



# APPLICATION FOR PERMIT

NO BUSINESS ZONE

Class of Building or Type of Structure  
Portland, Maine,

November 28 1960

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 R. 1018-1030 Brighton Ave. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Gordon F. Bloom, 600 Columbia Road Boston Mass. Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans Plumbing No. of sheets \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_ No. families 1  
 Last use \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing tile  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Fee \$ \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_

## General Description of New Work

To construct a one story masonry building approximately 147 feet by 185 feet for  
bowling alley use.  
To erect two detached signs, one 41 feet high and the other 69 feet high.

This application is preliminary to get settled the question of zoning appeal.  
In event the appeal is sustained the applicant will furnish complete information.

8/20/61 - Project abandoned  
Appeal Sustained conditionally 7/13/61

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

## Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Is connection to be made to public sewer? \_\_\_\_\_ If not, what is proposed for sewage? \_\_\_\_\_  
 Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 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 \_\_\_\_\_ 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 \_\_\_\_\_, height? \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_

## If a Garage

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

## 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  
observed? yes  
Gordon F. Bloom

APPROVED:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

by: Gordon F. Bloom, Agent

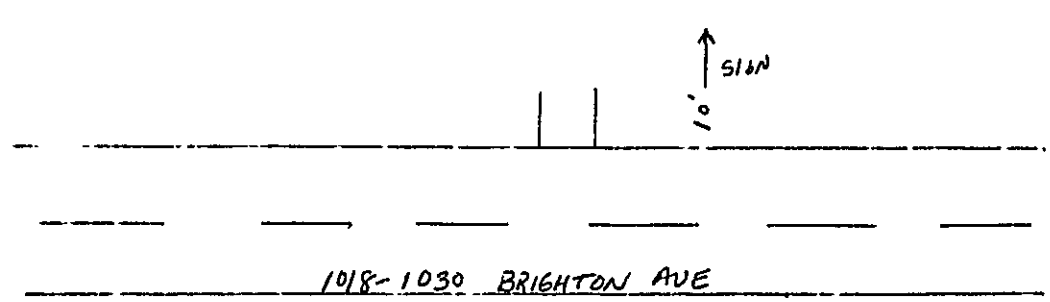
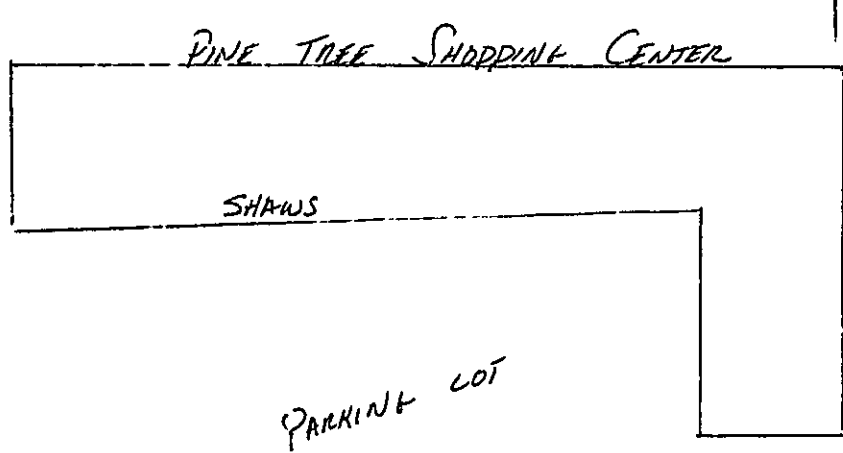
CS 301

INSPECTION COPY

Signature of owner

- ① SIGN DATE 10/13 THAN 11/13
- ② DOES NOT BLOCK ANY EXITS OR VIEW.

RECEIVED  
OCT 13 1983  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 081092

Oct 14 1983

ZONING LOCATION ..... B-2 PORTLAND, MAINE ..Oct.. 13, 1983

CITY OF PORTLAND

To the CHIEF 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 of any, submitted herewith and the following specifications:

LOCATION: 1018-1030 Brighton Avenue, Shaws Fire District #1, #2
1 Owner's name and address Shaws Corp. same Telephone 773-0211
2 Lessee's name and address Telephone
3 Contractor's name and address Maine Mobile, 17 Elm St., Gorham 04038 Telephone 839-3569

Proposed use of building Supermarket No. of sheets 1
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$

FIELD INSPECTOR - Mr. @ 775-5451
Appeal Fees \$
Base Fee
Late Fee
TOTAL \$ 30.00

To erect 4' x 8' temporary sign for first time starting 10-13-83 to 11-13-83. Non-flashing lighted sign.

Stamp of Special Conditions

ISSUE PERMIT TO #3

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

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 set? 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 INSPECTOR PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: C.N. 7.000.10.13/83
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 Mark Clough Phone #
Type Name of above Mark Clough for Maine Mobile 1 2 3 4
Other
and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY
[2] M.A. CARROLL



# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical code and the following specification

