING LOCATION 13-1 PORTLAND, MAINE, 4/1/77

CITY of PORTLAND

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

0175

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

LOCATION 874 Brighton Ave. Fire District #1 [] #2 []
1 Owner's name and address John Garber, Gerber Co., Inc. Telephone 772-5198
2 Lessee's name and address Telephone
3 Contractor's name and address Maine Sign & Display, 29 Portland St. Telephone 773-09714
4 Architect Specifications Plans No. of sheets 1
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 8,200 Fee \$ 8.20

FIELD INSPECTOR - M. J. ... GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 To construct signover doorway, 16'x2', angle iron frame w/sheet aluminum face, affixed to bldg. front, flush. Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 [] Other: []

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION--PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: O.K. M.A.P. 4/15/77 Will there be in charge of the above work a person competent
BUILDING CODE: O.K. E.B. 4/15/77 see that the State and City requirements pertaining thereto
Fire Dept.: are observed?
Health Dept.:
Others:

Signature of Applicant Jack Reckitt Phone #773-9714
Type Name of above Jack Reckitt 1 [] 2 [] 3 [x] 4 []

FIELD INSPECTOR'S COPY

Other and Address



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Feb. 11 1977
 Receipt and Permit number 200199

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications

LOCATION OF WORK 884 Brighton Ave.
 OWNER'S NAME Gerald Cabtree ADDRESS same

OUTLETS (number of)
 Lights _____ FEES _____
 Receptacles _____
 Switches _____
 Plugmold _____ (number of feet) _____
 TOTAL _____

FIXTURES (number of)
 Incandescent _____
 Fluorescent _____ (Do not include strip fluorescent)
 TOTAL _____
 Strip Fluorescent, in feet _____

SERVICES
 Permanent, total amperes _____
 Temporary _____

METERS (number of) _____

MOTORS (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric (total number of kws) _____

APPLIANCES (number of)
 Ranges _____
 Cook Tops _____
 Wall Ovens _____
 Dryers 1 _____
 Fans _____
 Water Heaters _____
 Disposals _____
 Dishwashers _____
 Compactors _____
 Others (denote) _____
 TOTAL _____ 3.00

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners _____
 Signs _____
 Fire/Burglar Alarms _____
 Circus, Fairs, etc _____
 Alterations to wires _____
 Repairs after fire _____
 Heavy Duty, 20v outlets _____
 Emergency Lights, battery _____
 Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) _____
 INSTALLATION FEE DUE _____
 DOUBLE FEE DUE _____
 TOTAL AMOUNT DUE 3/00

INSPECTION
 Will be ready on _____ 19__; or Will Call

CONTRACTOR'S NAME Sentry Electric
 ADDRESS 65 East Bridge St. Westbrook
 P.L. 854-9164

MASTER LICENSE NO.: 1647
 LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR
Joseph Jones For Richard Milton

INSPECTOR'S COPY

Receipt—Applicant's Copy

CITY OF PORTLAND, MAINE

Department of Building Inspection

05097 K

May 30 1974

Received from Consumer Electronics a fee

of Eleven and $\frac{80}{100}$ — 100 Dollars \$11.⁸⁰

for permit to install
erect
alter
move
demolish sign

at 874 Brighton Ave Est. Cost \$

R Lovell Brown

Inspector of Buildings

Per AK

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRE-SERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt.

CHECK LIST FOR SIGNS

Date - 5/30/94

Checked By M.W.S.

Location - 874 BRIGHTON AVE.

Zone Location - B-I
Fire Zone - N
Sign & Review Committee - over 8" in least dimension -
Area of sign - 12"
Area of existing signs -
Material -
Design -
Facing adjoining Residence Zone - NO
Flashing or Steady light -
If on State road - check with State -

Attached Sign -

Height above level of roof -

Detached or pole sign -

→ Height -
→ Required yards (single pole OK - 2 poles a structure) 40"
setback
Corner clearance -
Footing -
Certificate of Design -

Projecting Sign -

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



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, May 21, 1974

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

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

LOCATION 874 Brighton Ave. Fire District #1, #2
1 Owner's name and address Consumer Electronics, same Telephone 772-7807
2 Lessee's name and address Telephone
3 Contractor's name and address Scarboro Sign, Route #1, Scarboro Telephone
4 Architect Specifications Plans Yes No of sheets 1
Proposed use of building No families
Last use No families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 11.80

FIELD INSPECTOR—Mr. Sam Hoffses GENERAL DESCRIPTION

This application is for: @ 775-5451 Unattached Pole sign 3x6x1 1/2, as per plans
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other sign

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? no
ZONING: Will there be in charge of the above work a person competent
BUILDING CODE: to see that the State and City requirements pertaining thereto
Fire Dept.: are observed? yes
Health Dept.:
Others:

