

974-976 BRIGHTON AVENUE



Full cut #920R - Half cut #9202R - Thick cut #9213R - Full cut #9200R

C.ofO. - 976 Brighton Avenue

May 16, 1966

Mr. John C. Hisbara
976 Brighton Avenue

cc to: Corporation Counsel

Dear Mr. Hisbara:

A certificate of occupancy to change the use of the existing greenhouse accessory to the dwelling to the sale of products grown on the premises without signs is not issuable under Section 4-A of the Zoning Ordinance referring to the R-3 Residence Zone in which this property is located.

It is understood that you desire to exercise your appeal rights under Section 24-C of this Ordinance and therefore you will need to come to Room 113, City Hall where forms are available for filing this appeal.

Very truly yours,

Gerald E. Hayberry
Building Inspection Director

CEH:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, May 13,

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 976 Brighton Ave. Within Fire Limits? _____ Dist. No. 2964
 Owner's name and address John C. Risbara Risbara, 976 Brighton Ave. Telephone 4-5634
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Commercial greenhouse No. families _____
 Last use Greenhouse No. families _____
 Material frame _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To Change Use of existing greenhouse to agricultural use allowing the sale of products grown on the premises.
No sign to be erected on premises.

~~This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will pay legal fee.~~

Appeal not filed

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

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

INSPECTION COPY

Signature of owner

John C. Risbara

C.ofO. - 976 Brighton Avenue

May 16, 1966

Mr. John C. Risbara
976 Brighton Avenue

City Corporation Counsel

Dear Mr. Risbara:

A certificate of occupancy to change the use of the existing greenhouse accessory to the dwelling to the sale of products grown on the premises without signs is not issuable under Section 4-A of the Zoning Ordinance referring to the R-3 Residence Zone in which this property is located.

It is understood that you desire to exercise your appeal rights under Section 24-C of this Ordinance and therefore you will need to come to Room 113, City Hall where forms are available for filing this appeal.

Very truly yours,

Gerald E. Hayberry
Building Inspection Director

GEM:m



93 RESIDENCE ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location
976 Brighton Ave.

INSPECTION COPY

COMPLAINT NO. 65/92

Date Received November 15, 1965

Location 976 Brighton Ave. Use of Building Greenhouse
 Owner's name and address John C. Rishara, 976 Brighton Ave. Telephone _____
 Tenant's name and address _____ Telephone _____
 Complainant's name and address neighbor Telephone _____

Description: Adding onto greenhouse. Also neighbor claims he is raising and selling sealings.

NOTES: 11-18-65 4 ft ^{high} concrete block wall on slab all in - light framing started 8/10

11-19-65 Phoned owner at Randall + McAllister. He says he is going ahead on bldg regardless of stop order. 8/10

11/19/65 Mr. Rishara was in and was told to stop work. He says that he will bring in a floor plan, framing information and apply for a permit. W. E. M.

1-18-66 Permit issued above on 12/1/65 Permit No. 65/1325

. 100-15-1965

Dear Sir;

I am writing this letter in regards to a building that is going on at the corner of West and Brighton Ave. Mr. J. Kubasa is building an extension to his lean to greenhouse, and this we know it is not in a business zone. A few years back he built a lean to for his own use to grow wal, but in recent years we have noticed him build iron wood frames and sell perennials and seedlings. Just lately the council refused this part of Brighton ave for business. Could you please check in on this matter, as we don't like to see people do things under hand.

Thank you very much.

A Citizen from the
Neighborhood.



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____ and Class _____

Portland, Maine, NOVEMBER 22, 1925

PERMIT ISSUED
01540

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 976 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address John C. Riabara, 976 Brighton Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Greenhouse (private) No. families _____
 Last use _____ " _____ 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 construct 16'6" x 11'3" addition to existing greenhouse 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** owner

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation concrete blocks on top of slab Thickness, top _____ bottom _____ cellar _____
 Kind of roof glass 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 4x4 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 concrete 2nd _____ 3rd _____, roof glass
 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

CS 301

INSPECTION COPY

Signature of owner

John C. Riabara

PA

12 0

Permit No. 6511325

Location 976 Brighton Ave

Owner John C. Fisher

Date of permit 12/1/65

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

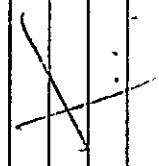
Cert. of Occupancy issued _____

Staking Out Notice _____

Form Check Notice _____

NOTES

12-10-65 Framed
out ready for glass
gld



November 8, 1956

974-976 Brighton Avenue

Mr. John C. Risbara
976 Brighton Avenue

Dear Mr. Risbara:-

Building permit for construction of a one story greenhouse on end of garage at the above location is issued herewith subject to the following conditions, which we understand are to apply:-

1. The greenhouse is to be used for non-commercial purposes only, since it is only under such conditions that the use is allowable in the Residence C Zone where your property is located.
2. The addition is to be built of standard greenhouse construction.

