

PERMIT # 002079 TOWN OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: City of Portland/Barron Center

Address: 1145 Brighton Avenue, Portland

LOCATION OF CONSTRUCTION: 1145 Brighton Avenue, (in heating,

CONTRACTOR: Tinaco Systems SUBCONTRACTORS: laundry & garage

ADDRESS: P.O. Box 316, Gorham, Me 04038

Est. Construction Cost: \$2,000 Type of Use: nu&sin, home

Permit Type: _____

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

Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Comments: To install new fire alarm system. 2 plans submitted.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Existing 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: _____

Floors:

1. Sills Etc.: _____ 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 _____

White-Tax Assessor Yellow-GPCOG White-Tag-CEO

For Official Use Only

Date: <u>May 3, 1989</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Blgd Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost: <u>\$2,000</u>	Permit Expiration: _____
Value Structure _____	Ownership: _____ Public _____ Private _____
Fee: <u>\$30.00</u>	

Celling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Collings: _____
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 _____ Fuel: _____

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 00.0

Swimming Pools:

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

Zoning:

District: R-5 Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required:

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: 5-3-89

Permit Received By: Rancy Grossman

Signature of Applicant: [Signature] Date: 5/3/89

Signature of CEO: [Signature] Date: 5-10-89

Inspection Dates: _____

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PLOT PLAN



FEES (Breakdown From Front)
Base Fee \$ 25.00 _____
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ 5.00 _____
(Explain) _____
Late Fee \$ _____

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

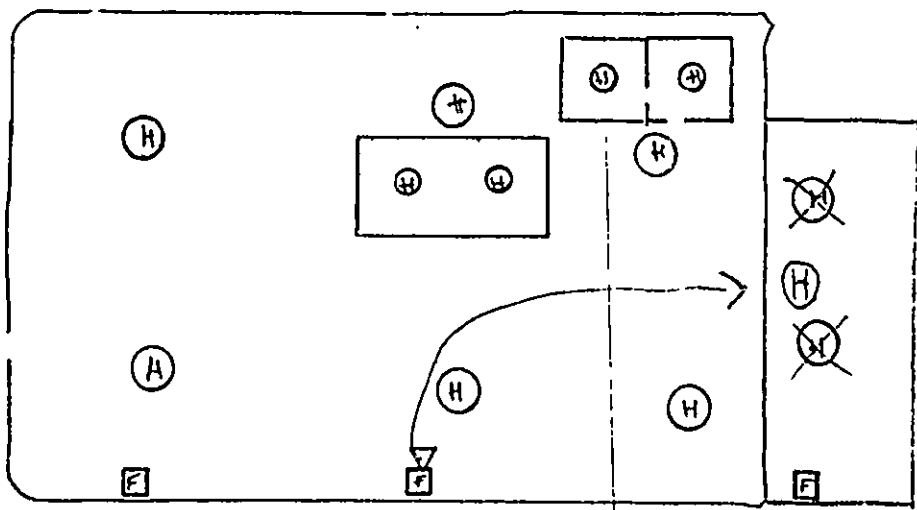
COMMENTS

Signature of Applicant *Ronald Pithy as agent for owner* Date *5/3/89*

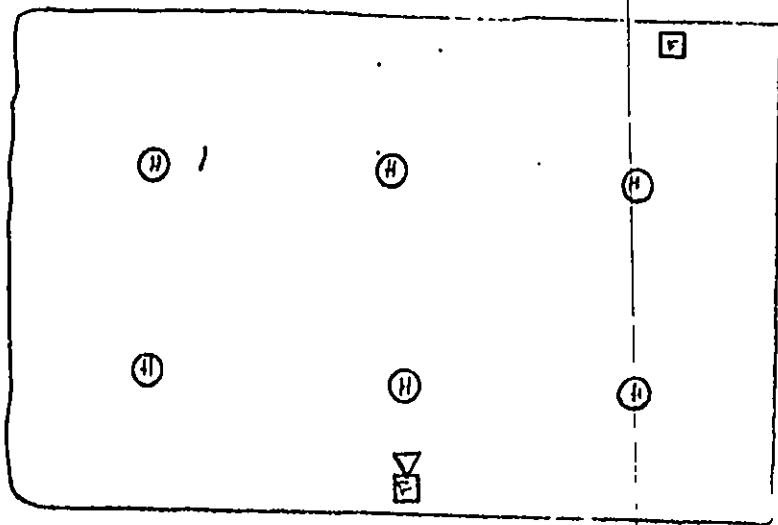
BOILER ROOM - LAUNDRY / BARRON CTR, PORTLAND

GENERATOR ROOM ZONE II (3 HEAT DETECTORS)

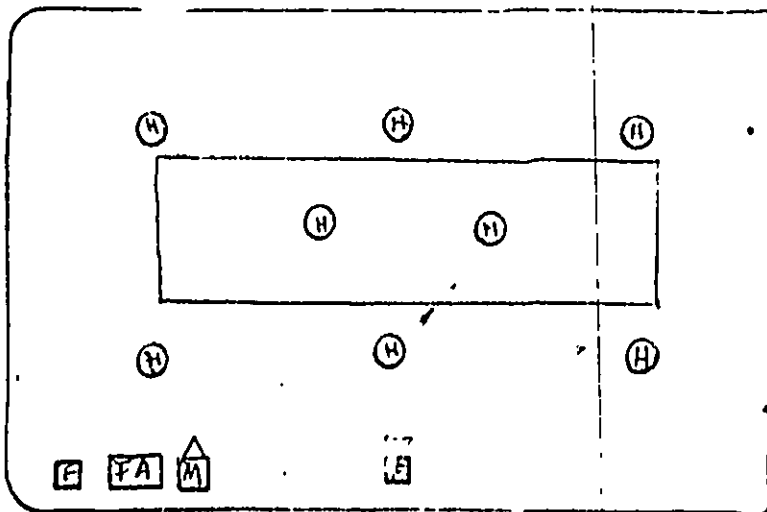
- (H) HEAT DETECTOR 135°/200° F HEAT FIRED
- (FA) AUDIO VISUAL UNIT
- (M) MANUAL PULL STATION