Signature of Applicant Wayne Vokley Phone #
Type Name of above Wayne Vokley 1 2 3 4
Other and Address

FIELD INSPECTOR'S COPY

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **56**

Date Issued **2/3/69**
 Portland Plumbing Inspector
 By **ERNO L D R GOODWIN**

App. First Insp.
 Date
 By **ERNO L D R GOODWIN**

App. Final Insp.
 Date
 By

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

Address 620 Brighton Avenue			
Installation for			
Owner of Bldg Yess-Gile Fashions			
Owner's Address 620 Brighton Avenue		Date 2/3/69	
Plumber Reuben Katz		NO	TEE
NEW	PEPL		
		SINKS	
1		LAVATORIES	1 2.00
		TOILETS	
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
1		HOT WATER TANKS (ELECTRIC)	1 2.00
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
TOTAL 2			4.00

Building and Inspection Services Dept., Plumbing Inspection



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine

April 27, 1973

PERMIT ISSUED

APR 27 1973
00422

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 874 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address A. D. Snyder, Telephone _____
 Lessee's name and address Northeast Custodians, same Telephone _____
 Contractor's name and address Leland Foster, 712 Main St, Westbrook Telephone none
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building storage No families _____
 Last use office & storage No families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 300. Fee \$ 3.00

General Description of New Work

To replace partition and install two windows (3'x5'). Drop ceiling 10" Suspended ceiling

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 _____
 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.
 Joist, 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 _____ cars to cars habitually stored in the proposed building? _____

APPROVED:
04-4/27/73 - Allen

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YLB

CR 301

Northeast Custodians

INSPECTION COPY

Signature of owner by: Leland Foster

Permit No. 73/428
Location 874 Brighton Ave
Owner Yonkers Auto Sales
Date of permit 4/27/73
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

5/1/73.
Work going on.

5/22/73
Completed.

RH



A large section of the form consisting of multiple horizontal lines, which has been completely crossed out with a large, diagonal hand-drawn 'X'.

PERMIT TO INSTALL PLUMBING

Date Issued **11/8/68**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

Address **878 Brighton Avenue** PERMIT NUMBER **18891**
 Installation For
 Owner of Bldg
 Owner's Address **878 Brighton Avenue**
 Plumber **Edouard Kats** Date: **11/8/68**

App. First Insp.

Date
 By

App. Final Insp.

Date **1-14-69**
 By **Hugh J. ...**

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

NEW	REPL		NO	FEE
	1	SINKS		
	1	LAVATORIES	1	2.00
		TOILETS	1	2.00
		BATH TUBS		
		SHOWERS		
		DRAIN FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		CTHEP		
			TOTAL	4.00

Building and Inspection Dept. Plumbing Inspection

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED
TO BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 84 Brighton Ave IN PORTLAND, MAINE

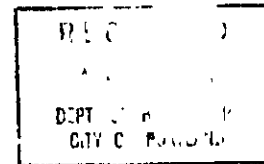
Leah Pluznick being the owner of the
premises at 84 Brighton Ave in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Mary Carter Pointe
projecting over the public sidewalk from said premises as described in
application to the Inspector of Buildings of Portland, Maine for a permit
to cover erection of said sign;

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

In Witness whereof the owner of said premises has signed this
consent and agreement this 10th day of April 1966.

J. S. Coyle
Witness

Leah Pluznick
Owner





BI BUSINESS E
 Plastic face-24 sq.ft. max. glass-face name on each
 APPLICATION FOR PERMIT TO ERECT
 SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED
 APR 21 1966
 CITY OF PORTLAND

Portland, Maine, April 19, 1966 19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME

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

Location 884 Brighton Ave. Within Fire Limits? Dist No.
 Owner of building to which sign is to be attached Leah Pluznick, 42 Canisic St.
 Name and address of owner of sign Leah Pluznick, 42 Canisic St., Brighton Ave.
 Contractor's name and address Wynn Sign Company 195 St. John St. Telephone 772-4144
 When does contractor's bond expire? Dec. 31, 1966

Information Concerning Building

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

Details of Sign and Connections

Building owner's consent and agreement filed with application yes
 Electric? yes Vertical dimension after erection 4' Horizontal 6'
 Weight 8' lbs. Will there be any hollow spaces? no Any rigid frame? yes
 Material of frame aluminum No advertising faces? no material plastic
 No rigid connections? no Are they fastened directly to frame of sign? yes
 No through bolts no Size no Location, top or bottom no
 No. guys 2 material aluminum cable Size 5/16"
 Minimum clear height above sidewalk or street 12'
 Maximum projection into street 6 1/2"

Fee \$4.00

Signature of contractor

J. J. Higgins

INSPECTION COPY

J. E. M.

7A

5/19
Permit No. 66/256
Location 884 Brighton Ave
Owner King Carter Paint Store
Date of permit 4/21/66
Sign Contractor
Final Inspn.