3. This permit is issued on the basis of there being no heat in the greenhouse. If heat is to be provided, it is necessary that information be furnished as to type of heat to be used and method of venting. Type of heat allowable would be limited because the greenhouse is to be attached to the garage.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

RESIDENCE ZONE - C

APPLICATION FOR PERMIT



Class of Building or Type of Structure Third Class
Portland, Maine, Nov. 6, 1956

PERMIT ISSUED

NOV 8 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect... all the following building... 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 976 Brighton Ave. Within Fire Limits? no Dist. No.
Owner's name and address John Risbara, 976 Brighton Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address OWNER Telephone
Architect Specifications Plans yes No. of sheets 1
Proposed use of building 1-car garage and greenhouse No. families
Last use " No. families
Material wood No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 200 Fee \$ 2.00

General Description of New Work

To erect 1-story standard non-commercial/greenhouse 10' x 12' on left hand side of garage.

Permit Issued with Letter

CERTIFICATE OF...
REVISIONS

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent? 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 concrete piers at least 4' below grade Thickness, top 10" bottom 12" cellar yes
Material of underpinning Height Thickness
Kind of roof shed Rise per foot Roof covering glass
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber--Kind Dressed or full size?
Corner posts Sills 6x6 Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

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:

with letter by [Signature]

Signature of owner John A. Risbara

INSPECTION COPY

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, _____

DEC 20 1938

2172
No. 1. 1938

974-976

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 97 1/2 Brighton Ave Use of Building Residence No. Stories 2
Name and address of owner Julius Schara Ward _____
Contractor's name and address Randall & Co Illustr Telephone 3-2941

General Description of Work

To install Oil Burner to existing Steam Heat

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? Yes If not, which story _____ Kind of Fuel Oil
Material of supports of heater or equipment (concrete floor or what kind) Concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____
from top of smoke pipe _____, from front of heater _____, from sides or back of heater _____
Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner Trunk Labeled and approved by Underwriters' Laboratories? Yes
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) Gravity
Location oil storage Basement No. and capacity of tanks 1 - 275 Gallon
Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? _____
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)
Signature of contractor Randall & Co

INSPECTION COPY

See 38/1968

Ward 8 Permit No. 38/2172

Location 994-6 Brighton Ave

Owner John Pichara

Date of permit 12/21/38

Post Card sent

Notif. for insp.

Approval Tag issued 3/2/39

Oil Burner Check List (date) 3/2/39

1. Kind of heat Steam

2. Label

3. Anti-siphon

4. Oil storage

5. Tank distance

6. Vent pipe

7. Fill pipe

8. Gauge

9. Rigidity

10. Feed safety

11. Pipe sizes and materials

12. Control valve

13. Ash pit vent

14. Temp. or pressure safety

15. Instruction card

16.

NOTES

Vertical stamp: OIL BURNER EQUIPMENT



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 2167

DEC 19 1938

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 19, 1938

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 974-976 Brighton Avenue Use of Building Dwelling No. Stories 2
Name and address of owner John Risbara, 273 Brighton Avenue Ward _____
Contractor's name and address Abner Lowell, Mitchell St., Capa Eliz. Telephone 4-5704

General Description of Work

To install steam heating system

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel coal
Material of supports of heater or equipment (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 3'
from top of smoke pipe 3', from front of heater Over 4' from sides or back of heater Over 3'
Size of chimney flue 8x12 Other connections to same flue stove

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____
Location oil storage _____ No. and capacity of tanks _____
Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor Abner Lowell

INSPECTION COPY

Sec 38/1968

Ward 8 Permit No. 38/2167

Location 974-976 Brighton Cr

Owner John Rialda

Date of permit 12/19/35

Post Card sent _____

Notif. for insp. _____

Approval Tag issued 3/2/39

Oil Burner Check List (date) _____

1. Kind of heat _____
2. Label _____
3. Anti-siphon _____
4. Oil storage _____
5. Tank distance _____
6. Vent pipe _____
7. Fill pipe _____
8. Gauge _____
9. Rigidity _____
10. Feed safety _____
11. Pipe sizes and material _____
12. Control valve _____
13. Ash pit vent _____
14. Temp. or pressure safety _____
15. Instruction card _____
16. _____