LAUNDRY ZONE I



GARAGE ZONE II

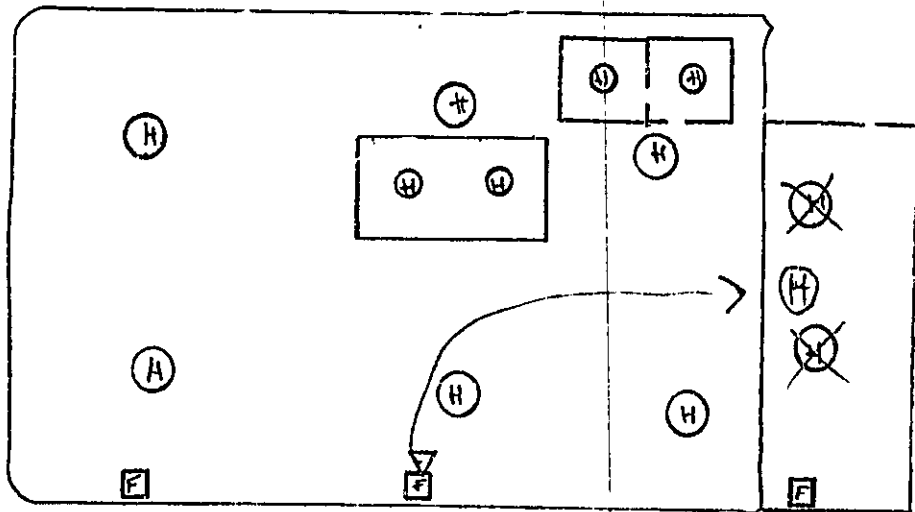


TUNNEL TO LORING HOUSE

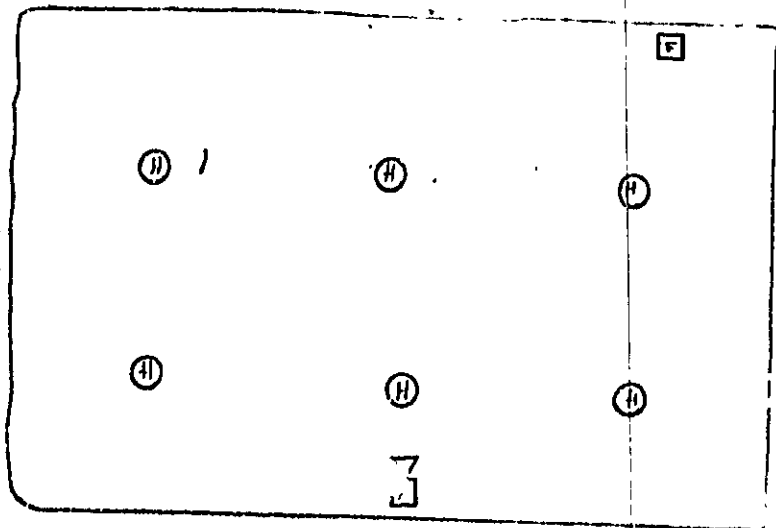
BOILER ROOM - LAUNDRY / BARRON CTR, PORTLAND

GENERATOR ROOM ZONE II (3 HEAT DETECTORS)

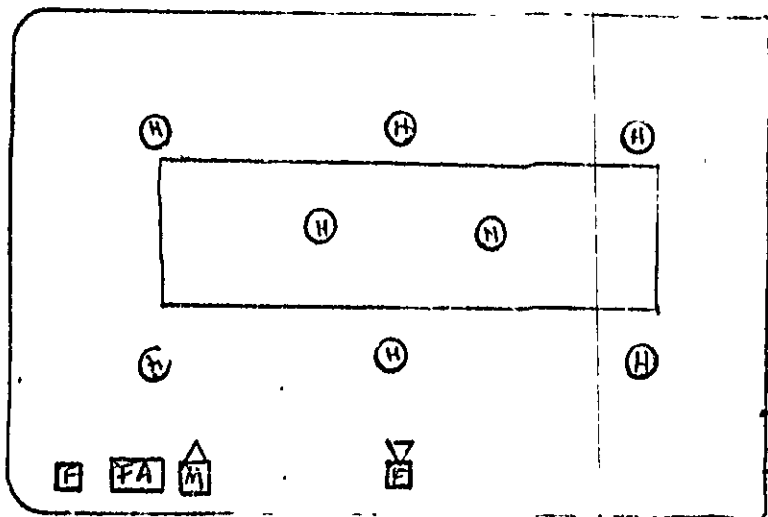
- ⊕ HEAT DETECTOR 135°/200° F HEAT FIXED
- ⊞ AUDIO VISUAL UNIT
- ⊟ MANUAL PULL STATION



LAUNDRY ZONE I



GARAGE ZONE II



BOILER ROOM ZONE III

atcl

PERMIT # _____ CITY OF Portland BUILDING PERMIT APPLICATION

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

MAP # _____ LOT# 1117 0-17

Owner: Brighton Travel Assoc.
Address: 727 Atlantic Ave. Suite 300, Boston MA 02111