NOTES

5/24/66 - Sh go insp.
Macedo, E. S. B.
6-10-66 up ok GAD

X

Granted Conditionally
3/12/64
64/35

DATE: March 12, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Leah Pluznick

AT 884 Brighton Avenue

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

BOARD OF APPEALS

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

Record of Hearing

Granted subject to full compliance with the terms of the Building Code.

No opposition.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

February 17, 1964

Mrs. Leah Pluznick, owner of property at 684 Brighton Avenue
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby
respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance
to permit: erection of a sign 5 feet by 6 feet projecting about 7 feet over the public side
of Brighton Avenue from the wall of the building at the above location. This permit is presently
not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone
where a projecting sign is not allowable under the provisions of Section 16-A-4 of the Ordinance.

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

Leah Pluznick
APPELLANT

DECISION

After public hearing held Feb 12, 1964, 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, subject to full compliance with the terms of the Building Code.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance
should be granted in this case, subject to full compliance with the terms of the
Building Code.

Franklin D. Hinckley
Henry M. Abbott
Edith J. Smith
BOARD OF APPEALS

March 9, 1964

Mrs. Leah Pluznick
432 Capisic Street
Portland, Maine

Dear Mrs. Pluznick:

March 12, 1964,

March 9, 1964

United Neon Display
74 Elm Street
Portland, Maine

Gentlemen:

March 12, 1964.

, relating to 884 Brighton Ave.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

March 2, 1964

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, 1964, at 4:00 p.m. to hear the appeal of Mrs. Leah Pluznick requesting an exception to the Zoning Ordinance to permit erection of a sign 5 feet by 6 feet projecting about 7 feet over the public sidewalk of Brighton Avenue from the wall of the building at 884 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where a projecting sign is not allowable under the provisions of Section 16-A-4 of the Ordinance.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ALBERT J. HEARN
DIRECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP - 664 Brighton Ave.

February 13, 1964

cc to: Cumberland Farms, Inc.
777 Union Street
Canton, Mass
cc to: Mrs. Leah Plumbich
432 Centre Street
cc to: Mr. George Ward
111 Brook Road, Falmouth, Maine
cc to: Corporation Council

United Van Display
74 Elm Street

Cumberland Farms, Inc.
207 1/2 St. John Street

Gentlemen:

Related permit for erection of a sign 5 feet by 6 feet projecting about 7 feet over the public sidewalk of Brighton Avenue from the wall of the building at the above named location is not issuable under the zoning Ordinance because the property is located in a F-S Business Zone where a projecting sign is not allowable under the provisions of Section 16-4-4 of the Ordinance. It will therefore be necessary that authorization for the sign be secured from the Board of Appeals before a permit can be issued. If you are interested in exercising appeal rights, an authorized representative should go without delay to the office of the Corporation Council in Room 206, City Hall, to file the appeal. The appeal will need to be filed in the name of and be signed by the owner of the building.

There are also questions concerning the adequacy of the frame of the sign, which was erected without a permit some time ago, and of the method of its fastening and bracing to the wall of the building to meet Building Code requirements. The whole installation appears to have been made in a slipshod manner. There is a question as to whether there is a bolt at least 3/8 of an inch in diameter through the wall of the building at its top support as required. Angle iron braces are placed out instead of being in a single piece. It is necessary that opportunity be provided an inspector from this department to examine the frame of the sign to determine if size and material of members and method of corner bracing meet requirements.

Since the question of the illegality of this sign is of long standing, it is necessary that there be no further delay in the taking of steps to determine if authorization for its erection in a legal manner can be secured. If a zoning appeal is not to be filed immediately, it is necessary that the sign be removed without further delay.

Very truly yours,

Albert J. Hearn
Director of Building Inspection

AJH/h

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

March 2, 1964

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, 1964, at 4:00 p.m. to hear the appeal of Mrs. Leah Pluznick requesting an exception to the Zoning Ordinance to permit erection of a sign 5 feet by 6 feet projecting about 7 feet over the public sidewalk of Brighton Avenue from the wall of the building at 884 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where a projecting sign is not allowable under the provisions of Section 16-A-4 of the Ordinance.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

PERMIT TO INSTALL PLUMBING

14083
PERMIT NUMBER

Date Issued 6-5-64

PORTLAND PLUMBING INSPECTOR

By J. P. Welch

Address 880 Brighton Avenue

Installation For: Mrs. M. Pluzniak

Owner of Bldg. Mrs. M. Pluzniak

Owner's Address: 417 Capisic Street

Plumber: M. Cohen

Date: 6-5-64

APPROVED FIRST INSPECTION

Date June 10, 64

By JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date June 10-64

By JOSEPH P. WELCH

CHIEF PLUMBING INSPECTOR

- TYPE OF BUILDING
- RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
1		SINKS	1	\$ 2.00
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
2		HOT WATER TANKS	2	4.00
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ▶ \$ 6.00