NOTES

STANDARD ACCOMPANYING APPLICATION FOR BUILDING PERMIT

one-family-dwelling-house--1-car-garage
 2-8 Webb Street

Date 10/29/38

1. In whose name in the title of the property now recorded? Rabbona
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? yes
3. Is the outline of the proposed work now staked out upon the ground? _____ If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? yes
4. What is the maximum projection or overhang of eaves or drip? 12" =
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches, and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

George W. Lowell



GENERAL RESIDENCE PERMIT APPLICATION FOR PERMIT

PERMIT 9691E1

Permit No. _____

Class Building or Type of Structure Third Class

NOV 9 1938

Portland, Maine, October 29, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 228 Webb Street 975 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address John Fishers, 970 Brighton Ave. Telephone _____
 Contractor's name and address Lowell A Chandler, 18 Vincent St. So. Portland Telephone 181
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building 1 car garage No. families _____
 Other buildings on same lot 1 fully dwelling house
 Estimated cost \$ 300. Fee \$.75

Description of Present Building to be Altered

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

General Description of New Work

To erect one car frame garage 12' x 18'

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

Details of New Work

Size, front 12' depth 16' No. stories 1 Height average grade to top of plate 9'
 To be erected on solid or filled land? solid Height average grade to highest point of roof 13'
 Material of foundation concrete trench wall earth or rock? earth
 Material of underpinning _____ Thickness _____
 Kind of Roof pitch Rise per foot 7" Roof covering Asphalt roofing Class C Ins. Lb.
 No. of chimneys no Material of chimneys _____ of lining _____
 Kind of heat no Type of fuel _____ Is gas fitting involved? _____
 Framing Lumber—Kind sp hemlock Dressed or Full Size? crossed
 Corner posts 4x4 Sills 4x6 Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor concrete, 2nd _____, 3rd _____, roof 2x4
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16"
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____ height? _____

If a Garage

No. cars now accommodated on same lot none, to be accommodated 1
 Total number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

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

INSPECTION COPY John Fishers Signature of owner
 By Lowell A Chandler
 CHIEF OF FIRE DEPT.

George W. Lowell

3230



3) GENERAL RESIDENCE ZONE
APPLICATION FOR PERMIT

Permit No. _____

1968

Class of Building or Type of Structure _____

NOV 9 1938

Portland, Maine _____

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 28 Cobb Street 976 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Corner Brighton Ave. Lots 9 & 10
 Owner's or Lessee's name and address John Bisbarn 976 Brighton Avenue Telephone _____
 Contractor's name and address Lowell C. Chandler, 48 Vincent St. So. Portland Telephone 2-4181
 Architect _____ Plans filed yes No. of sheets _____
 Proposed use of building dwelling house No. families 1
 Other buildings on same lot garage
 Estimated cost \$ 4,400. Fee \$ 1.25

Description of Present Building to be Altered

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

General Description of New Work

To erect new family: name dwelling house 22' x 30'

Appeal sustained and Permit Grnted by Special Order of Board of Municipal officers 11/7/38

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

Details of New Work

hemlock dressed Height average grade to top of plate 16'
 Size, front 30' depth 22' No. stories 2 Height average grade to highest point of roof 36'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation concrete Thickness, top 12" bottom 12"
 Material of underpinning " to sill sill at least 8" above gfc Height _____ Thickness _____
 Kind of Roof pitch Rise per foot 8" Roof covering Asphalt roofing Class C Und. Lab.
 No. of chimneys 1 Material of chimneys brick of lining tile
 Kind of heat steam Type of fuel oil Is gas fitting involved? no
 Corner posts 4x6 Sills 4x6 Girt or ledger board? girt Size 2-2x4
 Material column under girders iron columns Size 4" Max. on centers 7'
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section. no stairway - no dormer
 Joists and rafters: 1st floor 2x8, 2nd 2x8, 3rd 2x6 un?, roof 2x6
 On centers: 1st floor 16", 2nd 16", 3rd 16", roof 16"
 Maximum span: 1st floor 12', 2nd 12', 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

Signature of owner John Bisbarn
 By Lowell C. Chandler George W. Lowell

INSPECTION COPY

By

32736

Ward 8 Permit No. 3871968
 Location 276 Brighton Ave
 28 1/2 Bell St
 Owner John Richards
 Date of permit 1/19/38
 Notif. closing in 12/31/38 - 11 P.M.
 Inspn. closing in 12/31/38 - 9 P.M.
 Final Inspn. 3/2/39
 Final Notif. 3/2/39
 Final Inspn. 3/2/39 - O.K.
 Cert. of Occupancy issued 3/3/39.