LOCATION OF CONSTRUCTION 1150 Brighton Avenue

CONTRACTOR: Power Technics SUBCONTRACTORS: _____
ADDRESS: Rochester, NH

Est. Construction Cost: 1.2 million Type of Use: hotel *Day's Inn*

Past Use: (Addition)
Building Dimensions L W Sq. Ft. # Stories: Lot Size:

Is Proposed Use: Seasonal Condominium Apartment
Conversion - Explain construct hotel

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE
Residential Buildings Only:

Of Dwelling Units # Of New Dwelling Units *major site plan review*

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

Floor:
1. Sills Size: 1987 = Brighton Inn
2. Girder Size: 1991 = Day's Inn Sills anchored.
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: 2-5-92
1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Size _____ 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: RIP

For Official Use Only

Date: 10/28/87 Subdivision: Yes / No _____
 Inside Fire Limits _____ Name _____
 Bldg Code: _____ Lot _____
 Time Limit: _____ Block _____
 Estimated Cost: _____ Permit Expiration: _____
 Value/Structure: _____ Ownership: _____ Public _____ Private _____
 Fee: _____

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

Roof:
1. Truss or Rafters 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 _____ Street Frontage Req. _____ Provided _____
Required Setbacks: Front _____ Back _____ Side _____

Review Required:
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 Kandi Cote

Signature of Applicant [Signature] Date 10/28/87

Signature of CEO _____ Date _____

Inspection Dates _____

White-Tax Assessor

Yellow-GPCOG

White Tag -CEO

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CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Brighton Travel Assoc. Date October 28, 1987
 Applicant 727 Atlantic Avenue, Suite 300 Boston, MA 02111 1150 Brighton Avenue
 Mailing Address Hotel Address of Proposed Site 265-B-5
 Proposed Use of Site 7 1/2 / 7,000 sq. ft. Site Identifier(s) from Assessors Maps B-2
 Acreage of Site / Ground Floor Coverage 7 1/2 Zoning of Proposed Site B-2

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 2 1/2
 Board of Appeals Action Required: () Yes () No Total Floor Area 15,000 sq. ft.
 Planning Board Action Required: () Yes () No

Other Comments: _____
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
- Requires Board of Appeals Action
- Requires Planning Board/City Council Action

Explanation _____
 Use complies with Zoning Ordinance — Staff Review Below

Zoning, SPACE & BULK, as applicable

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BA'

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

Handwritten notes:
 P 8
 929, 470
 1,038, 92
 f 9
 MC = 117, 030

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Alexander Jaegerman, Chief Planner
FROM: Warren J. Turner, Zoning Enforcement Inspector
DATE: December 17, 1987
SUBJECT: Brighton Travelers Inn at 1150 Brighton Avenue in the Rear of Valle's

Today I received a telephone inquiry concerning the propose addition of 58 additional units for Brighton Travelers Inn at the rear of Valle's on 1150 Brighton Avenue.

At a recent meeting of the Board of Appeals, the Board considered an interpretation appeal for a definition of the word "abuts" and then determined that in order for the project to meet the requirement of the Ordinance, Brighton Inn should show a deed for a strip of land to accompany the easement which it has across the Valle's parking lot, thereby providing some 28 feet of actual frontage on Brighton Avenue.

Brighton Travelers Inc. called this morning and inquired if we had received a plan for site plan review, which they indicated as having been delivered to City Hall for such a purpose. This office does not seem to have a copy of such a plan for 58 additional units to be constructed in the rear of the existing motel development.

Have you received in your office such a plan? If so, was the site plan review fee paid in this office for it? I don't seem to have a record of it in our site plan review files.

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Kevin Carroll, Code Enforcement Officer

ALSO I RECEIVED A PLAN AND SITE PLAN REVIEW FORM FROM THE BUDG DEPT (STAMPED WITH THEIR DATE STAMP) IN NOVEMBER. WARREN HAS LOST HIS INFORMATION ON IT. HAS IT EVER BEEN REVIEWED FOR ZONING BEFORE BEING SENT TO THE OTHER DEPT'S?

Warren
FYI

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL C. TZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

October 13, 1987

RE: 1150 Brighton Avenue

Mr. Lee D. Urban, Attorney
Pierce, Atwood, Scribner, Allen, Smith & Lancaster
One Monument Square
Portland, Maine 04101

Dear Mr. Urban:

This will acknowledge receipt of your application for an interpretation appeal on behalf of Regal Development Corporation, a general partner of Brighton Travelers Associates, which is the owner of Day's Inn on Brighton Avenue. When the motel was conveyed to Days Inn, it appears that an easement for access was granted to Brighton Travelers Associates to cross the land belonging to Valle's Restaurant and parking lot. Such an easement was described as follows:

"An easement for driveways of such location as may be reasonably necessary to serve as access ways to and from the motor hotel to adjacent roads and highways. . . ."

Section 14-403(a) of the Portland Land Use Code states in part:

"No building shall be erected on a lot, except on the islands in Casco Bay, which does not abut a street meeting the minimum requirements for street improvements set forth in this section."

In the event that no other access is available, it has been the policy of the City to require a variance for access from the Board of Appeals. In the case of the professional building at North Gate Shopping Center, the owner obtained a variance from the Board of Appeals to use a sewer right-of-way across the parking lot for access onto Auburn Street. Such a variance was granted by vote of the Board of Appeals.