PERMIT TO INSTALL

NO

Date Issued 11-18-63
**PORTLAND PLUMBING
 INSPECTOR**

By J. P. Welch

APPROVED FIRST INSPECTION

Date Nov. 19, 1963

By JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date Nov. 19, 1963

By JOSEPH P. WELCH

TYPE OF BUILDING

- COMMERCIAL
- RESIDENTIAL
- SINGLE
- MULTI FAMILY
- NEW CONSTRUCTION
- REMODELING

1
 n For: 884 Brighton Avenue ... NUMBER
 Bldg: Gumberland Farms
 Own Address: 884 Brighton Avenue
 Plumbers: H. Cohen Date: 11-18-63

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
	1	DRAINS	1	\$ 2.00
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ▶ \$ 2.00

3

PERMIT TO INSTALL PLUMBING

13496

PERMIT NUMBER



Date Issued **11-18-63**
PORTLAND PLUMBING INSPECTOR

Address **884 Brighton Avenue**
 Installation For: **Mrs. Plusniak**
 Owner of Bldg. **Mrs. Plusniak**
 Owner's Address: **432 Capisia Street**

By **J. P. Welch**
APPROVED FIRST INSPECTION

Plumber: **M. Cohen** Date: **11-18-63**

Date **Nov. 19 1963**
 By **JOSEPH E. WELCH**
APPROVED FINAL INSPECTION

NEW	REPL.	PROPOSED INSTALLATI	QUANTITY	FEES
1		SINKS	1	\$ 2.00
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		

Date **Nov. 19 1963**
 By **JOSEPH P. WELCH**
 TYPE OF BUILDING
 COMMERCIAL
 RESIDENTIAL
 SINGLE
 MULTI FAMILY
 NEW CONSTRUCTION
 REMODELING

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ▶ \$ 2.00

3

PERMIT TO INSTALL PLUMBING

11931
PERMIT NUMBER

Date Issued 9-4-62
PORTLAND PLUMBING
INSPECTOR

Address 874 Brighton Avenue
Installation For: Tilo Roofing Company
Owner of Bldg Tilo Roofing Company
Owner's Address: 874 Brighton Avenue

By J. P. Welch

Plumbers: Richard P. Waltz Date: 9-4-62

APPROVED FIRST INSPECTION

Date Sept. 6, 1962
By JOSEPH P. WELCH

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
2		LAVATORIES	2	\$ 4.00
2		TOILETS	2	4.00
		BATH TUBS		
		SHOWERS		

APPROVED FINAL INSPECTION

Date Oct. 30-62
By JOSEPH P. WELCH

		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
1		Electric Water Heater	1	2.00

- TYPE OF BUILDING
- COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ▶ \$10.00



**BI BUSINESS ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT**

Location: 880 Brighton Ave.

INSPECTION COPY

COMPLAINT NO. 63/71

Date Received September 27, 1963

Location 880 Brighton Ave. Use of Building Store
 Owner's name and address Morris Pluznick, 432 Capisic St. Telephone _____
 Tenant's name and address Camberland Farms Northern, Inc., Telephone _____
c/o Joseph Beaupre, 251 Congress St.
 Complainant's name and address _____ Telephone _____

Description: Mandeville Signs, Inc., Dunnell Lane, Pawtucket, R. I. have erected projecting sign without permit.

NOTES: 10/2/63 - Letter to sign hanger - AGJ
10/29/63 - Sign was blown down in a high wind to-day and nearly struck several school children who were passing at the time. See letter of this date to sign hanger and owner - AGJ Lessee of store - AGJ

FU- 11-4-63

12/3/63 - Letter to Corporation Counsel - AGJ
1/16/64 - See note on inspecting copy of complaint at 251 Congress Street - AGJ
2/13/64 - Permit application filed and certification letter on which an appeal can be issued written - AGJ
5/20/64 - Installation O.K. and permit issued - AGJ

FU- 11-4-63

Cpits. 63/71 660 Brighton Avenue
63/72 251 Congress Street

Oct. 29, 1963

Wandeville Signs, Inc.
Dunnell Lane, Pawtucket, R.I.
Cumberland Farms, Inc.
777 Dedham Street, Canton, Mass.

cc to: Corporation Counsel

Gentlemen:

Under date of October 7, 1963 I wrote the Wandeville Sign Company concerning projecting signs erected by its representatives at stores operated by Cumberland Farms North, Inc. at the two above named locations in this City. This letter stated that these signs had been erected without required permits and in violation of both Building Code and Zoning Ordinance regulations, and therefore were to be removed without delay. To date neither have the signs been removed nor have I received any word from the sign company concerning them.