NOTES

10/21/38 - This building is apparently to face on Webster St. & to extend toward Brighton. Issue is closer to street line than house on adjoining lot but apparently lines up with wall of main house on adjoining lot.
 P.T. - A.C. See sketch
 11/9/38 - Mrs. Walter Maxwell attorney for Richards & father-in-law Valente says that deed for 5' additional land to be sold by Valente to Richards will be recorded to-day.

He says that lot on which this building is to be built will have a frontage on Brighton Ave. of 55'. Bryan Whiteley of P.W. says that there has been no widening of Webster Street from 40' width as given on original subdivision plan. Location of house as now shown on lot by latter deeds is O.K. under zoning law without any appeal being necessary. A.C.
 11/16/38 - Erecting forms - A.C.
 11/21/38 - Foundation wall poured - A.C.
 11/23/38 - Wall stripped - A.C.
 11/28/38 - Backfilling A.C.
 12/1/38 - Framing started A.C.
 12/5/38 - Second story framed - A.C.
 12/8/38 - Working on roof A.C.

12/16/38 - Working out side - A.C.
 12/23/38 - Work well along - A.C.
 3/2/39 - Lapping need ed over
 12/23/38 - Work well along - A.C.
 3/2/39 - Lapping need ed over
 12/23/38 - Work well along - A.C.
 3/2/39 - Lapping need ed over



City of Portland, Maine

Sustained
11/7/38
WMA
38/89

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by John Risbara at 978 Brighton Avenue
cor. Webb Street

November 2, 19 38

To the Municipal Officers:

Your appellant, John Risbara

who is the owner of property at 978 Brighton Avenue
cor. Webb Street

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

The decision of the Inspector of Buildings denies a permit to construct a new dwelling house on the above property because a one story open side porch toward Webb Street would be closer than nine feet to the street line of Webb Street, contrary to the precise terms of the Zoning Ordinance in the General Residence Zone where the property is located.

The reasons for the appeal are as follows: The side property lines of this lot makes off from Brighton Avenue at such an angle that it is not possible to get the desired arrangement of the building and maintain the aggregate side yard widths required of 14 feet. The only encroachment on this total of 14 feet is about two feet at the narrowest part and that consists entirely of an open porch. It is the belief of the appellant that this slight encroachment upon side yards would not interfere with the light and air of or increase fire hazard to the surrounding property.

38/59

November 7, 1938

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of John Risbara at 976 Brighton Avenue, corner of Webb Street, relating to the construction of a new dwelling house with less aggregate widths of side yard than ordinarily required in the General Residence Zone where the property is located, reports that the appeal ought to be sustained.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

3/1/89

, that the appeal under the Zoning Ordinance of John Risbare
976 Brighton Avenue, corner Webb Street, relating to the construction of
new dwelling house with less aggregate side yard widths than ordinarily
permitted in the General Residence Zone where the property is located,
sustained and that a building permit be granted to said appellant, sub-
to full compliance with all terms of the Building Code;

BECAUSE enforcement of the Ordinance in this specific case would
cause unnecessary hardship by needless interference with the planned arrange-
ments of the proposed dwelling; and desirable relief may be granted without
substantially derogating from the intent and purpose of the Ordinance in
at the curtailments of side yard widths would not interfere with light and air
of or increase fire hazard to the neighboring property.

3/89
Room 21, City Hall
November 2, 1938

Mr. John Risbara,
970 Brighton Avenue,
Portland, Maine

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, November 4, 1938 at 2 o'clock in the afternoon upon your appeal under the Zoning Ordinance relating to the location of your proposed dwelling house at ~~974-976 Brighton Avenue, corner Webb Street,~~
2-5 Webb St., cor. Brighton Ave.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

CC: George W. Lowell
48 Vincent Street
South Portland, Me.

38/89
Room 21, City Hall
November 2, 1958

To Whom It May Concern:

The Committee on Zoning and Building Ordinance appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, November 4, 1958 at 2 o'clock in the afternoon upon the appeal under the Zoning Ordinance of John Risbara relating to the location of a proposed dwelling house at 2-8 Webb Street, corner of Brighton Avenue.

