

982-1016 BRIGHTON AVENUE
Forest City Meter Company.



APPLICATION FOR PERMIT

PERMIT ISSUE

OCT 26 1981

B.O.C.A. USE GROUP

001143

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION B-2 PORTLAND, MAINE, . Oct. 21, 1981

CITY OF PORTLAND

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.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

- 1 Owner's name and address . . . 1002 Brighton Avenue - (Pine Tree Shopping) . . . Fire District #1 #2 Telephone 775-3177
 - 2 Lessee's name and address . . . Century Tire Co. - same . . . Telephone . . .
 - 3 Contractor's name and address . . . Sterling Boyington - Mgr. of Century Tire Co. . . Telephone 839-3569
 - 4 Architect . . . Me. Mobil Message-17 Elm. St. Gorham Telephone . . .
- Proposed use of building . . . tire retail . . . Specifications . . . Plans . . . No. of sheets . . .
- Use . . . No stories . . . Heat . . . Style of roof . . . Roofing . . .
- Other buildings on same lot . . . No. families . . .
- Estimated contractual cost \$. . . Fee \$. . . 10.00

FIELD INSPECTOR - Ms Schmuckal
@ 775-5451
Ext 234

GENERAL DESCRIPTION

To erect temporary sign to be used from Oct. 21 to Nov. 21, 1981 1st time for sign. sign is 4' x 8' Stamp of Special Conditions

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

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 ax. on centers
- Studs (outside walls and carrying partitions) 2x4-16" O C Bridging in every floor and floor joist 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:
BUILDING INSPECTION - PLAN EXAMINER
ZONING: O.K.
BUILDING CODE: [Signature]
Fire Dept.:
Health Dept.:
Others:

DATE

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?

Signature of Applicant Peter J. Wentworth Phone # same
Type Name of above Me. Mobil Message 1 2 3 4
Peter Wentworth Other
and Address

FIELD INSPECTOR COPY



NOTES

10-30-81 Sign is in place already -
1-11-82 Sign down

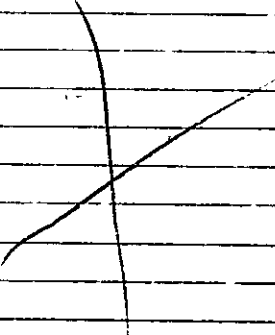
Permit No. 81/1143

Location 1002 Franklin Ave

Owner Century Clinic Co

Date of permit 10-31-81

Approved 10-26-81 [Signature] S. [Signature]





APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP ... B.O.C.A. TYPE OF CONSTRUCTION ... 846

AUG 21 1981

ZONING LOCATION B-2 PORTLAND, MAINE, Aug. 19, 1981

CITY OF PORTLAND

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 1000 Brighton Avenue Fire District #1 [], #2 []
1 Owner's name and address Forest City Chevrolet - same Telephone 774-5971
2 Lessee's name and address Telephone
3 Contractor's name and address Maine Mobil Message -17 Elm St. Gorham Telephone 839-3569
4 Architect Specifications Plans No. of sheets
Proposed use of building car dealer No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 16.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234 Temporary portable sign from Aug. 21 to Sept. 21, 1981.
Garage
Masonry Bldg. 1st time 6-14-7-14, 1981
Metal Bldg. 2nd time 7-12-8-11 Stamp of Special Conditions 1981
Alterations
Demolition
Change of Use
Other

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

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in eve v 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: 8/19/81
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Peter Wentworth Phone # same
Type Name of above Maine Mobil Message 1 [] 2 [] 3 [] 4 []
Peter Wentworth Other and Address

FIELD INSPECTOR'S COPY

34

Barley sign
Sign

NOTES

(Advertiser Agent
Charles Cromwell (Gayle)
1774-636)

8-24-81 still up
9-29-81 still up - WAS supposed to be
down on the 21st
9-30-81 to be taken down
in a couple days

Permit No. 81 / 876
Location 1008
Owner J. J. [unclear]
Date of permit 8-19-81
Approved [unclear] 8-21-81
[unclear] 8-21-81

Large grid area with horizontal and vertical lines, mostly blank.



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

PORTLAND, MAINE, July 10, 1981

PERMIT ISSUED

JUL 14 1981
659

CITY OF PORTLAND

ZONING LOCATION

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 1000 Brighton Avenue
Forest City Motor - same

1. Owner's name and address
2. Lessee's name and address
3. Contractor's name and address
4. Architect
Proposed use of building
Last use
Material
Other buildings on same lot
Estimated contractual cost \$

Fire District #1 #2
Telephone
Telephone
Telephone 839-3569
Plans 04038
No. of sheets
No. families
No. families
Roofing
Fee \$ 10.00

FIELD INSPECTOR—Mr. [Name]
This application is for:
Dwelling
Garage
Masonry Bldg
Metal Bldg
Alterations
Demolitions
Change of Use
Other

@ 775-5451
Ext. 234

GENERAL DESCRIPTION

To erect portable temporary sign
from July 12 to Aug. 11, 1981.
sign is already in use at this address.

NOISE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating plumbing, electrical or 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?
Has septic tank notice been sent?
Height average grade to top of plate
Size, front depth
Material of foundation
Kind of roof
No. of chimneys
Framing Lumber—Kind
Size Girder
Studs (outside walls and carrying partitions)
Joists and rafters:
On centers:
Maximum span:
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?

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?

APPROVALS BY:
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant: Peter J. Wentworth
Type Name of above: Peter Wentworth
Maine Mobil Message

Phone # ... same ...
Other

3A



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE, June 11, 1981.