Today it has been reported to me that the sign on Brighton Avenue was blown down in a high wind and in falling nearly struck several school children who were passing by at the time. This is an indication that the sign was not adequately erected in addition to the work being done in violation of City Ordinances.

This sign is not to be erected again as a projecting sign unless it is done under a permit from this department authorizing its erection. Such a permit cannot be issued until a permit application has been filed and information furnished indicating compliance with Zoning Ordinance regulations and with requirements of the Building Code relating to structural design and fastenings. The sign presently unlawfully in place at 251 Congress Street is also to be removed forthwith and not erected again as a projecting sign until authorized by a building permit.

Violation of both the Zoning Ordinance and Building Code is subject to the levying of fines against either or both of you. Unless prompt action is taken towards removal of these signs, I shall find it necessary to recommend the placing of the matter before the proper Court Officials for action.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:EM

Opit. 63/71-000 Brighton Ave.

October 2, 1963

Kandoville Signs, Inc.
Sunnell Lane
Pawtucket, R. I.

cc to: Morris Flannick
432 Copalis Street
cc to: Cumberland Farms Northern Inc.
Attn: Joseph Beegre
251 Congress Street

Gentlemen:

It has come to the attention of this department that a plastic sign projecting over the public sidewalk from the building at 890 Brighton Avenue has been erected without the permit required by the Building Code. Unfortunately not only is a violation of the Building Code involved, but the sign is also in violation of the Zoning Ordinance inasmuch as projecting signs are not allowable in the B-1 Business Zone in which the property is located. While the sign erected may have replaced an existing projecting sign, it is larger than the sign which was replaced. Therefore it involves an increase in the degree of nonconformity of the former sign and is not allowable under the Ordinance.

I have reason to believe that you were aware of permit requirements when the sign was erected. Under these circumstances it is necessary that this unlawful sign be removed before October 15, 1963. If this is not done I shall find it necessary to report the violation to the Corporation Council for the taking of whatever legal action he may deem appropriate.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/h

✓

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

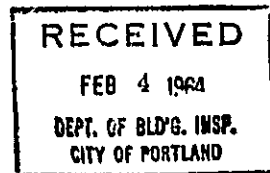
AT 884 BRIGHTON AVE IN PORTLAND, MAINE

Leah Bluzguch, being the owner of the premises at 884 Brighton Ave in Portland, Maine hereby gives consent to the erection of a certain sign owned by Cumberland Farms projecting over the public sidewalk from said premises, in event said sign shall cease to serve the purpose for which it was erected or shall become dangerous and in event the owner of said sign shall fail to remove said sign or make it permanently safe in case the sign still serves the purpose for which it was erected, hereby agrees for himself or itself, for his heirs, its successors, and his or its assigns, to completely remove said sign within ten days of notice from said Inspector of Buildings that said sign is in such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this consent and agreement this 20th day of January 1964.

Mrs. Joseph [Signature]
Witness

Mrs. Leah Bluzguch
Owner



AP- 251 Congress Street
884 Brighton Avenue

March 23, 1964

United Neon Display
74 Elm Street
Mr. George Dari
111 Brook Road, Falmouth

cc to: Cumberland Farms, Inc.
77 Dedham Street
Canton, Mass.

Gentlemen:

Appeals under the Zoning Ordinance involving permits for erection of projecting signs at the above named locations have been sustained subject to full compliance with Building Code requirements. Before further action towards issuance of belated permits can be taken by this Department, it is necessary that the following actions be taken:

1. In order that it can be determined whether or not the frames of these signs meet such requirements, it is necessary that the interior of both signs be exposed so that an inspection of the framing can be made.
2. In the case of the sign at 884 Brighton Avenue, the spliced angle projecting from the wall of the building on which the bottom of the sign rests will need to be replaced with a full length piece.
3. In the case of the sign at 251 Congress Street, the method of support on the parapet wall cannot be approved. It will be necessary to provide support from the building wall below the parapet or from a structure on the roof for which details will need to be provided before work is done.
4. All work involved in making these installations comply with Building Code requirements will need to be done before issuance of the belated permits. However, approval should be secured from this department of manner in which corrections are to be made before work is done.

Violations of the Zoning Ordinance and Building Code involving these signs will not be corrected until the installations have been made to comply with Code requirements and belated permits authorizing their erection have been issued. It is necessary that there be no further delay in getting this done. We shall expect the whole matter to be cleared up in a satisfactory manner on or before April 20, 1964.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

Ap - 024, Brighton Ave.

February 13, 1964

United Neon Display
74 Elm Street

Cumberland Farms, Inc.
283 1/2 St. John Street

Gentlemen:

Delayed permit for erection of a sign 5 feet by 6 feet projecting about 7 feet over the public sidewalk of Brighton Avenue from the wall of the building at the above named location is not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where a projecting sign is not allowable under the provisions of Section 15-7-4 of the Ordinance. It will therefore be necessary that authorization for the sign be secured from the Board of Appeals before a permit can be issued. If you are interested in exercising appeal rights, an authorized representative should go without delay to the office of the Corporation Counsel in Room 200, City Hall, to file the appeal. The appeal will need to be filed in the name of and be signed by the owner of the building.