Urban

2

10/13/87

Do you wish to apply for a variance for access on behalf of your client? If so, the necessary forms are enclosed for filing such a variance request.

Sincerely,



Warren J. Turner
Zoning Enforcement Inspector

/el

Enclosure

cc: Merrill Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Inspection Services
Kevin Carroll, Code Enforcement Officer

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



1150 Brighton Avenue

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTGORT
CHRISTOPHER DINAN

October 28, 1987

Mr. Lee D. Urban, Attorney
Pierce, Atwood, Scribner, Allen, Smith & Lancaster
One Monument Square
Portland, Maine 04101

Dear Mr. Urban:

At the meeting of the Board of Appeals on Thursday evening, October 22nd, the Board voted by a vote of 4 to 3 opposed to uphold the decision of the Building Inspector for the Interpretation Appeal. However, on the question of a definition for "abuts", the Board also voted by a vote of six to one in favor of the following definition: "Based on Section 14-403 (a) of the City Zoning Ordinance, 'abut' means ownership adjacent to a public way or street of land meeting the City's requirements."

As an example, you showed the Board a sketch which contained a 28.04 foot strip of land which the owners of the Days Inn might acquire giving the motel fee in a strip of land on the westerly side of the parking lot extending to the side line of Brighton Avenue. This in conjunction with the recorded easement to traverse the Valle's parking lot would give sufficient access to the main street from the Days Inn or Brighton Inn Motel.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Copy of Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Kevin Carroll, Code Enforcement Officer

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Robert E. Danielson
482 Congress Street, Suite 400
Portland, ME 04101

March 12, 1998

File

RE: 150 Brighton Avenue 264-A-1, 256-B-2, 265-B-5 - B-2 Zone

Dear Mr. Danielson,

I have reviewed the information supplied to me which included a copy of the City of Portland's 1983 Zoning Ordinance of the B-2 Zone provided by the City Clerk's office, and a copy of the 1983 deed which described the conveyance of the front property from the whole.

A review of this information brought me to the determination that I believe that the lot was properly divided by the ordinances at that time and this division would be allowed to continue legally even though the Zoning Ordinance may have changed.

Since I believe this to be a legal division, your application for a functional division miscellaneous appeal would not be needed.

If you have any other questions regarding this matter, please do not hesitate to contact me.

Very Truly Yours,

Marge Schmuckal
Marge Schmuckal
Zoning Administrator

File

To: Marge
ROBERT E. DANIELSON, ESQUIRE
Attorney and Counsellor at Law
482 Congress Street, Suite 400
Portland, Maine 04101
207-879-1337
Fax: 207-879-0063
E-mail address: redaniel@nxi.com

940553

Permit # _____ City of _____ BUILDING PERMIT APPLICATION Fee _____ Zone _____ Map # _____ Lot# _____
 Please fill out an part which applies to job. Proper plans must accompany form.

Owner: CITY OF PORTLAND Phone # 774-2623
 Address: 1145 BRIGHTON AVE, PORTLAND, ME. 04104
 LOCATION OF CONSTRUCTION BAKON CENTER 1145 Brighton Ave
 Contractor: C. BENA / CITY STAFF Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: 114,500 Proposed Use: HEALTH CARE
 Past Use: SANIT
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. 20,000 APPROX.
 # Storics: 2 # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Reasonal _____ Condominium _____ Conversion _____
 Explain Conversion _____

For Official Use Only

Date: 7 June 1994 Subdivision: _____
 Inside Fire Limits: _____ Name: _____
 Bldg Code: _____ Lot: _____
 Time Limit: _____ Owner's: _____
 Estimated Cost: _____

HISTORIC PRESERVATION

Zoning: _____
 Street Frontage Provided: _____
 Provided Getbacks: Front _____ Back _____ Side _____ Side _____
 Review Required: _____
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: Variance _____ Site Plan _____ Subdivision _____
 Floodplain Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explicit) _____

Foundation: SEE DETAIL PLANS
 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. Posts Yes _____ No _____
 6. 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 _____

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 _____
 2. Sheathing Type _____
 3. Roof Covering Type _____

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: _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By _____
 Signature of Applicant: [Signature] Date: 6-1-94
 CEO's District: 4
 CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO

White - Tax Assessor

[Signature] Mr. Carril

940553

Permit # _____ City of _____ BUILDING PERMIT APPLICATION Fee _____ Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: CITY OF BURLINGAME Phone # 774-2623
 Address: 1145 BRIGHTON AVE, BURLINGAME, ME 04102
 LOCATION OF CONSTRUCTION BAKAR CENTER 1145 Brighton Ave
 Contractor: C. REAGAN, INC. STAFF Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: 4,500 Proposed Use: HEALTH CARE
 Past Use: SAME
 # of Existing Res. Unit: _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. 20,000 APPROX
 # Stories: 3 # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion _____

For Official Use Only

Date 7 June 1994 Subdivision: _____
 Inside Fire Limits _____ Name: 81N-01994
 Bldg Code _____ Lot: _____
 Time Limit _____ Ownership: _____ Public: _____
 Estimated Cost _____

Zoning: Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____
 Review Required: Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) _____

Foundation: X SEE DETAIL PLAN
 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. Girde 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: _____

X 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 _____

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

Ceiling: HISTORIC PRESERVATION
 1. Ceiling Joists Size: _____ Not to Disturb per Landmark.
 2. Ceiling Strapping Size _____ Spacing _____ Does not require review.
 3. Type Ceiling: _____
 4. Insulation Type _____ Size _____ Requires Review.
 5. Ceiling Height: _____
 Roof: _____
 1. Truss or Rafter Size _____ Span _____ Action _____ Approved.
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 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: _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