Date 11 April 1995  
 Permit # 15767

LOCATION: 1022 Brighton Ave

OWNER The Wall ADDRESS \_\_\_\_\_

				TOTAL EACH FEE	
OUTLETS	Receptacles	Switches			20
FIXTURES	(number of)				
	Incandescent	fluorescent	6		20
	fluorescent strip				.20
SERVICES					
	Overhead		TTL AMPS TO	800	15.00
	Underground			800	15.00
TEMPORARY SERV.					
	Overhead		AMPS OVER	800	25.00
	Underground			800	25.00
METERS	(number of)				1.00
MOTORS	(number of)				2.00
RESID/COM	Electric units				1.00
HEATING	oil/gas units				5.00
APPLIANCES	Flanges	Cook Tops	Wall Ovens		2.00
	Water heaters	Fans	Dryers		2.00
Disposals	Dishwasher	Compartors	Others (denote)		2.00
MISC. (number of)	Air Cond/win				3.00
	Air Cond/cent				10.00
	Signs				5.00
	Pools				10.00
	Alarms/res				5.00
	Alarms/com				15.00
	Heavy Duty	1			2.00
	Cutlets				2.00
	Circus/Camv				25.00
	Alterations				5.00
	Fire Repairs				15.00
	E Lights				1.00
	E Generators				20.00
	Panels				4.00
TRANSFER	0-25 Kva				5.00
	25-200 Kva				3.00
	Over 200 Kva				10.00
				TOTAL AMOUNT DUE	25.00
				MINIMUM FEE	25.00

INSPECTION: Will be ready Ready 4/15/95 or will call \_\_\_\_\_

CONTRACTOR'S NAME Everything Electric  
 ADDRESS P.O. Box 10927 04104  
 TELEPHONE 774-3067  
 MASTER LICENSE No. 15767 SIGNATURE OF CONTRACTOR \_\_\_\_\_  
 LIMITED LICENSE No. \_\_\_\_\_

PERMIT NO 5767

INSPECTIONS:

SERVICE \_\_\_\_\_ BY \_\_\_\_\_

SERVICE CALLED \_\_\_\_\_ BY \_\_\_\_\_

CLOSING 4-13-95 BY SB

LOCATION: 1022 BRIGHTON

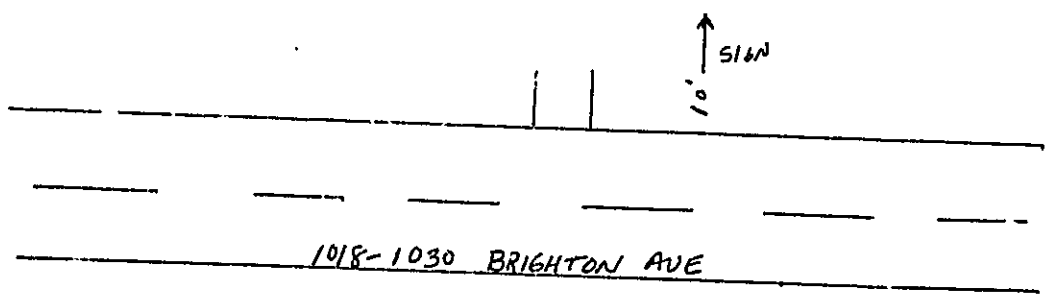
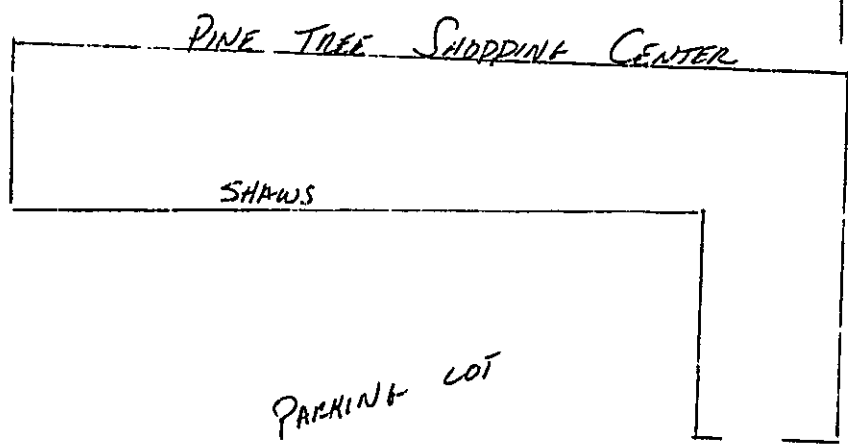
OWNER: THE GREAT WALL

REMARKS:

FINAL INSPECTION 4-13-95 BY Steve Poyner

- ① SIGN DATE 10/13 THRU 11/13
- ② DOES NOT BLOCK ANY EXITS OR VIEW

RECEIVED  
OCT 13 1983  
DEPT. OF BLDG. INSP  
CITY OF PORTLAND





APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 081092
ZONING LOCATION 15-2 PORTLAND, MAINE Oct. 13, 1983

vol 14 1513

CITY OF PORTLAND

To the CHIEF 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 Law 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 1018-1030 Brighton Avenue, Shaws Fire District #1 [ ], #2 [ ]
1. Owner's name and address Shaws Corp. - same Telephone 773-0211
2. Lessee's name and address Telephone
3. Contractor's name and address Maine Mobile - 17 Elm St., Gorham 04038 Telephone 839-3569

Proposed use of building Supermarket No of sheets 1
Last use same No families
Material No stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$

FIELD INSPECTOR-Mr @ 775-5451 Appeal Fees \$
Base Fee
Late Fee
TOTAL \$ 10.00
To erect 4' x 8' temporary sign for first time starting 10-13-83 to 11-13-83. Non-flashing lighted sign.

Stamp of Special Conditions

ISSUE PERMIT TO #3

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

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 wall? 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: P.M. Carroll 10/13/83
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? yes
Others:

Signature of Applicant Mark Clough Phone #
Type Name of above Mark Clough for Maine Mobile 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other
and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

Handwritten signature: [Signature]



NOTES

10/18/83 - sign in place

Permit No 83/1092

Location 101st - 103rd Brinkley Ave.