There are also questions concerning the adequacy of the frame of the sign, which was erected without a permit some time ago, and of the method of its fastening and bracing to the wall of the building to meet Building Code requirements. The whole installation appears to have been made in a slipshod manner. There is a question as to whether there is a bolt at least 3/4 of an inch in diameter through the wall of the building at its top support as required. Angle iron braces are placed out instead of being in a single piece. It is necessary that opportunity be provided an inspector from this department to examine the frame of the sign to determine if size and material of members and method of corner bracing meet requirements.

Since the question of the illegality of this sign is of long standing, it is necessary that there be no further delay in the taking of steps to determine if authorization for its erection in a legal manner can be secured. If a zoning appeal is not to be filed immediately, it is necessary that the sign be removed without further delay.

Very truly yours,

Albert J. Sears
Director of Building Inspection

ASJ/h



APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET

B2 BUSINESS ZONE

PERMIT ISSUED
00547

Portland, Maine, February 4, 1964

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

Location 88 1/2 Brighton Ave. Within Fire Limits? Dist. No. _____
 Owner of building to which sign is to be attached W. Lash Pluznick, 432 Capric St.
 Name and address of owner of sign Gumberland Farms Inc. 263 1/2 St. John St.
 Contractor's name and address United Neon Display 74 Elm St. Telephone 772-0695
 When does contractor's bond expire? Dec. 31, 1964 appe

Information Concerning Building steady lighting
 Material of wall to which sign is to be attached wood

Details of Sign and Connections

Building owner's consent and agreement filed with application yes
 Electric? no Vertical dimension after erection 5' Horizontal 6' 1 1/2"
 Weight 125 lbs., Will there be any hollow spars? yes Any rigid frame? yes
 Material of frame iron No. advertising faces 2 material steel
 No rigid connections 2 Are they fastened directly to frame of sign? yes
 No. through bolts 1 Size 3/4" Location, top or bottom top
 No. guys 1, material cable Size 5/16"
 Minimum clear height above sidewalk or street 12'
 Maximum projection into street 6' 11"

Signature of contractor by: United Neon Signs
J. F. Maxwell 7/77

Fee \$ 2.00

INSPECTION COPY



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 17, 1963

PERMIT ISSUED

01367
OCT 13 1963

CITY of PORTLAND

Boia fed

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 **874 Brighton Ave.** Use of Building **Dwelling and Store** No. Stories **2** ~~How~~ Building Existing "**"**
 Name and address of owner of appliance **Mrs. Leah Pluznick, 432 Capisic St.**
 Installer's name and address **Resnick Oil Co., 206 Congress St.** Telephone **774-7876**

General Description of Work

To install **Oil-fired steam heating system and oil burning equipment (additional heat)**

IF HEATER, OR POWER BOILER

Location of appliance **Basement** Any burnable material in floor surface or beneath? **none**
 If so, how protected? Kind of fuel? **oil**
 Minimum distance to burnable material, from top of appliance or casing top of furnace **3'**
 From top of smoke pipe **10"** with asbestos shield **over 4'** From sides or back of appliance **over 3'**
 Size of chimney flue **8x8** Other connections to same flue **none**
 If gas fired, how vented? Rated maximum demand per hour
 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? **yes**

IF OIL BURNER

Name and type of burner **Federal-gunt 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 1/4"**
 Location of oil storage **basement** Number and capacity of tanks **275 gal.**
 Low water shut off **yes** Make **McD-Miller** No. **67**
 Will all tanks be more than five feet from any flame? **yes** How many tanks enclosed?
 Total capacity of any existing storage tanks for furnace burner **1-275 gal.**

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

OK 10-17-63 [Signature]

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**

Resnick Oil Company

Signature of Installer by: *[Signature]*

CS 300

INSPECTION COPY

7m

Permit No. 63/1367

Location 874 Buckley Ave.

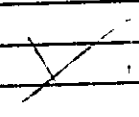
Owner Mrs. Paul Berglund

Date of permit 10/18/63

Approved _____

- 1. Fuel type
- 2. Fuel pipe
- 3. Kind of fuel
- 4. Exhaust height
- 5. Name of laborer
- 6. Stack location
- 7. Hub location
- 8. Remarks
- 9. Piping size
- 10. Valves
- 11. Capacity
- 12. Tank size
- 13. Tank location
- 14. Oil change
- 15. Exhaust pipe
- 16. Low voltage

10-17-63
 Need shield over
 smoke pipe
 11-19-63 Completed





B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 7, 1963

PERMIT ISSUED
01321
OCT 8 1963
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 874 Brighton Ave. ~~874~~ corner of Within Fire Limits? _____ Dist. No. _____
Owner's name and address 525 255 Capisic St. Morris Fluznick, 432 Capisic St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Marcel Robert, 315 Auburn St. Telephone 797-2127
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Dwelling and store No. families _____
Last use _____ " " No. families _____
Material frame No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 200.00 Fee \$ 3.00

General Description of New Work

To construct outside brick chimney on rear of building.
To project approx. 2' above ridge of roof.