PERMIT ISSUED

JUN 11 1981

521

CITY of PORTLAND

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 1000 Brighton Ave. Fire District #2
Forest City Chev. same Telephone
1. Owner's name and address Telephone
2. Lessee's name and address Telephone 939 3569
3. Contractor's name and address Maine Mobil Messager 17 Elm St. Gorham No of sheets
4. Architect Specifications Plans No. families
Proposed use of building No. families
Last use Style of roof Roofing
Material No. stories Heat Fec \$ 10.

FIELD INSPECTOR—Mr
This application is for: @ 775-5451
Ext. 234
Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

GENERAL DESCRIPTION

To erect temporary sign from June 15 '81
July 14, 1981 as per plan

Stamp of Special Conditions

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

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

DETAILS OF NEW WORK

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

APPROVALS BY:
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Phone #
Type Name of above Peter Wentworth 1 2 3 4
Other
and Address

FIELD INSPECTOR'S COPY

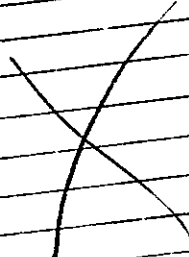
3A

NOTES

6-17-81 No: up pit - will check on the 13th
6-15-81 Sid. OLS up -
7-14-81 Go to Carville sign use -
see permit # 81/659 for that

Approved _____
Date of permit 6-12-80
Owner Forest City Clear
Location 1000 Brighton Ave +
Permit No 81/521

For Sunday 14



CITY OF PORTLAND, MAINE

Department of Building Inspection

March 23, 1973

Forest City Motors
1000 Brighton Avenue
Portland, Maine, 04102

Gentlemen:

J
O
P
Y
Enclosed is a copy of the bill for Car No. 26-16 in the amount of \$71.10. When I left the car to be repaired I gave a moderate list of things of concern, one of which was the windshield washer pump, the brake squeak, the hard starting and dieseling of the engine and the fact that it idled much too fast and had a valve noise which was noticeable after driving it 50 or 60 miles an hour for a short period of time.

I would like to call to your attention the brake squeak has been with the car since we received it, the hard start in par for course and has been that way since the car was purchased and the dieseling has been a common thing we have lived with. The valve noise started some time ago and has been something I felt was built into the engine probably due to the dieseling action. This office is obligated to pay the bill of \$71.10 if the work is satisfactory, however, the following things still apply with no change.

1. The brakes squeal as it has in the past.
2. It still starts hard.
3. It still diesels.
4. Valve noise is still there, and I do not feel that we should pay for these items that are still as they were and unsatisfactory.

If you would care to re-bill us for the windshield washer pump and its labor we will authorize the bill to our accountant to be paid and continue to live with the conditions outlined as they were before.

Very truly yours,

R. Lovell Brown, Director

RLB:im
enc.



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, May 2, 1973

PERM. ISSUED
MAY 2 1973
0043
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or 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 1000 Brighton ave. Within Fire Limits? Dist. No. Telephone
Owner's name and address Forest City Chevrolet, same Telephone
Lessee's name and address Telephone
Contractor's name and address Allied Construction 385 Stevens Ave. Telephone
Architect Specifications Plans No. of sheets
Proposed use of building Salesmen Bldg. - Used car lot No. families
Last use glass & steel No. families
Material steel No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 5000. Fee \$ 15.

General Description of New Work

To construct 14' x 15' 3" bldg for used car salesman bldg, 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) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED.

Miscellaneous

Will work require disturbing of any tree on a public street?
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

Allied Construction

CS 301

INSPECTION COPY

Signature of owner

David A. Cook

NOTES

5/22/73
 Nothing started
 Hu

5/25/73
 Sonotubes & Ob.
 Bore's are about 2 ft
 across
 Hu

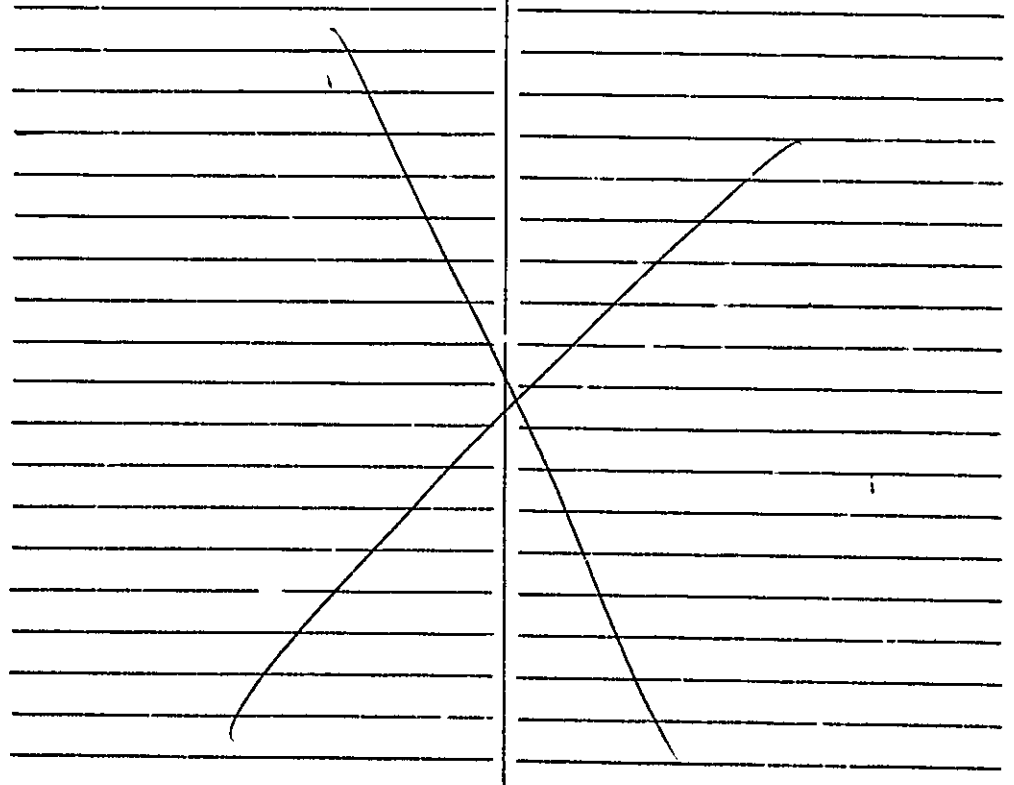
6-5-73
 Framing up
 No one working today
 Hu