Owner Shaw's Corp

Date of permit 10-13-83

Approved 10-14-83

Dwelling

Garage

Alteration Signage

Large area of horizontal lines for notes, with a large diagonal scribble in the lower right quadrant.

the material is a loose dark brown silty fine sand containing organic matter and traces of roots and sod. It is believed that this topsoil was placed here during 1958 and 1959 after stripping from the site of the adjacent shopping center during its construction.

Below the fill, borings revealed strata of clay and clayey silt with sand layers becoming more prevalent with depth. Refusal was encountered between depths of 24 and 31 ft. from the surface.

The consistency of the clay is stiff to very stiff for its uppermost 9 to 10 ft. However, soft clay occurs below the stiff crust in varying thicknesses. At borings B1 and B5 the soft clay is 2 and 6 ft. thick respectively, while at the remaining 3 borings this layer is between 9 and 13 ft. thick. Four large diameter undisturbed tube samples of the soft clay were recovered from borings B4 and B5 for possible future laboratory testing.

FOUNDATION CONSIDERATION:

Halay & Aldrich had undertaken earlier investigations (1957) of soil and foundation conditions at the original Pine Tree Site. As part of this investigation, consolidation tests were performed and studies were made regarding foundation requirements at this site. Use was made of data from this earlier investigation to formulate initial ideas relative to the compression characteristics of the soft clay stratum.

Consideration of the probable compression of the soft clay plus the loose topsoil fill led to initial reservations regarding the feasibility of supporting the proposed building on shallow footings and using a floor slab built on the present fill. Nevertheless, a scheme making use of shallow foundations and slab-on-grade was developed for comparison with complete pile support for building and structural floor slab.

In order to provide a slab-on-grade and shallow foundations, it is believed necessary to completely excavate all of the organic topsoil fill from beneath the site of the proposed building and replace with compacted sandy gravel. In addition, because of the preloading effect of the existing fill over a portion of the present siting, the store location should be moved, approximately 30 to 40' north of its present location in order to place it entirely within the fill area. The foundations for the proposed building would be constructed on the compacted fill.

The b'gges. con'gredy with dit' (reg'ly) s'as' in  
the potential compressibility of the underlying  
clay stratum. In this connection, test results  
obtained were made using saturated loads at  
initial grade at elevation 7' 5" as you suggested. These  
studies revealed that future settlement could range  
from 3 to 5 inches.

More important, the variations in thickness of the  
soft clay would contribute to unusually severe differential  
settlements.

In the scheme employing structural slab on piles,  
single wood piles spaced on a nominal 15 ft. x 15 ft.  
grid pattern would support the floor slab. A live load  
of 125 paf was used to proportion piles. It was further  
assumed that pairs of wood piles are used at 15 ft. in-  
tervals along the entire exterior wall. On this basis, a  
total of 50 piles are required.

The results of these estimates disclosed that of the  
two schemes, the one employing pile support is about 50  
less expensive. More important than this nominal saving,  
this method provides the assurance of satisfactory  
performance.

#### CONCLUSIONS AND RECOMMENDATIONS:

1. Consideration of the potential compressibility of the  
underlying soft clay stratum leave serious reservations  
regarding the feasibility of constructing the proposed  
building on shallow footings and using a slab-on-grade.
2. It is therefore recommended that a structural floor slab  
be provided for the proposed building. The slab and  
structure would be supported on short wood piles driven  
through all fill and clay and into the underlying sand  
or to refusal depth.
3. An economical balance between pile cost and structural  
floor slab cost could be achieved by using single piles  
supporting nominal 15 ft. x 15 ft. bays. In this regard,  
a 23-ton pile load would result from a total load plus  
live load of 200 paf. This could be supported by a  
single pile with 8-in. tip.
4. Piles should be creosoted southern yellow pine or wood  
of similar strength.

5. Finally, because piles could "take-up" abruptly at refusal depth they should be equipod with a steel pipe shoe to prevent possible damage during driving.

If you have any questions or desire additional information, please do not hesitate to call.

Very truly yours,  
HALEY & ALDRICH, INC.

*Donald P. Goldberg*

Donald P. Goldberg

DPG:mp  
Enclosure

HALEY & ALDRICH  
CONSULTING SOIL ENGINEERS

## REPORT OF FOUNDATION AND BORROW INVESTIGATION

PROJECT Pine Tree Shopping Center, Tire Store FILE NO 63-970  
 FOR Elm Farm Foods Company PAGE 1 OF 5  
 CONTRACTOR Chester Davis FOREMAN C. Davis DATE 9-3-63

TP \_\_\_\_\_ NO 1

TYPE OF EXPLORATION OPEN Test Pit  
 LOCATION OF EXPLORATION South end of building  
 COORDINATES: N \_\_\_\_\_ E \_\_\_\_\_ EL. TOP OF HOLE 77.8 DATUM

MEASUREMENTS		SAMPLES		DESCRIPTION OF MATERIALS [CONSISTENCY OR DENSITY, COLOR, TYPE]	SOIL CLASS	REMARKS AND FIELD TEST DATA
SCALE <u>(=3)</u>	DEPTH	NUMBR	DEPTH FEET			
	0		0.0	Brown, organic, silty fine SAND (top soil)  (FILL)		
	3.0	J1	to			
	6.0		7.0			
	7.0		7.0	Gray + tan, mottled clayey SILT		
	7.7	J2	7.7			
	9.0					Bottom of exploration →

DIMENSIONS OF TEST PIT 3'x10'x7.7' VOL. REPRESENTED 221 Cu. Ft.  
 BOULDERS: 3"-8" Dia: No. \_\_\_\_\_ Vol. \_\_\_\_\_ Cu. Ft.  
 8"-18" Diam: No. 1 Vol. 0.5 Cu. Ft.  
 Over 18" Diam: No. \_\_\_\_\_ Vol. \_\_\_\_\_ Cu. Ft.