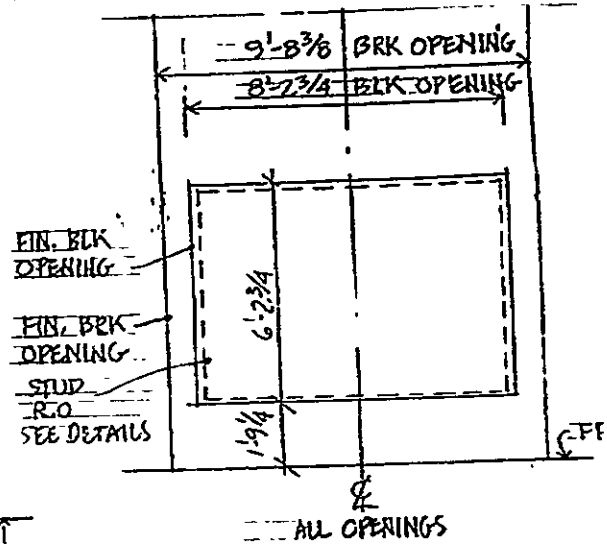
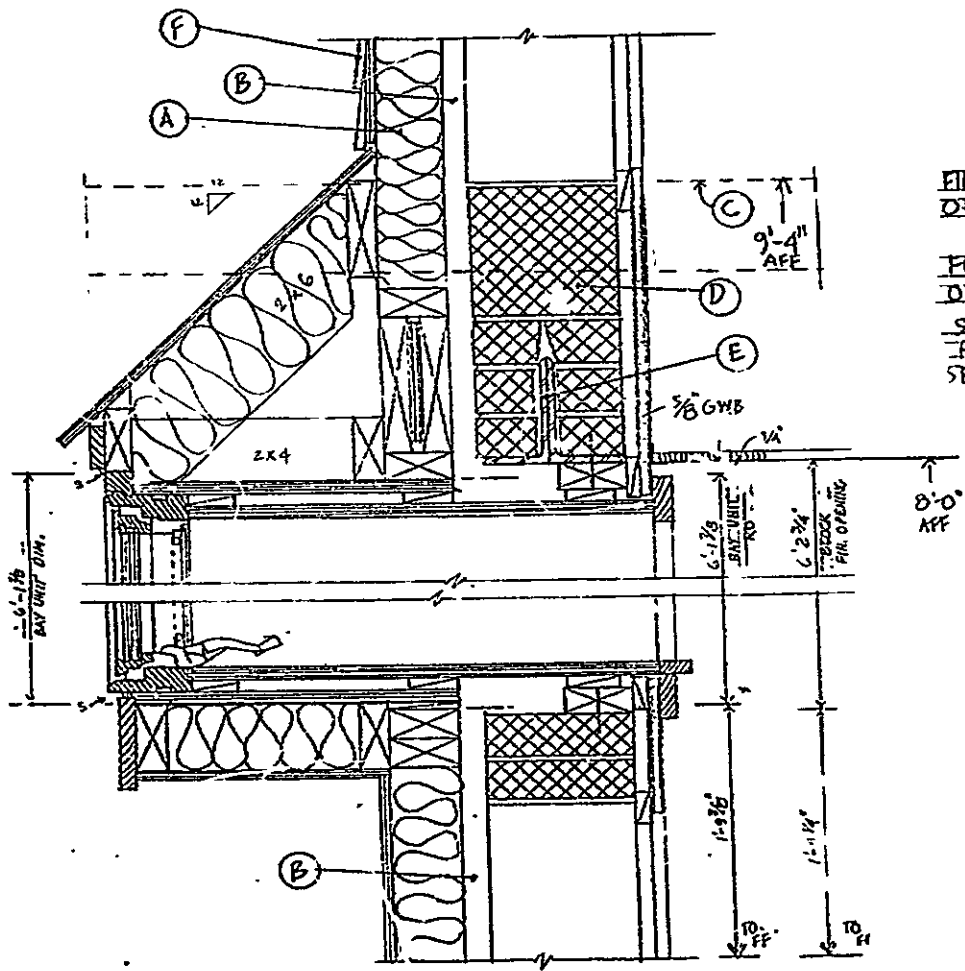
Permit Received By [Signature]
 Signature of Applicant [Signature] Date 6-1-94
FOR THE CITY OF BURLINGAME
MOB C. APPROVER

CEO's District 4
 CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO [Signature]