6-29-73
 Same
 Hu

7/3/73
 Not quite completed
 Hu

8/28/73
 Completed
 Hu

Permit No. 73/435
 Location 1000 Brighton Ave
 Owner Forest City Chevrolet
 Date of permit 5/24/73
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice



CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. _____
 Issued 8/9 , 1923
 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 Forest City Motor Tel. _____
 Contractor's Name and Address Cummins Tel. _____
 Location 1000 Brighton Ave Use of Building Office
 Number of Families _____ Apartments _____ Stores _____ Number of Stories 1
 Description of Wiring: New Work Additions _____ Alterations _____

Pipe	Cable	Metal Molding	BX Cable	Plug Molding (No. of feet)
No. Light Outlets		Plugs	Light Circuits	Plug Circuits
FIXTURES: No.			<u>4</u> Floor. or St ip Lighting (No. feet)	<u>16'</u>
SERVICE: Pipe	Cable	Underground	No. of Wires <u>3</u>	Size <u>6</u>
METERS: Relocated		Added	Total No. Meters	<u>None</u>
MOTORS: Number	Phase	H. P.	Amps	Volts . Starter
HEATING UNITS: Domestic (Oil)		No. Motors		Phase H. P.
Commercial (Oil)		No. Motors		Phase H. P.

APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters 2 Watts 4000 ea
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____

Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence _____ 19 _____ Ready to cover in _____ 19 _____ Inspection Today 8/9/23
 Amount of Fee \$ _____
 Signed [Signature]

DO NOT WRITE BELOW THIS LINE

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

REMARKS: _____
 INSPECTED BY [Signature] (OVER)

LOCATION Brighton Av. 1000
 INSPECTION DATE 8/9/73
 WORK COMPLETED 8/9/73
 TOTAL NO INSPECTIONS
 REMARKS

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05

(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

SERVICES

Single Phase	2.00
Three Phase	4.00

MOTORS

Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00

HEATING UNITS

Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance -- each unit	1.50
--	------

MISCELLANEOUS

Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00

ADDITIONS

5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

1040 Brighton Ave.

CHECK LIST AGAINST ZONING ORDINANCE

Date - 12/3/71
Zone Location - B-2
Interior or corner Lot - ~~100'~~ 100' Brighton Ave 15' - Webb St.
40 ft. setback area (Section 21) - NO
Use - o.k.
Sewage Disposal - public sewer - if needed
Rear Yards - Not Req
Side Yards - " "
Front Yards - " "
Projections - o.k.
Height - o.k.
Lot Area - ✓
Building Area - ✓
Area per Family - ✓
Width of Lot - ✓
Lot Frontage - ✓
Off-street Parking - ✓

J. S.



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

PERMIT ISSUED
DEC 17 1971
1568
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 1000 Brighton Ave.
 Owner's name and address Forest City Chevrolet, 1000 Brighton Ave.
 Lessee's name and address _____
 Contractor's name and address Allied Construction, 385 Stevens Ave.
 Architect _____
 Proposed use of building Salesmen Bldg. - used car lot
 Last use GLASS & steel
 Material steel
 Other buildings on same lot _____
 Estimated cost \$ 5,000.

Within Fire Limits? _____
 Dist. No. _____
 Telephone _____
 Telephone _____
 No. of sheets 2
 No. families _____
 No. families _____
 Roofing _____

General Description of New Work

To construct 14' x 15'8" bldg for used car salesman bldg, as per plan

Fee \$ 15.00

PERMIT ISSUED WITH LETTER

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 connection to be made to public sewer? _____
 Has septic tank notice been sent? _____
 Height average grade to top of plate _____
 Size, froa. _____
 Material of foundation _____
 Kind of roof _____
 No. of chimneys _____
 Framing Lumber--Kind _____
 Size Girder _____
 Studs (outside walls and carrying partitions) _____
 Joists and rafters: _____
 On centers: _____
 Maximum span: _____
 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? _____

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? yes

APPROVED.
O.K. P.S. 12/3/71

INSPECTION COPY

Signature of owner

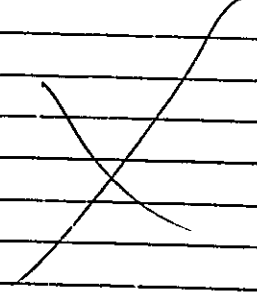
Allied Construction

[Handwritten Signature]

NOTES

~~1-5-72~~ ~~2:30~~ ~~work~~
~~started~~ ~~PH~~
 1-19-72 ~~7:00~~ ~~work~~
~~started~~
 1-31-72 ~~7:00~~ ~~work~~
~~started~~ ~~PH~~
 2-7-72 ~~same~~ ~~work~~
~~above~~ ~~PH~~
 2-17-72 ~~same~~
 2-5-72 ~~work~~ ~~PH~~

 5-8-72 ~~work~~ ~~PH~~
~~done this week~~



Permit No. 711/1568

Location 1200 Brighton Ave

Owner Forest City Glenville

Date of permit 12/19/71

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn

Cert. of Occupancy issued

Staking Out Notice SAW

Form Check Notice

\$ 1500 1/28/71
Granted 3/11/71
7/15

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

982-1016 Brighton Ave.
~~XXXXXX Brighton Ave XXXX~~

Forest City Chevrolet

, owner of property at

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 one double faced detached pole sign 3' x 12' with the top of the sign about 17' above the grade. This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) the area of this sign is 72 square feet which will bring the total area of signs on the premises to about 118 square feet which would be in excess of the minimum allowable of 300 square feet applying to the B-2 Business Zone in which this property is located which is contrary to Sec. 602.16.5.a of the Ordinance; (2) this sign which is to be located with the outer edge directly upon the street line will be an unlawful encroachment on the 40' setback area required by Sec. 602.21 of the Ordinance.