WATER TABLE  
DEPTH \_\_\_\_\_ Ft.

Joseph D. Guertin  
FIELD ENGINEER

*Donald F. Aldrich*  
HALEY & ALDRICH

Memorandum from Department of Building Inspection, Portland, Maine

AF- Rear 1018-1034 Brighton Avenue

Oct. 8, 1963

Lilly Construction Co.  
110 Western Avenue  
Alston, Mass.

cc to: Elm Farm Food Co.  
600 Columbia Road  
Boston, Mass.

Gentlemen:

Advance permit for excavation and construction of foundation only for one story masonry building 43 feet by 117 feet at the above named location is issued herewith based on plans filed with application for permit. This permit covers no work above the foundation and is issued without prejudice to any questions as to compliance with Building Code requirements which may be disclosed as check of the plans filed with general construction permit is continued.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

New Tire Store at Rear 1018-1034 Brighton Avenue

10/8/63  
95.5  
43  
2865  
3820  
41065

- 1- Zoning:- R-2 Zone - Use O.K.  
No yards required  
Off street parking - O.K.  
Off street loading - O.K.

2- What about Sidewalk Ordinance?

3- Area =  $43 \times 95.5 = 4106.5'$   
 $22 \times 40 = 880'$   
4986.5' - O.K.

4- Service Garage Use.

5- Foundations





# APPLICATION FOR PERMIT

121... ZONE

Class of Building or Type of Structure - Foundation Only

Portland, Maine, October 7, 1963

PERMIT  
OCT 8 1963  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 7092-1132 Brighton Ave (REAR 1018-1034) Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Elm Farm Food Co., 600 Columbia Rd., Boston, Mass Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Lilly Construction Co., 110 Western Ave., Alston, Mass Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets \_\_\_\_\_  
 Proposed use of building Retail tire store No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 2.00

## General Description of New Work

To excavate and construction Foundation Only for 1-story masonry building 43'x117' as per plans

## Permit Issued with Memo

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? 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 \_\_\_\_\_ 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

*with memo by agf*

## 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

Elm Farm Food Co.  
Lilly Construction Co.

CS 301

INSPECTION COPY

Signature of owner

By: *J. E. Callahan*

*P.K.*

RICHARD S. CHAPMAN  
COUNSELLOR AT LAW  
85 EXCHANGE STREET  
PORTLAND, MAINE

August 14, 1961

Franklin G. Hinckley, Esq.  
Chairman, Board of Appeals  
192 Middle Street  
Portland, Maine

Dear Mr. Hinckley:

I am submitting a letter from Gordon F. Bloom, d/b/a Pine Tree Shopping Center, pertaining to providing parking facilities for the proposed bowling alley building at Pine Tree Shopping Center.

This letter is intended to meet the condition proposed by the board in connection with granting the appeal for this construction. Would you be so kind as to advise me whether or not this letter meets the condition.

I can now advise you that Mr. Bloom took title to the so-called Daigle property, on August 11, 1961, meeting the additional condition.

Sincerely yours,

*Richard S. Chapman*

Enclosure

RSC/fm

PHOTO N. 1

PINE TREE SHOPPING CENTER  
800 COLUMBIA ROAD  
BOSTON 25, MASSACHUSETTS

August 11, 1961

Board of Appeals  
City of Portland  
Portland, Maine

Gentlemen:

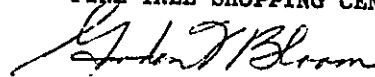
Your decision, dated July 13, 1961, granting my petition for a variance permitting construction of a bowling alley building at 1018-1030 Brighton Avenue in the City of Portland is conditioned upon the provision on the same premises or other premises of parking areas sufficient to accommodate not less than five cars for each alley contained within such building. The present plans for development of the subject property call for the construction of a building containing 32 alleys, the maximum permitted under your decision, and for parking area sufficient to accommodate 50 cars.

I hereby guarantee to provide on contiguous property owned by me and known as Pine Tree Shopping Center, an additional parking area for the benefit of the bowling alley building, such additional parking area together with the parking area on the property at 1018-1030 Brighton Avenue to be sufficient to accommodate not less than a total of 160 cars. I further guarantee that such additional parking area shall be available for the benefit of the bowling alley building for a period of not less than ten years from the date of completion of the said building. Such rights to use the additional parking area shall be rights in common with others entitled to the use thereof.

It is my intention shortly to sell the property at 1018-1030 Brighton Avenue and the deed or an appropriate instrument to be delivered at the time of the delivery of the deed will grant to the grantee the rights above described to use the parking area in Pine Tree Shopping Center and will also permit the parking area to be constructed at 1018-1030 Brighton Avenue to be used by other tenants of Pine Tree Shopping Center. Immediately upon completion of the sale, I will forward to you a copy of the deed and any other instrument relating to such parking rights.