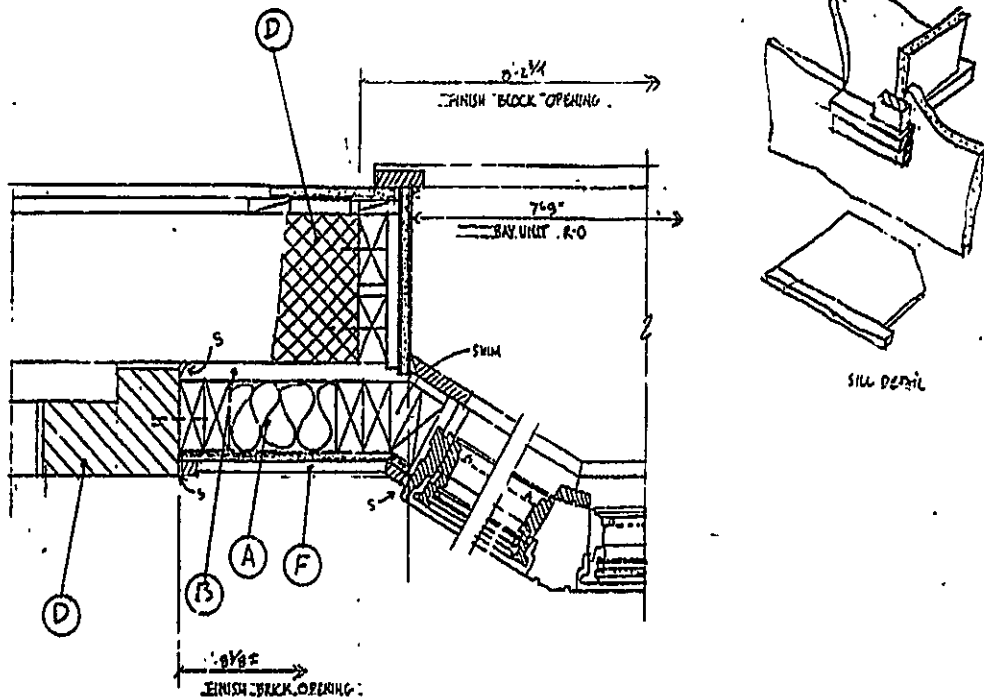
White - Tax Assessor

P.O.N

APR-19-94 TUE 13:48



BAY UNIT DETAILS 1 OF 3
4-19-94



NOTES

- A. New full height 3 1/2" wd. stud wall. Fibreglass Insulation. 1/2" CDX sheathing.
- B. Remove existing rigid insulation in space behind new stud wall.
- C. "Nor-lo" through to support masonry during construction at height indicated (9'-4" AFF).
- D. New masonry. Salvage existing brick if possible. Provide new if match can be obtained and salvage too tedious.
- E. two 6"x3 1/2"x3/8" angles. Bear at least 6" on side
- F. New wood siding. Confirm w/ owner.

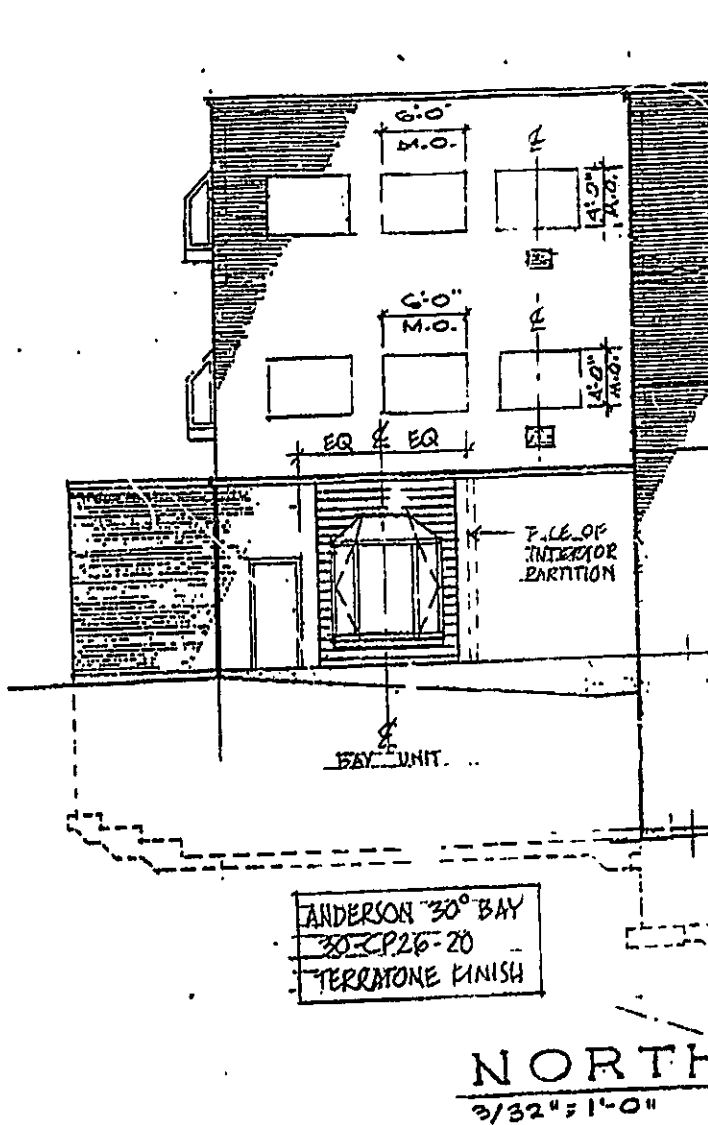
Confirm all interior and exterior finish materials w/ owner.
Apply sealant where "s" indicated. Use elastomeric sealant (sikaflex or sim.)

Use standard Anderson Bay unit(30-CP6-20) in terratone finish.
Use cable support system. Follow mfg's directions for installation, precautions, etc.