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

FOREST CITY CHEVROLET
APPELLANT

Polly Jones, Pres.

DECISION

After public hearing held February 11, 1971, 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.

Franklin B. Hillery
Harry H. Sharp
Walter Estabrook
Board of Appeals

982-1016 Brighton Avenue

Jan. 22, 1971

Forest City Chevrolet
1000 Brighton Avenue

cc to: Coyne Sign Company
66 Cove Street
cc to: Corporation Council

Gentlemen:

Building permit to erect one double faced detached pole sign 3' x 12' with the top of the sign about 17' above the grade at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The area of this sign is 72 sq. feet which will bring the total area of signs on the premises to about 418 sq. feet which would be in excess of the minimum allowable of 300 sq. feet applying to the B-2 Business Zone in which this property is located which is contrary to Sec. 602.16.5.a of the Ordinance.
2. This sign which is to be located with the outer edge directly upon the street line will be an unlawful encroachment on the 40' setback area required by Sec. 602.21 of the Ordinance.

We understand 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 \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed.

We are assuming from the plot plan that this sign will be located with its outer edge right on the street line. If this is not the case let us know when the appeal papers are signed.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

February 1, 1971

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine, on Thursday, February 11, 1971, at 4:00 p.m. to hear the appeal of Forest Chevrolet requesting an exception to the Zoning Ordinance to permit the erection of one double faced detached pole sign 3' x 12' with the top of the sign about 17' above the grade, at 982-1016 Brighton Ave.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) the area of this sign is 72 sq. feet which will bring the total area of signs on the premises to about 413 square feet which would be in excess of the minimum allowable of 300 sq. feet applying to the B-2 Business Zone in which this property is located which is contrary to Section 602.16.5.a of the Ordinance; (2) this sign which is to be located with the outer edge directly upon the street line will be an unlawful encroachment on the 40' setback area required by Sec. 602.21 of the Ordinance.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

982-1016 Brighton Avenue

Jan. 22, 1971

Forest City Chevrolet
1000 Brighton Avenue

cc to: Coyne Sign Company
66 Cove Street
cc to: Corporation Counsel

Gentlemen:

Building permit to erect one double faced detached pole sign 3' x 12' with the top of the sign about 17' above the grade at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The area of this sign is 72 sq. feet which will bring the total area of signs on the premises to about 418 sq. feet which would be in excess of the minimum allowable of 300 sq. feet applying to the B-2 Business Zone in which this property is located which is contrary to Sec. 602.16.5.a of the Ordinance.
2. This sign which is to be located with the outer edge directly upon the street line will be an unlawful encroachment on the 40' setback area required by Sec. 602.21 of the Ordinance.

We understand 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 \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed.

We are assuming from the plot plan that this sign will be located with its outer edge right on the street line. If this is not the case let us know when the appeal papers are signed.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

1000 Brighton Ave.

1/11/71

CHECK LIST FOR SIGNS

Date - 1/11/71

Checked by - M.G.W.

Location - 1000 BRIGHTON AVE.

Zone Location - B-2

Fire Zone - NB-2

Sign & Review Committee - over 8' in least dimension -

Area of sign - 36"

Area of existing signs - 346" + 36" = 382" - 300" ALLOWED

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 - 17'

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) -

Not over street

R2 BUSINESS ZONE

PERMIT ISSUED

11 16 1971

CITY of PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Sign
January 12, 1971

Portland, Maine

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1000 Brighton Ave. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Forest City Chevrolet, 1000 Brighton Ave. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Coyne Sign Company, 66 Cove St. Telephone 772-4114

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 _____ Fee \$ 13.60

Estimated cost \$ _____

General Description of New Work

To erect (1) doubleface detached pole sign 3' x 12' as per plan (interior lighting)
(36 sq ft.)

Appeal sustained 2/11/71

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 CONTRACTORS**

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? _____

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 _____ Dressing or full size? _____ Corner posts _____ Sills _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

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:

O.K. E.S.S. 2/12/71

CS 301

INSPECTION COPY

Signature of owner by:

Coyne Sign Company
[Signature]

77

Permit No. 711/146
Location 1000 Brighton Ave.
Owner Forest City Chemicals
Date of permit 2/16/71
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
~~FIELD INSP~~
~~Staking Out Notice~~ IRVING
Form Check Notice _____

NOTES

2/23/71

Irving

~~_____~~

Signs - Forest City Motors

JUNE 16, TH '70
COUNCIL ORDER # 371

Planning Report # 15-70

FILE
GL
982-1016
BRIGHTON
AVE

June 10, 1970

To: The Honorable members of the
Portland City Council

From: Harry E. Cummings, Chairman, City Planning Board

Subject: Two Signs Requested by Forest City Motors

At the Planning Board meeting on June 5, 1970, the Board voted unanimously to recommend to the City Council that two signs be approved for Forest City Motors at 982-1016 Brighton Avenue. The City Council must approve any signs which exceed the requirements of the Building Code.

Applicant: Forest City Motors, Inc.