Very truly yours,

PINE TREE SHOPPING CENTER



Gordon F. Bloom

GFB:mj

*Granted Conditionally 7/13/61  
6/1/61*

DATE: June 1, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF GORDON F. BLOOM

AT 1018-1030 Brighton Avenue

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

BOARD OF APPEALS

VOTE

	Yes	No
Franklin G. Hinckley	( )	( )
Ralph L. Young	( )	( )
<del>XXXXXXXXXXXX</del> Shwartz, Harry	( )	( )

Record of Hearing:

Granted conditionally

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

May 9, 1961

VARIANCE APPEAL

Gordon F. Bloom, owner of property at 1018-1030 Brighton Ave.  
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:

Construction of a one-story building approximately 147 feet by 185 feet for the housing of 32 bowling alleys and for erection of two detached signs at this location. These permits are presently not issuable for the following reasons: (1) The bowling alley use is excluded by Sec. 9-A-3 of the Ordinance from those retail uses which are allowable in the B-2 Business Zone in which the property is located. (2) The two detached signs will be in violation of Sec. 16-A-5a of the Ordinance in the following respects: (a) The four-sided sign with top about 59 feet above the ground to be erected on a newly created lot on which the proposed building is to be erected together with the sign consisting of individual letters to be erected along the edge of the roof of the building will have a total area of about 1000 square feet, a figure which is much in excess of the maximum total area of 300 sq. feet permitted in the B-2 Business Zone where the property is located; (b) The 59 foot height of this four sided sign will exceed by about 39 feet the maximum allowable height of 20 feet set by this section of the Ordinance; (c) One of the sides of this four-sided sign is to face an adjoining lot located in an R-3 Residence Zone, contrary to this section of the Ordinance; (d) The detached sign to be erected within the parking area of the Pine Tree Shopping Center adjoining the newly created lot will increase by about 150 feet the total area of signs already authorized for those premises by the Board of Appeals, a figure which is now much in excess of the maximum area of 1050 sq. feet permitted by this section of the Ordinance; and (e) The 41 foot height of the sign to be erected within the Pine Tree Shopping Center area will exceed by about 21 feet the maximum allowable height of 20 feet set by this section 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.

Gordon Bloom

By: Arthur Chapman Attorney  
APPELLANT

DECISION

After public hearing held June 1, 1961, 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, in accordance with decision of this Board as set forth on the reverse side hereof.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case, in accordance with decision of this Board as set forth on the reverse side hereof.

*Granted conditionally 7/13/61*

Franklin D. Willey  
Harry M. Smart  
Adolphus J. Jones  
BOARD OF APPEALS

The Board of Appeals finds that a variance should be granted in this case to permit the use of the designated premises for a bowling alley building containing not more than 32 alleys provided that purchase of adjoining property as proposed is accomplished and that provision is made on the same premises or on other premises for parking areas sufficient to accommodate not less than 5 cars for each alley contained within such building.

In the event that it is necessary to provide such space on other premises, evidence of-availability of such spaces in the form of a lease or agreement shall be presented to the Building Inspector before permit for construction of such building is issued.

The Board further finds that new plans should be presented with relation to signs to be erected on these premises and, therefore, appellant is given leave to withdraw without prejudice request for variance relating to signs on these premises with the understanding that new plans relating to signs will be presented and a further appeal thereon will be heard by this Board.

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

May 22, 1961

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, June 1, 1961, at 4:00 P.M. to hear the appeal of Gordon F. Bloom requesting an exception to the Zoning Ordinance to permit construction of a one-story building approximately 147 feet by 185 feet for the housing of 32 bowling alleys and for erection of two detached signs on the premises at 1018-1030 Brighton Avenue.

These permits are presently not issuable for the following reasons:

- (1) The bowling alley use is excluded by Section 9-A-3 of the Ordinance from those retail uses which are allowable in the B-2 Business Zone in which the property is located.
- (2) The two detached signs will be in violation of Section 16-A-5a of the Ordinance in the following respects: (a) The four-sided sign with top about 59 feet above the ground to be erected on a newly created lot on which the proposed building is to be erected together with the sign consisting of individual letters to be erected along the edge of the roof of the building will have a total area of about 1000 square feet, a figure which is much in excess of the maximum total area of 300 square feet permitted in the B-2 Business Zone where the property is located; (b) The 59 foot height of this four sided sign will exceed by about 39 feet the maximum allowable height of 20 feet set by this section of the Ordinance; (c) One of the sides of this four-sided sign is to face an adjoining lot located in an R-3 Residence Zone, contrary to this section of the Ordinance; (d) The detached sign to be erected within the parking area of the Pine Tree Shopping Center adjoining the newly created lot will increase by about 150 feet the total area of signs already authorized for those premises by the Board of Appeals, a figure which is now much in excess of the maximum area of 1050 square feet permitted by this section of the Ordinance; and (e) The 41 foot height of the sign to be erected within the Pine Tree Shopping Center area will exceed by about 21 feet the maximum allowable height of 20 feet set by this section of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that 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 premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

December 5, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber of the City Hall, Portland, Maine, on Thursday, December 15, 1960, at 4:00 P.M. to hear the appeal of Gordon F. Bloem requesting an exception to the Zoning Ordinance to permit construction of a one-story building approximately 147 feet by 185 feet for the housing of 32 bowling alleys and for erection of two detached signs on the premises at 1018-1030 Brighton Avenue.