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 sewerage? _____
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 _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation 24" concrete base Thickness, top _____ at least 4' below grade 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:
J. 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

Morris Fluznick
Marcel Robert

Signature of owner by: Marcel Robert

CS 301

INSPECTION COPY

J.M.

AP- 874 Brighton Avenue -

Nov. 28, 1962

Coyne Sign Company
195 St. John Street
Tilo Roofing Company
874 Brighton Avenue

cc to: Mr. Morris Plusnick
876 Brighton Avenue
cc to: Corporation Counsel

Gentlemen:

Permit for erection of three mentioned sign on parapet wall on front of building at the above named location is not issuable under the Zoning Ordinance because the sign is to be of a type forbidden by Section 16-1-4a of the Ordinance, applying to the B-1 Business Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. An authorized representative should therefore come to this office in Room 110, City Hall, to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, November 27, 1962

PT
NOV 26 1962
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 8 1/4 Brighton Ave. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Tilo Roofing Co. 874 Brighton Ave. Telephone _____

Lessee's name and address " " " " Telephone _____

Contractor's name and address Coyne Sign Co. 195 St. John St. Telephone 2-4744

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building _____ No. families _____

Last use _____ No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To erect a three sectioned sign on parapet wall as per plan.
Steady lighting

Approved date 12/13/62

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 _____

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? _____

Miscellaneous

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

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

APPROVED:

M. E. M.

Coyne Sign Company

by:

J. Coyne

Signature of owner

INSPECTION COPY

CJ 301

TM

Granted 12/14/62
62/117

DATE: December 13, 1962

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Morris Pluznick

AT 874 Brighton Avenue

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

	VOTE	
	YES	NO
BOARD OF APPEALS		
Frederick B. Nelson	(x)	()
Franklin G. Gotten	(x)	()
Ralph L. Young	(x)	()
Harry M. Schwartz	(x)	()

Record of Hearing

No opposition

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

November 28, 1962

Morris Fluznick, owner of property at 874 Brighton Ave.
the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respect-
petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit:

Erection of a 3-section sign on parapet wall of building at this location. This
permit is presently not issuable because the sign is to be of a type forbidden by
Section 16-A-4a of the Zoning Ordinance applying to the B-1 Business Zone in which
this property is located.

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

M. Fluznick
APPELLANT

DECISION

After public hearing held December 13, 1962, 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.

Federick B. Nelson
Harry M. Smith
John J. [unclear]
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
Department of Building Inspection

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

AP- 876 Brighton Avenue -

Nov. 28, 1962

Coyne Sign Company
195 St. John Street
Tile Roofing Company
876 Brighton Avenue

cc to: Mr. Morris Pluszick
876 Brighton Avenue
cc to: Corporation Counsel

Gentlemen:

Permit for erection of three sectioned sign on parapet wall on front of building at the above named location is not issuable under the Zoning Ordinance because the sign is to be of a type forbidden by Section 16-A-4a of the Ordinance, applying to the B-1 Business Zone in which the property is located.

No understand that you would like to exercise your appeal rights in this matter. An authorized representative should therefore come to this office in Room 110, City Hall, to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

LJS:m

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

December 3, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, December 13, 1962 at 4:00 P.M. to hear the appeal of Morris Pluznick requesting exception to the Zoning Ordinance to permit erection of a 3-section sign on parapet wall of building at 874 Brighton Avenue.

This permit is presently not issuable because the sign is to be a type forbidden by Section 16-A-4a of the Zoning Ordinance applying to the B-I Business Zone in which this property is located.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 22, 1962

RECEIVED
OCT 23 1962
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 874 Brighton Ave. Use of Building Office & storage No Stories 1 New Building
 Name and address of owner of appliance Tilo Roofing Co. 874 Brighton Ave. Existing "
 Installer's name and address Richard P Waltz Plumbing & Heating, 536 Wash Ave. Telephone 2-2801

General Description of Work

To install Forced hot water heating system and oil burning equipment (in new addition)

IF HEATER, OR POWER BOILER

Location of appliance First floor boiler room Any burnable material in floor surface or beneath? none
 If so, how protected? Kind of fuel? oil
 Minimum distance to burnable material, from top of appliance or casing top of furnace 4'
 From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 3'
 Size of chimney flue 8x12 Other connections to same flue none
 If gas fired, how vented? Rated maximum demand per hour
 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Weil-McLain-gunitype 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 in first floor storage room (fill concrete) Number and capacity of tanks 275 gal.
 Low water shut off Make No
 Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
 Total capacity of any existing storage tanks for furnace burners