Address: 982-1016 Brighton Avenue (between Webb Street and Portland Connector)

Location of Signs: Two signs near southerly side line of Brighton Avenue
(See enclosed map of area.)

Size of Signs: (1) One 42 foot high large sign 15 ft. x 15 ft.
Chevrolet - Forest City Motors, Inc.

(2) One 32 foot high smaller sign 11 ft. 3 in. x 11 ft. 3 inches
Chevrolet - Used Cars

Text for Signs: (1) Chevrolet and Forest City Motors

(2) Chevrolet - Used Cars

Overall Height: One 42 foot sign and one 32 foot sign. The Board of Appeals previously granted approval of the heights specified for these two signs on May 28, 1970, following a public hearing on this matter.

Background Information:

A change of zone from R-3 Residence to B-2 Business was granted early in 1968 by the City Council to provide a site on Brighton Avenue at the corner of Webb Street for Forest City Motors, Inc. Forest City Motors now desires to have two signs, which will identify their products and their place of business. These two signs have been approved by the Board of Appeals for heights of 42 feet and 32 feet respectively.

Due to the fact these two signs both exceed 8 foot maximum length in least dimension, as specified in the Building Code, these signs must be approved by the City Council.

This area adjacent to Pine Tree Shopping Center already has several signs: two large signs for Valle's Charter House and Motel, one large "American" sign opposite the City Hospital, and a revolving "Shell" sign in front of the service station next to the Pine Tree Shopping Center, which contains signs to identify the Center itself and each establishment therein.

The two proposed signs will be the only signs required by the Forest City Motors, Inc. Their building will not have any other identifying signs on the exterior. The two proposed signs are to be insured, maintained and leased to the automobile agency by the General Motors Company.

Special Site Considerations:

Profusion of Signs and Billboards

This section of Brighton Avenue contains many signs and billboards. Where possible, the appearance of this area should be improved through sign control. In this regard, the Planning Board was concerned with the billboard near the corner of Webb Street and Brighton Avenue. The owner of the adjacent property, Forest City Motors, is eager to have this billboard removed.

As a part of a lease, there was an agreement to the effect that when the Portland Connector was constructed, Forest City Motors would make available to Donnelly Advertising, land along the Portland Connector upon which Donnelly could erect a sign as a replacement of the existing sign on Brighton Avenue if the Board of Zoning Appeals of the City of Portland were willing. This would have the advantage to Forest City of getting rid of the billboard in its front yard, the advantage to the City of getting rid of a billboard on Brighton Avenue near a residential area, and the advantage to Donnelly of having a free standing billboard on the Portland Connector in an area where it would have a much greater exposure to the commercial, driving public utilizing the shopping area.

Lighting

The Planning Board was concerned about the proposed illuminated signs, particularly since the property abuts and is adjacent to primarily residential uses on Webb Street.

Size of Signs

The size of the two proposed signs total about 350 square feet. Generally these signs equal the size in terms of overall area of other signs along this section of Brighton Avenue.

Recommendation

The Planning Board recommends approval of these two signs and further suggests two actions:

1. That the lighting of the signs not be extended after 11 P.M.
This is agreeable to Forest City Motors.
2. That the City's Building Inspection Department investigate the possibility of removal or relocation of the billboard in conjunction with Donnelly Advertising Company, Forest City Motors, Inc., and the Office of the Corporation Counsel.

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. *55849*
 Issued *4/6/70*
 Portland, Maine *4/3/70*, 19

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 *Frost City Motel Co* Tel.
 Contractor's Name and Address *Eastern Electric* Tel.
 Location *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 *457* Plugs *139* Light Circuits Plug Circuits
 FIXTURES: No. Fluor. or Strip Lighting (No. feet) *2776' = 26200ft*
 SERVICE: Pipe Cable Underground No. of Wires *4* Size *1200 Amp*
 METERS: Relocated Added Total No. Meters
 MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)
 APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels *7*
 Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence *19* Ready to cover in *19* Inspection *19*
 Amount of Fee \$ *33.60*

Signed *Tarbur*

DO NOT WRITE BELOW THIS LINE

SERVICE	METER		GROUND		
VISITS: 1	2	3	4	5	6
7	8	9	10	11	12

REMARKS:

INSPECTED BY

Forest City Motors

LOCATION: Brighton Av
INSPECTION DATE 8/17/70
WORK COMPLETED 8/17/70
TOTAL NO. INSPECTIONS 1
REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

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

Date Issued **Oct 30, 1969**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

App. First Insp. **MAY 1 1970**
 Date **MAY 1 1970**
 By **ERNOLD R. GOODWIN**
 CHIEF PLUMBING INSPECTOR

App. Final Insp. **JUL 13 1970**
 Date **JUL 13 1970**
 By **ERNOLD R. GOODWIN**
 CHIEF PLUMBING INSPECTOR

- Commercial
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

PERMIT TO INSTALL PLUMBING

Address **942 1926 21st Ave.** **NOV 3 - 1969**
 Installation For **Commercial** **PERMIT NUMBER 847**
 Owner of Bldg **Commercial** **DEC 2 - 1969**
 Owner's Address **Forest Glen Motors**
 Plumber: **P. Reuben & Co.** Date: **10/30/69**
 NO. **16/50/69**

NEW	REPL		
		SINKS (Nap Sinks)	MAY 10 1970
x		LAVATORIES	MAY 13 1970
x		TOILETS	APR 15 1970
x		BATH TUBS	
x		SHOWERS	APR 24 1970
x		DRAINS FLOOR SURFACE	MAY 1 1970
x		HOT WATER TANKS	
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	MAY 27 1970
		SEPTIC TANKS	JUN 15 1970
x		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	JUN 25 1970
		DISHWASHERS	
x		OTHER Bradley Wash Counters - 3	
		TOTAL	62 45.00