These permits are presently not issuable for the following reasons:

(1) The bowling alley use is excluded by Section 9-A-3 of the Ordinance from those retail uses which are allowable in the B-2 Business Zone in which the property is located. (2) The two detached signs will be in violation of Section 16-A-5a of the Ordinance in the following respects: (a) The four-sided sign with top about 59 feet above the ground to be erected on a newly created lot on which the proposed building is to be erected together with the sign consisting of individual letters to be erected along the edge of the roof of the building will have a total area of about 1000 square feet, a figure which is much in excess of the maximum total area of 300 square feet permitted in the B-2 Business Zone where the property is located. (b) The 59 foot height of this four-sided sign will exceed by about 39 feet the maximum allowable height of 20 feet set by this section of the Ordinance. (c) One of the sides of this four-sided sign is to face an adjoining lot located in an R-3 Residence Zone, contrary to this section of the Ordinance. (d) The detached sign to be erected within the parking area of the Pine Tree Shopping Center adjoining the newly created lot will increase by about 150 feet the total area of signs already authorized for those premises by the Board of Appeals a figure which is now much in excess of the maximum area of 1050 square feet permitted by this section of the Ordinance. (e) The 41 foot height of the sign to be erected within the Pine Tree Shopping Center area will exceed by about 21 feet the maximum allowable height of 20 feet set by this section of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that 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 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 premises in question as required by the Ordinance.

*Appeal withdrawn 12/5/60*

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

May 22, 1961

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, June 1, 1961, at 4:00 P.M. to hear the appeal of Gordon F. Bloom requesting an exception to the Zoning Ordinance to permit construction of a one-story building approximately 147 feet by 185 feet for the housing of 32 bowling alleys and for erection of two detached signs on the premises at 1018-1030 Brighton Avenue.

These permits are presently not issuable for the following reasons:

- (1) The bowling alley use is excluded by Section 9-A-3 of the Ordinance from those retail uses which are allowable in the B-2 Business Zone in which the property is located. (2) The two detached signs will be in violation of Section 16-A-5a of the Ordinance in the following respects: (a) The four-sided sign with top about 59 feet above the ground to be erected on a newly created lot on which the proposed building is to be erected together with the sign consisting of individual letters to be erected along the edge of the roof of the building will have a total area of about 1000 square feet, a figure which is much in excess of the maximum total area of 300 square feet permitted in the B-2 Business Zone where the property is located; (b) The 59 foot height of this four sided sign will exceed by about 39 feet the maximum allowable height of 20 feet set by this section of the Ordinance; (c) One of the sides of this four-sided sign is to face an adjoining lot located in an R-3 Residence Zone, contrary to this section of the Ordinance; (d) The detached sign to be erected within the parking area of the Pine Tree Shopping Center adjoining the newly created lot will increase by about 150 feet the total area of signs already authorized for those premises by the Board of Appeals, a figure which is now much in excess of the maximum area of 1050 square feet permitted by this section of the Ordinance; and (e) The 41 foot height of the sign to be erected within the Pine Tree Shopping Center area will exceed by about 21 feet the maximum allowable height of 20 feet set by this section of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that 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 premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

*Rec'd payment 11-30-60  
appeal withdrawn*

VARIANCE APPEAL

November 30, 1960

Gordon F. Bloom

, owner of property at 1018-1030 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: ~~Construction of a one-story building approximately 147 feet by 120 feet for the housing of 12 bowling alleys and for erection of two detached signs at this location. These permits are presently not issuable for the following reasons:~~ (1) The bowling alley use is excluded by Sec. 9-A-3 of the Ordinance from those retail uses which are allowable in the B-2 Business Zone in which the property is located. (2) The two detached signs will be in violation of Sec. 16-A-5a of the Ordinance in the following respects: (a) The four-sided sign with top about 59 feet above the ground to be erected on a newly created lot on which the proposed building is to be erected together with the sign consisting of individual letters to be erected along the edge of the roof of the building will have a total area of about 1000 square feet, a figure which is much in excess of the maximum total area of 300 sq. feet permitted in the B-2 Business Zone where the property is located; (b) The 59 foot height of this four sided sign will exceed by about 39 feet the maximum allowable height of 20 feet set by this section of the Ordinance; (c) One of the sides of this four-sided sign is to face an adjoining lot located in an R-3 Residence Zone, contrary to this section of the Ordinance; (d) The detached sign to be erected within the parking area of the Pine Tree Shopping Center adjoining the newly created lot will increase by about 150 feet the total area of signs already authorized for those premises by the Board of Appeals, a figure which is now much in excess of the maximum area of 1000 sq. feet permitted by this section of the Ordinance; and (e) The 41 foot height of the sign to be erected within the Pine Tree Shopping Center area will exceed by about 21 feet the maximum allowable height of 20 feet set by this section 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.

\_\_\_\_\_  
APPELLANT

DECISION

After public hearing held \_\_\_\_\_, 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
BOARD OF APPEALS