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., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:
 O.K. 10 22-62 RPD

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

Richard P Waltz Plumbing & Heating

Signature of Installer by:

Richard P Waltz

RECEIVED COPY



BI BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT NO. 01300
CITY OF PORTLAND

Class of Building or Type of Structure Installation
Portland, Maine, October 8 1962

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 874 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Morris Fluznick, 876 Brighton Ave. Telephone _____
 Lessee's name and address Tile Roofing Company 874 Brighton Ave. Telephone _____
 Contractor's name and address Ballard Oil & Equipment Co. 135 Marginal Way Telephone 2-1991
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Office & Warehouse No. families _____
 Last use _____ " " No. families _____
 Material conc. blk. No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To install Air-Conditioning system in new addition as per plan.

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 _____
 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) 2x10" U. 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.

012-10/8/62-agg

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

Ballard Oil & Equipment Company

CS 301

INSPECTION COPY

Signature of owner

by: _____

J.M.

NOTES

11-15-62 Completed

Heating boiler room

12-28-62 Completed

except clean out door

3-1-62 Completed

X

Permit No. 621/300

Location 874 1/2 W. 11th Ave

Owner E. L. Robinson Company

Date of permit 10/8/62

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

AF-860-870 Brighton Avenue

June 13, 1962

Mr. Robert Moulton
122 Kabal Street

cc to: Morris Fluznick
876 Brighton Avenue
cc to: Tilo Roofing Company
874 Brighton Avenue

Dear Mr. Moulton:

Permit to construct a 1-story concrete block addition 26'x35' on the left side of the building at the above location, and to install new boiler room in existing building is being issued subject to revisions on your plans received June 13, 1962 and the following:

In addition to the above revision as called for in our letter of June 6, 1962 we will need to have additional information as to how the left end of the trallis is to be supported at the building as per paragraph 4 in the above mentioned letter.

This information will need to be furnished before the closing-in inspection is to be given.

Very truly yours,

Gerald E. Fayberry
Deputy Building Inspector

GEH:m

AP-860-870 Brighton Ave.

June 6, 1962

Mr. Morris Fluznick
676 Brighton Ave.
Mr. Robert Koulton
122 Kabet Street

to: Tilo Roofing Company
874 Brighton Avenue
cc to: Isa Bixtor
L. C. Andrew Co., So. Windham

Gentlemen:

Although the Zoning Ordinance appeal has been sustained we will be unable to issue a permit to construct a 1-story concrete block addition 26'x35' on the left side of the building at the above named location, and to install new boiler room in the existing building until the City of Portland Building Code deficiencies are corrected as follows:

1. We will need to know what materials are to be used in the walls of the boiler room to provide an approved one hour fire separation between garage and boiler room. There will need to be a 6-inch raised threshold at the entrance door to the boiler room. *5" fireproof threshold 2x4 @ 16" intervals also self-closing 6" double*
2. It is suggested that your heating contractor be consulted as to how air for combustion is to be supplied to the heater and as to size of boiler room to provide the proper clearances around the heater. The installation of the heating boiler is to be done under a separate permit to be issued to the actual installing contractor.
3. Foundation plan does not agree with the front and rear elevation plans as to the location of the 12x32 inch pier supporting the sun shade trolis at the left hand end. *plans revised 6/13/62*
4. If the trolis is to extend beyond the left end of the building as is shown on the elevation plans, then there will need to be a detail showing how the 4x12 inch cantilevered plate at the left end of the building is anchored to support the 4x10 inch trolis beams. *see notes 6/13/62*
5. There will need to be details to show how the 4x10 inch trolis beams are anchored to the building wall and also how the 6x12 inch plate supporting these beams is anchored to the masonry supporting piers. *3-1/2 x 3/4 x 16" steel plate 1/2" metal pins 1/2" long 4" dia*
6. Brick vapor ties will need to be 22 gauge galvanized not the 26 gauge ties shown. These are to be nested with two ties at each location spaced at not over 16 inches horizontally and at every fifth course of brick.
7. The 2x10 inch roof joists in the front portion of the building on a span of 19 feet will need to be of Douglas Fir spaced at 12 inches on centers, rather than the 16 inches on center spacing shown to carry the weight of the flat roof materials and the Building Code design live load of 40 pounds per square foot. *no closer or 3x12 pine @ 16" o.c. 3x12 @ 19'*

$$\frac{1875}{2 \times 15} = 4 \text{ joists} \quad \frac{1875}{1.33 \times 15} = 7 \frac{1}{2} \text{ joists}$$