Building and Inspection Services Dept.; Plumbing Inspection

982-1016 Brighton Avenue

July 7, 1970

R. Reuben & Company
252 Brackett Street

cc to: Forest City Motor Company
83 Winslow Street

Gentlemen:

Permit to install oil-fired steam heating system is being issued according to the following:

The installation is installed according to the recommendations of the National Fire Protection Association, the City of Portland Building Code and the ~~American Gas Association Laboratories~~

Very truly yours,

R. Lovell Brown
Director, Building & Inspection Services

RLB:m



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 7, 1970

PERMIT ISSUED

753

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 982-1016 Brighton Ave. Use of Building Auto Sales & Service No. Stories 1 New Building
Name and address of owner of appliance Forest City Motor Company, 83 Winslow St.
Installer's name and address P. Reuben & Company, 252 Brackett St. Telephone 774-4564

General Description of Work

To install oil-fired steam heating system.

IF HEATER, OR POWER BOILER

Location of appliance boiler room Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace concrete
From top of smoke pipe From front of appliance 4' From sides or back of appliance concrete
Size of chimney flue 24x24 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 Kenanee Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner concrete Size of vent pipe 3"
Location of oil storage outside underground Number and capacity of tanks 8000 gal. outside
Low water shut off Make permit issued for tank- underground
Will all tanks be more than five feet from any flame? How many tanks enclosed? No. Dec. 11, 1969
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 Leg., if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 10.00
building at same time.) related fee (total \$20.00) Paid

APPROVED:
7/7/70

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

P. Reuben & Company

Signature of Installer by: P. Reuben & Company

INSPECTION COPY

15 fee 70/48
Pa. 5/8/70
Granted
5/28/70

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Forest City Motor Co., owner of property at 982-1016 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 two detached pole signs, 15' x 15' x 47' high and 11' x 11' x 37' above the ground. This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) the top of the largest sign will be 47' above the grade of the ground and the smallest sign will be 37' instead of the 20' maximum height specified by Sec. 602.16.5a of the Ordinance, pertaining to the B-2 Business Zone in which this property is located; (2) the total area of these two signs is 346 square feet, which is in excess of the maximum area of 300 square feet allowed by Sect. 602.16.5a; (3) these signs which are to be located with the outer edge directly on the street line will be an unlawful encroachment on the 40 foot setback area required by Sec. 602.21 of the Ordinance.

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

FOREST CITY MOTOR CO.
APPELLANT
Paul J. Jones, Pres.

DECISION

After public hearing held May 28, 1970, 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, provided that such signs shall not exceed 32 feet and 42 feet above the ground.

Frank J. H. [Signature]
Harry M. [Signature]
[Signature]
Board of Appeals

982-1016 Brighton Avenue

May 7, 1970

Forest City Motor Company
982-1016 Brighton Avenue

cc to: Coyne Sign Company
66 Cove Street
cc to: Corporation Counsel

Gentlemen:

Building permit to erect two detached pole signs, 15' x 15' x 47' high and 11' x 11' x 37' above the ground at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The top of the largest sign will be 47' above the grade of the ground and the smallest sign will be 37' instead of the 20' maximum height specified by Sec.602.16.5.a of the Ordinance, pertaining to the B-2 Business Zone in which this property is located.
2. The total area of these two signs is 346 sq. feet, which is in excess of the maximum area of 300 sq. feet allowed by Sec. 602.16.5.a.
3. These signs which are to be located with the outer edge directly on the street line will be an unlawful encroachment on the 40 foot setback area required by Sec. 602.21 of the Ordinance.

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

Very truly yours,

E. Allan Soule
Assistant Director Building Inspection
Department

AAS:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

May 18, 1970

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, May 28, 1970 at 4:00 p.m. to hear the appeal of Forest City Motor Co. requesting an exception to the Zoning Ordinance to permit erection of two detached pole signs, 15' x 15' x 47' high and 11' x 11' x 37' high at 982-1016 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) the top of the largest sign will be 47' above the grade of the ground and the smallest sign will be 37' instead of the 20' maximum height specified by Sec. 602.16.5a of the Ordinance, pertaining to the B-2 Business Zone in which this property is located; (2) the total area of these two signs is 345 square feet, which is in excess of the maximum area of 300 square feet allowed by Sec. 602.16.5a; (3) these signs which are to be located with the outer edge directly on the street line will be an unlawful encroachment on the 40 foot setback area required by Sec. 602.21 of the Ordinance.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

DATE: May 28, 1970

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Forest City Motor Company

AT 982-1016 Brighton Avenue, Portland, Maine

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

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

Record of Hearing

Granted, provided that such signs shall not exceed 32 feet and 42 feet above the ground.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

May 18, 1970

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, May 28, 1970 at 4:00 p.m. to hear the appeal of Forest City Motor Co. requesting an exception to the Zoning Ordinance to permit erection of two detached pole sign, 15' x 15' x 47' high and 11' x 11' x 37' high at 982-1016 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) the top of the largest sign will be 47' above the grade of the ground and the smallest sign will be 37' instead of the 20' maximum height specified by Sec. 602.16.5a of the Ordinance, pertaining to the B-2 Business Zone in which this property is located; (2) the total area of these two signs is 346 square feet, which is in excess of the maximum area of 300 square feet allowed by Sec. 602.16.5a; (3) these signs which are to be located with the outer edge directly on the street line will be an unlawful encroachment on the 40 foot setback area required by Sec. 602.21 of the Ordinance.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

REPORT TO THE MUNICIPAL OFFICERS
FROM THE SIGN REVIEW COMMITTEE CONCERNING APPLICATION
FOR TWO SIGNS BY FOREST CITY MOTORS, INC.