The Zoning Ordinance provides that the exterior wall of this dwelling house shall not be closer to the street line of Brighton Avenue than the front exterior wall of the dwelling house on the adjoining property. The exterior wall of the Risbara house is proposed about 15 feet from the street line of Brighton Avenue while the front wall of the dwelling house on the adjoining property is about 23 feet from Brighton Avenue. Therefore the Inspector of Buildings was unable to issue the permit.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

CC: Lawrence Valente
970 Brighton Avenue

PERMIT # 00107 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: 888 John Risbara
 Address: 976 Brighton Avenue, ENNEXXHE 04102

LOCATION OF CONSTRUCTION 976 Brighton avenue

CONTRACTOR: Risbara Construction SUBCONTRACTORS: 883-5528

ADDRESS: PO Box 485, Scarborough, Me 04074

Est. Construction Cost: \$1,000 Type of Use: ENX single family

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

_____ Conversion - Explain To construct new addition to garage as per attached plans.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only: _____
 # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation: _____

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floor: _____ Sills must be anchored

1. Sills Size: _____
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.
4. Joists Size: _____ Size: _____
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls: _____

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls: _____

1. Studding Size _____ Spacing _____
2. Header Size _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only

Date December 5, 1988 Subdivision: Yes _____ No _____

Inside Fire Limits _____ **PERMIT ISSUED**

Bldg Code _____ Block _____

Time Land _____ Permit Expires DEC 6 1988

Estimated Cost: XX \$1,000 Ownership: _____ Public _____ Private _____

Value/Structure _____ Fee \$25.00

City Of Portland

Ceiling: _____

1. Ceiling Joists Size: _____ Spacing _____
2. Ceiling Strapping Size _____
3. Type Ceilings: _____ Size _____
4. Insulation Type _____
5. Ceiling Height: _____

Roof: _____

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type: _____
4. Other: _____

Chimneys: _____

Type: _____ Number of Fire Places _____

Heating: _____

Type of Heat: _____

Electrical: _____

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing: _____

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Fixtures _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools: _____

1. Type _____
2. Pool Size _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning: _____

District _____ Street Frontage Req.: _____ Provided _____

Review Required: _____

Required Setbacks: Front _____ Back _____ Side _____

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other (Explain) _____

Date Approved _____

Permit Received By Nancy Grossman

Signature of Applicant [Signature] Date 12/5/88

Signature of CEO [Signature] Date _____

Inspection Dates _____

PERMIT # 06-17 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: John Risbara
 Address: 976 Brighton Avenue, RHEMELUM 04102

LOCATION OF CONSTRUCTION 976 Brighton Avenue

CONTRACTOR: Risbara Construction SUBCONTRACTORS: 883-5528

ADDRESS: PO Box 485, Scarborough, Me 04174

Est. Construction Cost: \$1,000 Type of Use: 3BR single family

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain To construct new addition to garage as per

attached plans.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundations:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only	
Date: <u>December 5, 1988</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	PERMIT ISSUED
Bldg Code _____	
Time Limit _____	Block _____
Estimated Cost: <u>\$1,000</u>	Permit Expiration: <u>DEC 6 1988</u>
Value Structure _____	Ownership: _____
Fee: <u>\$21.00</u>	Private _____

City Of Portland

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District: D-3 Street Frontage Req: _____ Provided _____

Review Required:

Required Setbacks: Front _____ Back _____ Side _____

Zoning Board Approval: Yes _____ No _____ Date _____

Planning Board Approval: Yes _____ No _____ Date _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Share and Floodplain Mgmt. _____ Special Exception _____

Other: (Explain) _____

Date Approved: DEC 5 1988

Permit Received By Nancy Grossman

Signature of Applicant: [Signature] Date 12/5/88

Signature of CEO: _____ Date _____

Inspection Dates _____

White-Tax Assessor

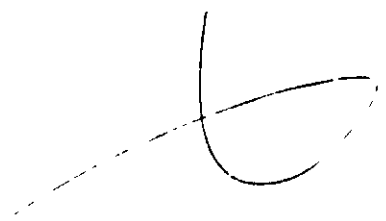
Yellow GPCOG

White Eng - CEO

Copyright GPCOG 1987

PLOT PLAN

3/1/89. Rec'd this permit + new district this date. Work completed. Prior inspections unknown



FEES (Breakdown From Front)