BAY UNIT DETAILS - 2003

APR-19-94 TUE 13:50

P 04



BAY UNIT 3 OP3
4-19-94

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 1145 Brighton Ave. Owner Address:		Owner: City of Portland		Phone:	Permit No: 960624
Leasee/Buyer's Name:		Address:		Phone:	Business Name:
Contractor Name: City of Portland		Proposed Use: Nursing Home		COST OF WORK: \$ PERMIT FEE: \$ Waived	
Past Use: Nursing Home		Proposed Use: Same		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
Proposed Project Description: Construct Addition (Under 100 sq Ft) 28'8" x 14'5"		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>		INSPECTION: Use Group Type	
Permit Taken By: Mary Gresik		Date Applied For: 30 May 1996		Signature: <i>H.M.</i> Date:	

PERMIT ISSUED
 Permit Issued:
JUL - 2 1996
CITY OF PORTLAND
 Zone: CBL
 Zoning Approval: *S*
 Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor mm

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules
- Building permits do not include plumbing, septic or electrical work
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

No plans or fees as per PSHI

Call Bob 774-2623

PERMIT ISSUED WITH LETTER

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied
- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

CERTIFICATION
 I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit or work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *Bob O'Bradovich* ADDRESS: DATE: 30 May 1996 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

Signature: *D. Andrews*
 Date: *5/30/96*

CEO DISTRICT: *[Signature]*

White-Permit Desk Green-Assessor's Canary-D.R.W Pink-Public File Ivory Card-Inspector

913032 913032

Permit # 913032 City of Portland BUILDING PERMIT APPLICATION Fee 31.00 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: George Lewis Phone # _____

Address: 125 Brighton Ave - 1170

LOCATION OF CONSTRUCTION 125 Brighton Ave/Valleys Steakhouse

Contractor: Signature Signs Sub: Mail to contractor***

Address: 84 Cove St Phone # 773-6312

Est. Construction Cost: _____ Proposed Use: Comm - W/sign-permanent Zoning: R-2

Fast Use: temporary sign-comm

of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____ 3 X 10

Explain Conversion remove temporary sign replace with permanent sign

For Official Use Only		PERMIT ISSUED
Date <u>September 13, 1991</u>	Subdivision: _____	
Inside Fire Limits _____	Name _____	SEP 18 1991
Bl'dg Code _____	Owner: _____	
Time Limit _____	Estimated Cost _____	CITY OF PORTLAND

Mail to Signature Signs, FOB10033 Pcid, ME 04104

- Foundation:
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 _____

- Ceiling:
1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____ Major District or Local Ord.
 3. Type Ceilings: _____ Does not require review.
 4. Insulation Type _____ Size _____ Requires Review.
 5. Ceiling Height: _____
- Roof:
1. Truss or Rafter Size _____ Span: _____ Approved.
 2. Sheathing Type _____ Size _____ Approved with Lead
 3. Roof Covering Type _____ Denied
- Chimneys:
- Type: _____ Number of Fire Places _____ Signature: _____ Date: _____
- 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.

Permit Received By Mary Gresik

Signature of Applicant P.T. K. Dan Date Sep 13, 1991

CEO's District _____

CONTINUED TO REVERSE SIDE 14 MA. Carra

White - Tax Assessor

Ivory Tag - CEO

PLOT PLAN

N



FEES (Breakdown From Front)

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

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

COMMENTS

2/15 Work Completed

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as has authorized agent and agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Patrick D. ...
 SIGNATURE OF APPLICANT

84 Cove ST. Portland Me
 ADDRESS

773 6312
 PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

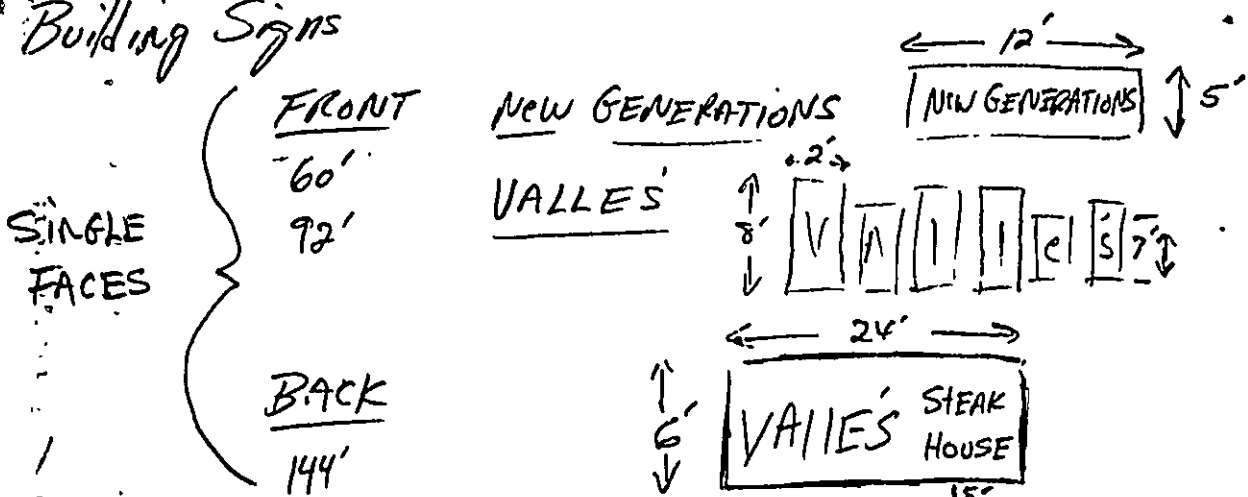
PHONE NO.