June 10, 1970

Applicant: Forest City Motors, Inc.

Address: 982-1016 Brighton Avenue (Between Webb Street and Portland Connector)

Location of Signs: Two signs near southerly side line of Brighton Avenue
(as relocated)

Size of Signs: (1) One 42 foot high large sign 15 ft. x 15 ft.

(2) One 32 foot high smaller sign 11 ft. 3 inch x 11 ft. 3 inches

Text for Sign: (1) Chevrolet and Forest City Motors

(2) Chevrolet - Used Cars

Overall Height: One 42 foot sign and one 32 foot sign. The Board of Appeals previously granted approval of the height specified for these two signs on May 28, 1970, following a public hearing on this matter.

Background Information:

A change of zone from R-3 Residence to B-2 Business was granted early in 1968 by the City Council to provide a site on Brighton Avenue at the corner of Webb Street for Forest City Motors, Inc. Forest City Motors now desires to have two signs, which will identify their products and their place of business. These two signs have already been approved by the Board of Appeals for heights of 42 feet and 32 feet respectively.

Due to the fact these two signs both exceed 8 foot maximum length in least dimension, as specified in the Building Code, these signs must be approved by the City Council. These signs have been referred to the Planning Board for review.

This area adjacent to Pine Tree Shopping Center already has several signs, with two large signs for Valle's Charter House, one large "American" sign opposite the City Hospital, which also has a smaller sign. Then there is "Holden Insurance" and "Vicely's Market" on the northerly side of Brighton Avenue, each with signs to identify them. There is a revolving "Shell" sign in front of the service station next to Pine Tree Shopping Center, which has a sizeable sign in front and close to the side line of Brighton Avenue, plus signs atop structures which identify each of the stores within the Shopping Center complex: Zuyro's, Anderson Little, etc. The latter are located above the front of each establishment.

Report to the Municipal Officers
From the Sign Review Committee

June 10, 1970

There is currently a billboard located near the corner of Webb Street and Brighton Avenue. Although it carries a "Forest City Motors Company" advertisement on both sides, Mr. Philip Gemmer has said he would very much like to find a way to have it removed as it is within the block on which the new Chevrolet sales agency is being constructed. The Donnelly Advertising Company should be consulted regarding Mr. Gemmer's proposal. These two signs will be the only signs required by the Forest City Motors, Inc. Their building will not have any other identifying signs on the exterior. The two proposed signs are to be insured, maintained and leased to the automobile agency by the General Motors Company.

The total area of the two signs is about 30 feet, which is in excess of the maximum of the 300 square feet allowed under the Zoning Ordinance.

Special Site Considerations

This area in the vicinity of "Pine Tree" is already subject to a profusion of signs, which are scattered along Brighton Avenue on either side of the street, in an informal way. The Sign Review Committee recommends that wherever possible well-designed or coordinated group signs should be used to replace bill-boards, such as the one near the entrance to Webb Street.

The Sign Review Committee recommends that the billboard be removed due to its close proximity to an R-3 Residence Zone. It is recommended that Mr. Gemmer contact the Donnelly Advertising Company and discuss possible arrangements for relocation of the billboard at an alternate site. This would improve the appearance of the area in which the new Forest City Motors' building is being constructed. Lighting is also a concern, especially since the signs abut a residential area.

Recommendations:

The Sign Review Committee recommends that the application for these two signs be approved, subject to the following considerations:

- (1) That action also be initiated by the petitioner and the City to request removal of the existing billboard near the entrance to Webb Street, which presently constitutes a visual nuisance to the adjacent residents, in the R-3 Residence Zone.
- (2) That the illuminated signs be designed so as to reflect away from the adjoining residential area. It is further requested that time of lighting not be extended after 11 P.M.

REPORT TO THE MUNICIPAL OFFICERS
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This area adjacent to Pine Tree Shopping Center already has several signs, with two large signs for Valle's Charter House, one large "American" sign opposite the City Hospital, which also has a smaller sign. Then there is "Holden Insurance" and "Nicely's Market" on the northerly side of Brighton Avenue, each with signs to identify them. There is a revolving "Shell" sign in front of the service station next to Pine Tree Shopping Center, which has a sizeable sign in front and close to the side line of Brighton Avenue, plus signs atop structures which identify each of the stores within the Shopping Center complex: Zayre's, Anderson Little, etc. The latter are located above the front of each establishment.

Sigh - Forest City
Motor

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

June 12, 1970

ORDERED,

That a building permit for erection of two (2) detached pole signs one with an area of 15' x 15', and the other with an area of 11'3" x 11'3" to be erected on the property of Forest City Motors Co. at 982-1016 Brighton Ave. and hereby is approved as per Section 391.3.1.d of the Building Code subject to full compliance with all other requirements of that Ordinance pertaining thereto.

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: June 12, 1970

TO: John Manario, City Manager

FROM: R. Lovell Brown, Director Building & Inspection Services

SUBJECT: Forest City Motors (signs) at 982-1016 Brighton Ave.
For Municipal Officers Approval

I am submitting with this memo the formal request to the Municipal Officers for approval of two (2) detached pole signs at the above address. In accordance with the Building Code Section 301.3.1 approval by the Municipal Officers is required for signs advertising space of which shall exceed 8' in its smallest dimension in width or height. One of these signs is 15' x 15', the other is 11'3" x 11'3". Each sign exceeds the requirement of 8' in smallest dimension, thus approval is required.

A previous memo has been submitted to your office from Mr. Donald Megathlin, Chairman of the Sign Review Committee to have reviewed this and find it satisfactory. It is their recommendation that the lighting be controlled to an hour of 11:00 o'clock at night and the Building Inspection Department finds the signs to meet all other requirements of the Code. The Sign Review Committee will be glad to show the plans and location of signs to the Municipal Officers at the afternoon meeting, Tuesday, June 16, 1970.