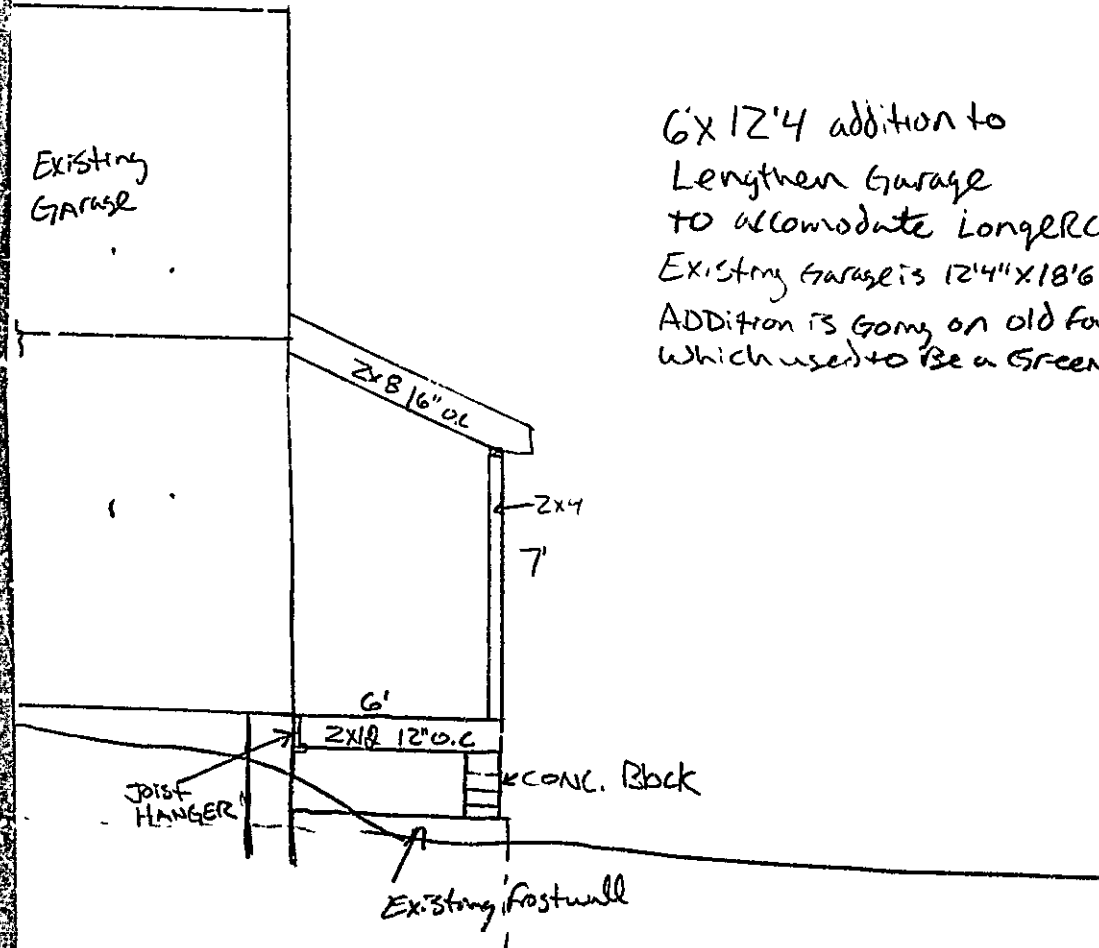
Base Fee \$	25.00
Subdivision Fee \$	_____
Site Plan Review Fee \$	_____
Other Fees \$	_____
(Explain)	_____
Late Fee \$	_____

Inspection Record	
Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS

Signature of Applicant Alan Hamm Agent For Owner Date 12/5/88

Building Plan



6' x 12'4" addition to
Lengthen Garage
to accommodate longer car.
Existing Garage is 12'4" x 18'6"
Addition is going on old foundation
which used to be a Green House