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

*Withdrawn 12/27/60  
60/149*

VARIANCE APPEAL

November 30, 1960

Gordon F. Bloom

owner of property at 1018-1030 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: Construction of a one-story building approximately 147 feet by 185 feet for the housing of 32 bowling alleys and for erection of two detached signs at this location. These permits are presently not issuable for the following reasons: (1) The bowling alley use is excluded by Sec. 9-A-3 of the Ordinance from those retail uses which are allowable in the B-2 Business Zone in which the property is located. (2) The two detached signs will be in violation of Sec. 16-A-5a of the Ordinance in the following respects: (a) The four-sided sign with top about 59 feet above the ground to be erected on a newly created lot on which the proposed building is to be erected together with the sign consisting of individual letters to be erected along the edge of the roof of the building will have a total area of about 1000 square feet, a figure which is much in excess of the maximum total area of 300 sq. feet permitted in the B-2 Business Zone where the property is located; (b) The 59 foot height of this four sided sign will exceed by about 39 feet the maximum allowable height of 20 feet set by this section of the Ordinance; (c) One of the sides of this four-sided sign is to face an adjoining lot located in an R-3 Residence Zone, contrary to this section of the Ordinance; (d) The detached sign to be erected within the parking area of the Pine Tree Shopping Center adjoining the newly created lot will increase by about 150 feet the total area of signs already authorized for those premises by the Board of Appeals, a figure which is now much in excess of the maximum area of 1050 sq. feet permitted by this section of the Ordinance; and (e) The 41 foot height of the sign to be erected within the Pine Tree Shopping Center area will exceed by about 21 feet the maximum allowable height of 20 feet set by this section 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.

Dec. 15, 1960 Appellant given leave to withdraw appeal without prejudice.

*Gordon F. Bloom*  
*By Richard L. Chapman, Agent*  
APPELLANT

DECISION

After public hearing held \_\_\_\_\_, 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 G. Hinckley

Ralph L. Young

Harry M. Shwartz  
BOARD OF APPEALS

Detached Signs Approved by Board of Appeals  
at Pine Tree Shopping Center

1- Appeal granted 10/2/58 for sign 4 feet wide with top 63 feet above grade but permit issued 5/8/59 for sign 10 feet high by 13 feet long with top only 25 feet above grade.

2- Total area of signs already erected on premises of Shopping Center =  $3896^{\circ}$   
Approved for new addition =  $924^{\circ}$   
Total =  $4820^{\circ}$

(69) 3- Area of proposed detached Bowling Alley sign =  $905^{\circ}$   
roof sign for =  $95^{\circ}$

(41) 4- Area of proposed detached sign on Parking Lot =  $1000^{\circ}$   
 $154^{\circ}$

Detached Signs Approved by Board of Appeals  
on Crossroads Realty Co. Premises

1- One sign 27'-6" wide with top 27'-6" above ground was erected. Original height asked was 50', which was cut down to 32 1/2 feet by B. of A.

2- One sign 16 feet wide with top 28 feet above ground was erected. Original height asked and approved by B. of A. was 32'-6"

AP- Rear 1016-1030 Brighton Avenue

Nov. 29, 1960

Richard S. Chapman, Esq.  
85 Exchange Street

cc to: Mr. Gordon F. Bloom  
600 Columbia Road, Boston, Mass.  
cc to: Corporation Counsel

Dear Mr. Chapman:

Building permits for construction of a one-story masonry building approximately 147 feet by 185 feet for the housing of 32 bowling alleys and for erection of two detached signs at the above named location are not issuable under the Zoning Ordinance for the following reasons:

1. The bowling alley use is excluded by Section 9-A-3 of the Ordinance from those retail uses which are allowable in the B-2 Business Zone in which the property is located.
2. The two detached signs will be in violation of Section 16-A-5a of the Ordinance in the following respects:
  - a- The four-sided sign with top about 59 feet above the ground to be erected on a newly created lot on which the proposed building is to be erected together with the sign consisting of individual letters to be erected along the edge of the roof of the building will have a total area of about 1000 square feet, a figure which is much in excess of the maximum total area of 300 square feet permitted in the B-2 Business Zone where the property is located;
  - b- The 59-foot height of this four-sided sign will exceed by about 39 feet the maximum allowable height of 20 feet set by this section of the Ordinance;
  - c- One of the sides of this four-sided sign is to face an adjoining lot located in an R-3 Residence Zone, contrary to this section of the Ordinance;
  - d- The detached sign to be erected within the parking area of the Pine Tree Shopping Center adjoining the newly created lot will increase by about 150 feet the total area of signs already authorized for those premises by the Board of Appeals, a figure which is now much in excess of the maximum area of 1050 square feet permitted by this section of the Ordinance.
  - e- The 41-foot height of the sign to be erected within the Pine Tree Shopping Center area will exceed by about 21 feet the maximum allowable height of 20 feet set by this section of the Ordinance.

We understand that the owner of the property would like to exercise his appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, at whose office appeals are filed and where a copy of this letter is being sent.

Very truly yours,

Albert J. Sears, Inspector of Buildings

AJS:m

*Appeal withdrawn 12/15/60*

Inquiry- Rear 1018-1030 Brighton Ave.

Nov. 4, 1960

Richard S. Chapman, Esq.  
85 Exchange Street

Dear Mr. Chapman:

Examination of plans for proposed bowling alley building to be erected at the above named location discloses the following questions as to compliance with Zoning Ordinance requirements:

1. Bowling alley use is excluded by Section 9-A-3 of the Ordinance from those retail uses which are allowable in the B-2 Business Zone in which the property is located and therefore authorization from the Board of Appeals will be needed.
2. Because the lot adjoining that on which the building is to be erected is in a residential zone, Sect. 9-b-2 of the Ordinance requires that the rear of the building shall be kept not less than 10 feet from the lot line. Presumably there is no reason why this distance cannot be maintained. If a lesser distance is desired, appeal will be necessary.
3. While the Ordinance requires the provision of off-street parking in this zone, no specific standard for a bowling alley use is set up in Sect. 14 relating to off-street parking. However, in the case of another alley erected in the City, the Board of Appeals used a figure of five spaces per alley recommended by the Planning Board staff in establishing off-street parking requirements for the project. It is likely that they will use the same figure in considering a zoning appeal at this location. It is noted that the plot plan indicates the provision of about 50 spaces on the lot on which the building is to be located. Presumably any additional spaces required would have to be located in the shopping center parking area. Therefore, it would be well to have this detail worked out and information available at the time of the public hearing on the zoning appeal as to what lease arrangements, etc. would be made.
4. I understand that the plot of land involved is not to be purchased until after results of appeal are known so that the appeal will need to be taken in the name of the present owner of the property and signed by him or his authorized representative.
5. The large detached sign to be located on the lot with the building and the individual letter sign along the edge of the roof will have an area of about 1000 square feet which is much in excess of the total allowable area of 300 square feet permitted on an individual lot in a B-2 Business Zone by Sect. 16-5-a of the Ordinance. The detached sign to be erected on the lot is to have a height of about 69 feet and the sign to be erected in the shopping center parking area is to extend about 41 feet above the surface of the ground.



Richard S. Chapman, Esq.

Page 2

Nov. 4, 1960

below them. These heights are much in excess of the 20-foot maximum height limit set by Sect. 16-5-a of the Ordinance. One of the faces of the large sign tower is to face the adjoining lot in a residential zone contrary to the provisions of the same section of the Ordinance. Therefore it is clear that all of these discrepancies as to compliance with Zoning Ordinance requirements, including the area and height of sign in the shopping center parking area, should be included in the appeal. Flashing or intermittent lighting of signs is also forbidden in a B-2 Business Zone, so that, if such a type of lighting is desired, that feature should be included in items to be appealed. However, from past experience it is extremely unlikely that the Board would approve lighting of this type.

In order that appeal proceedings may be started, it is necessary that a preliminary permit application for construction of the building be filed at this office, which with the plans already filed will form the basis for an appeal. I will then write a letter denying the permit and stating the reasons for such action. This letter will instruct the representative of the owner to go to the office of the Corporation Counsel, to whom a copy of the letter will be sent, to file the appeal.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m

Proposed Bowling Alley Building at Rear  
 1018-1034 Brighton Avenue

11/1/60  
 28,274.3  
 32  
 56,548.6  
 84,822.9  
 904,777.6  
 57  
 38  
 95

- 1 - Zoning - B-2 Business Zone
- a - Bowling Alley use excluded under Sect. 9-A-3.
- b - Side yard of 10 feet required by Sect. 9-C-2.
- c - Off-street parking required by Sect. 14-D
- d - Sect. 14 does not list any off-street parking requirements for bowling alley, but letter of April 1, 1959 from Planning Director suggests 5 spaces for each lane or alley. With 32 lanes this would mean 160 spaces. Plat. plan shows about 50 spaces on property.
- e - Sect. 16-A-5 limits area of signs to four square foot for each foot of frontage up to 300 square feet. Plat frontage is actually 75', so 300 foot limit applies. Detached signs limited to 20' above ground

Sign Tower of 4 signs consisting of eight 6' dia. letter signs each extending to a height of 69 feet above grade proposed.  
 $8 \times 28,274.3 \times 4 = 905 \text{ sq ft area}$

Detached signs with bottom .25' above ground and top 41 feet above ground has area of

$2(3 \times 2)$	=	72.00	sq ft
$(3 \times 8)$	=	24.00	sq ft
$3(2 \times 4)$	=	48.00	sq ft
$(2 \times 3)$	=	7.50	sq ft
$\frac{3}{2} \times 1.5$	=	2.25	sq ft
		<u>153.75</u>	sq ft

Roof sign (1.67 x 57) = 95 sq ft  
 Sect. 18-B - It has a total of only 75 foot frontage on street, but is 225' wide, (over)

Proposed Bowling Alley Building at Rear  
 10186 1034 Brighton Avenue. 2

11/2/60

2 - Building Code: =

Area: - (6 x 23) = 388 sq'  
 (8 x 29) = 232 sq'  
 (7 x 51) = 357 sq'  
 (5 x 45) = 225 sq'  
 (5 x 66) = 330 sq'  
 (7 x 56) = 392 sq'

140 x 185 = 27,900 sq'

29,824 - Rough figuring

185	23
140	16
<hr/>	
17400	158
185	23
<hr/>	
27900	388

Section 302-9-2.2 - Building of  
 Unprotected Non-combustible or  
 Second Class Construction may have  
 area of 4 x 9000 or 36,000 square feet  
 if average height to the roof does  
 not exceed 25 feet

Height of side walls - 15'  
 in center of roof - 29'  
 2144  
 22



INQUIRY BLANK

ZONE B-2

FIRE DIST. No

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Date Nov. 1, 1960

~~Letter~~  
Verbal  
By telephone

LOCATION R. 1018-1030 Brighton Ave. OWNER

MADE BY Richard S. Chapman, Esq. TEL.

ADDRESS 85 Exchange Street

PRESENT USE OF BUILDING \_\_\_\_\_ NO. STORIES \_\_\_\_\_

LAST USE OF BUILDING \_\_\_\_\_ CLASS OF CONSTRUCTION \_\_\_\_\_

REMARKS \_\_\_\_\_

INQUIRY 1- In what respects does proposed  
loading alley proposed at above location  
as indicated on attached plans conflict  
with zoning Ordinance requirements

ANSWER 1- See attached letter of 11/4/60

DATE OF REPLY 11/4/60 REPLY BY agj