RLB/

Director

LOCATION 982-1016 Brighton ^{are}

DATE 5/28/70

PERMIT

COMPLAINT _____

'appeal granted
5/28/70

5/29/70

Bob -

This is not set
for Sign & Review
Committee - Allen

Sign Rev

Tues. 1:30 PM

① Get 7 with Stan says -

② How light is -? ALL NIGHT

$$\begin{array}{r} 15 \\ 15 \\ \hline 5 \\ \frac{1}{2} \frac{5}{2} \end{array}$$

6/1/70
RM

982-1016 Brighton Avenue

May 7, 1970

Forest City Motor Company
982-1016 Brighton Avenue

cc to: ~~Clyde~~ Sign Company
66 Cove Street

cc to: Corporation Counsel

Gentlemen:

Building permit to erect two detached pole signs, 15' x 15' x 47' high and 11' x 11' x 37' above the ground at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The top of the largest sign will be 47' above the grade of the ground and the smallest sign will be 37' instead of the 20' maximum height specified by Sec. 602.16.5.a of the Ordinance, pertaining to the B-2 Business Zone in which this property is located.
2. The total area of these two signs is 346 sq. feet, which is in excess of the maximum area of 300 sq. feet allowed by Sec. 602.16.5.a.
3. These signs which are to be located with the outer edge directly on the street line will be an unlawful encroachment on the 40 foot setback area required by Sec. 602.21 of the Ordinance.

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

Very truly yours,

A. Allan Soule
Assistant Director Building Inspection
Department

AAS:m

982-1016 Brighton Ave - 5/7/70 -

Allen

2 detached pole signs

B2

CHECK LIST AGAINST ZONING ORDINANCE

2 poles ^{yes} or one
setback from street
line on the
line.

✓ Date - New

✓ Zone Location - B2

✓ Interior or corner Lot - Also front on North St

→ 40 ft. setback area (Section 21) - Yes

✓ Use - OK

Sewage Disposal -

✓ Rear Yards -

✓ Side Yards -

✓ Front Yards - None required

✓ Projections - None

Height - Big Sign 47' - Small Sign 37'

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

→ Area 346 sq' Allowed - 300 sq'

Approved 5/28/70 - see application

15
15
25
15
225

11
11
11
11
346



APPLICATION FOR PERMIT

PERMIT ISSUED

JUL 14 1981

659

CITY OF PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION _____ PORTLAND, MAINE, July 10, 1981

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 . . . 1000 Brighton Avenue Fire District #1 , #2
1. Owner's name and address . . . Forest City Motor . . . same Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Maine Mobil Message -17 Elm St. Gorham Telephone 839-3569
4. Architect Specifications Plans 04038 No. of sheets
Proposed use of building . . . temp portable sign No. families
Last use No. families
Material No. stories . . . Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$. . . 10.00 . . .

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg
Alterations
Demolitions
Change of Use
Other

To erect portable temporary sign from July 12 to Aug. 11, 1981. sign is already in use at this address. Stamp of Special Conditions

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

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front . . . depth . . . No. stories . . . solid or filled land? . . . earth or rock?
Material of foundation . . . Thickness, top . . . bottom . . . cellar
Kind of roof . . . Rise per foot . . . Roof covering
No. of chimneys . . . Material of chimneys . . . of lining . . . Kind of heat . . . fuel
Framing Lumber—Kind . . . Dressed or full size? . . . Corner posts . . . Sills
Size Girder . . . Columns under girders . . . Size . . . Max. on centers
Studs (outside walls and curving 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 auto-repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE
Fire Dept.:
Health Dept.
Others:

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?

Signature of Applicant *Peter J. Wentworth* Phone # . . . same
Type Name of above Peter Wentworth 1 2 3 4
Maine Mobil Message Other
and Address

FIELD INSPECTOR'S COPY

3A

NOTES

7-14-81 Continuation of old permit
 for time extension
 8-18-81 Sign still up - talked
 to maine mobile message & they
 are going to be right in to continue
 the sign use for another month
 8-24-81 See next permit for
 continuation -

Permit No. 81/659
 Location 1000 Brighton Ave
 Owner Forest Hill Motors
 Date of permit 7-14-81
 Approved by Sign to Reg. II



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP ... B.O.C.A. TYPE OF CONSTRUCTION 8.4.6 ZONING LOCATION PORTLAND, MAINE, .. Aug. 19, 1981

AUG 21 1981

CITY OF PORTLAND

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 1000 Brighton Avenue Fr. District #1 [] #2 [] 1. Owner's name and address Forest City Chevrolet - same Telephone 774-5971 2. Lessee's name and address Telephone 3. Contractor's name and address Maine Mobil Message -17 Elm St. Gorham Telephone 839-3569 4. Architect Specifications Plans No. of sheets Proposed use of building car dealer No. families Last use No. families Material No. stories Heat Style of roof Roofing Other buildings on same lot Fee \$ 10.00 Estimated contractual cost \$

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 Temporary portable sign from Aug. 21 to Sept. 21, 1981. 1st time 6-14-7-14, 1981 2nd time 7-12-8-11, 1981 Stamp of Special Conditions Dwelling Garage Masonry Bldg. Metal Bldg. Alterations Demolitions Change of Use Other

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

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [] 4 []

Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION-PLAN EXAMINER

Will work require disturbing of any trees on a public street?

ZONING:

BUILDING CODE:

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

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant Peter Wentz Phone # Name

Type Name of above Maine Mobil Message 1 [] 2 [] 3 [] 4 []

Peter Wentz Other and Address

OFFICE FILE COPY

(3A)