976 BRIGHTON
Avenue

RECEIVED

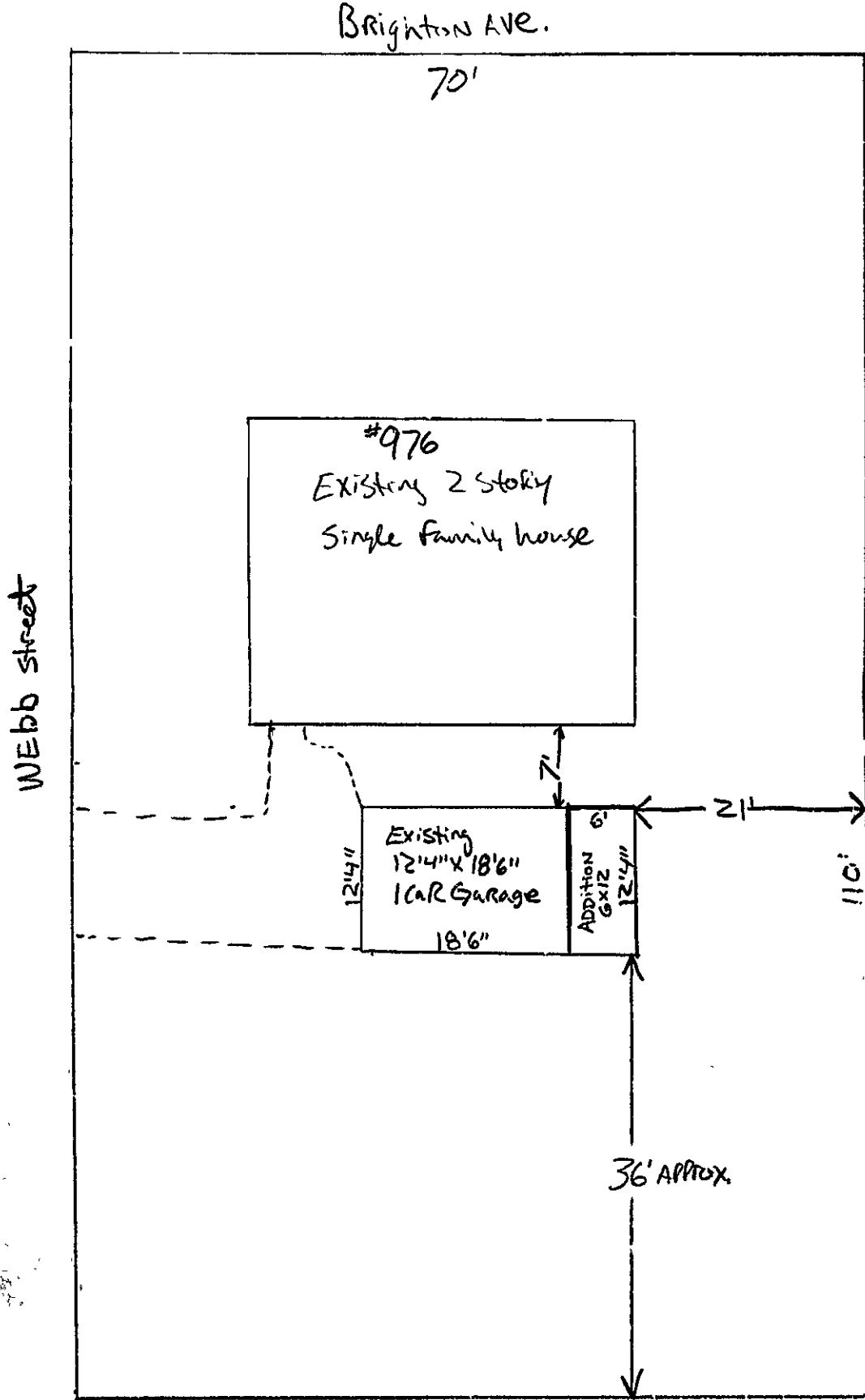
DEC 05 1988

DEPT OF BUILDING
CITY OF PORTLAND

Plot Plan

John Risbana
976 Brighton Ave.
Portland.

774-5364



APPLICATION FOR SUBMETER



For Sewer User Charge Adjustments

The undersigned hereby requests permission to install additional water meter(s) in accordance with Section 322.6C of the "Municipal Code of the City of Portland, Maine".

It is understood that all expenses related to the purchase, installation and maintenance of the meter(s) is to be borne by the applicant.

To be Completed by Applicant

Address where sub-meter is requested 976 Brighton Ave.

Property owner name John C. Risbara

Tax Map Reference (on Real Estate Tax Bill) 263-C-4

Property owner address Same

Person to be contacted to schedule inspections Same
(Name and Telephone Number)

Portland Water District Acct. No. (on bill) D-66-22833

Billing Name & Address (on bill) Same

Location and size existing Portland Water District Service Meter Basement Rear Corner
nearest Webb Street $3/4"$

Proposed location and size of sub-meter Same (just above Service Meter)
 $5/8"$

Will a remote reading register be utilized? NO YES (If yes, state location _____)

Description of proposed changes in plumbing required for submetering:

Tap off after service meter
install $5/8"$ sub meter and run $1/2"$

new line with back Flow Preventer to one outside sill cock
Service to Green House

The volume of water to be submetered can be shown not to enter the sewerage system by virtue of its use for:

Watering, seedlings, plants,
lawns, gardens, and other
non-discharge usages.

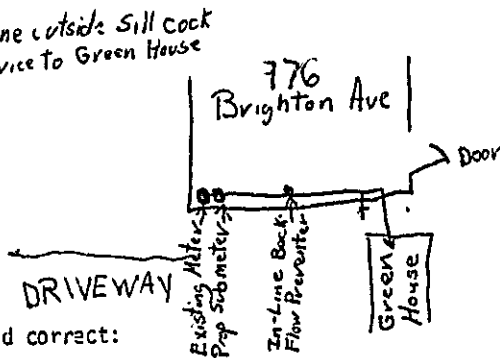
I certify the above information is true and correct:

Signature _____

no date

Date _____

Sketch plan showing proposed changes in plumbing and the location of existing and proposed meters. Show water flow through submeter to non-discharge equipment or location (use additional sheet of paper if necessary)



INSTRUCTIONS

First - The applicant is to complete front of this form. The Tax Map Reference can be found on your Real Estate Tax Bill directly following owners name and address in the center of your Property Tax Bill. Billing name and address should be copied from your Water & Sewer Bill as well as the Portland Water District Account Number which is in the lower left corner of the Water and Sewer Bill.

Second - Mail completed application form to:

City of Portland
Dept. of Public Works
404 City Hall
Portland, Maine 04201

ATTN: MR. WILLIAM GOODWIN

Third - The Public Works Department will call the person indicated on front side to schedule pre-installation inspection. During this inspection the Public Works section of this form (below) will be completed. Following this inspection Public Works will make copies of the application form. If the application is approved 3 copies will be made, one will be mailed to the Portland Water District, one will be forwarded to the City Plumbing Inspector and one will be mailed back to the Applicant. If the application is denied, one copy will be made and mailed to the applicant showing reason for denial.

Fourth - Upon receipt of a copy of the approved application, the applicant can purchase and install the sub-meter as approved. Following installation the applicant or his plumber must call the Chief Plumbing Inspector at 775-6431 Ext. 234 for an inspection of the completed installation. Following inspection by the Chief Plumbing Inspector, the Water District will be requested to seal the sub-meter and arrange to have an automatic reading system (if applicable - See General Information) installed where by the volume shown by the submeter will be credited on the Sewer User Charge of the Bill.

GENERAL INFORMATION

Section 22.6. of the "Municipal Code of the City of Portland, Maine" reads as follows:

Submetering of Water Volume. Any person who feels that recorded water records are not a reliable index of his discharge volume may install an additional water meter of type approved by the Director to measure the volume of water which... he shows not to enter the sewerage system. The person installing such a meter shall immediately notify the Director of such installation and shall be responsible to the Director for reporting meter readings not less often than every three months. Such person shall be credited with the volume charges for the volume shown by such meter, which meter shall be acceptable for reading by the City or its agents at all reasonable times.

The City and the District have arranged to relieve the customer from the reporting responsibility required above if both meters can be read simultaneously by the District's Meter Readers during their regularly scheduled visits to read the pre-existing service meter. This can be accomplished by locating the sub-meter directly adjacent to the pre-existing service meter or by equipping the sub-meter located elsewhere with a remote reading register located in both readings can be made at the same time.

Approved meters are, Napson and McCull meters, conforming to the following specifications:

1. shall meet or exceed AMA accuracy test requirements and be accompanied by a certificate of test accuracy.
2. the meters will have straight reading, cubic foot registers.
3. the meters will have the meter number stamped into the cast case.
4. the meters shall be magnetic drive.
5. shall have either a rotating disc or oscillating piston.
6. shall have a bronze case.

Approved meters are available from the Water District, which sells them for the price the District buys them from the manufacturer. If you wish to purchase a sub-meter from the District you must bring your copy of an approved application with you at time of purchase.

TO BE COMPLETED BY PUBLIC WORKS

Pre-installation inspection by William B. Goodwin
on March 15, 1979

Automatic reading system requested YES NO

A Watts No. 9 Back Flow Preventer or equal shall be installed in new line after submeter.

Application Approved Denied

Comments _____

TO BE COMPLETED BY THE PLUMBING INSPECTOR

An inspection of the completed installation of the submetering system approved on this application was conducted on 5-6-83 by Ernold R. Goodwin, Chief Plumbing Inspector of the City of Portland.

The submetering system was installed as approved.

No cross connections were found.

The installation is approved dis-approved

TO BE COMPLETED BY THE WATER DISTRICT

Date submeter sold 4-13-79
Submeter account number D-124-22833
Submeter make and number 5/8" R #25222X39
Submeter installation readings -3-
Submeter account entered into computer _____
Submeter account entered into meter book 4-13-79
Special Instructions _____