VALLE'S STEAKHOUSE

Judith Valle
Owner

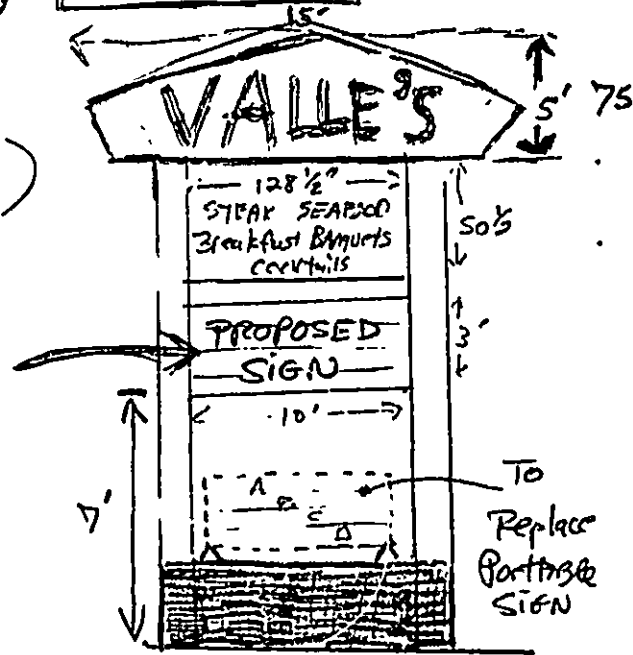
Existing Signage

Building Signs

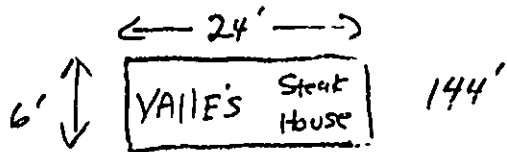


Pylon (Freestanding Front Sign)

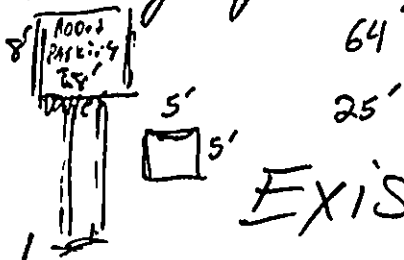
TOP 75'
Bottom 45' SQ. FT ±



UNDER DAYS INN SIGN



Parking Sign

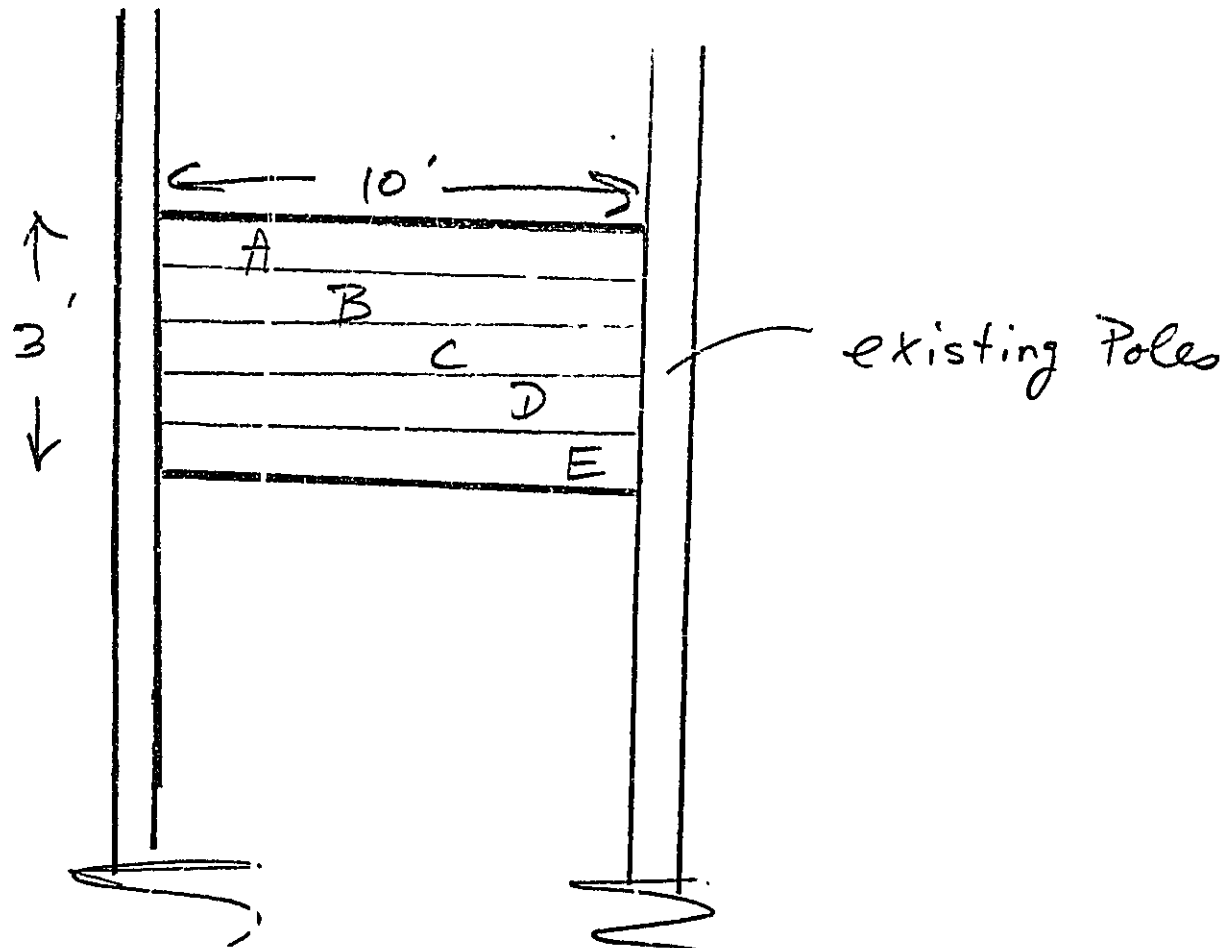


EXISTING TOTAL: 649 SQ. FT

VAlle's Steakhouse

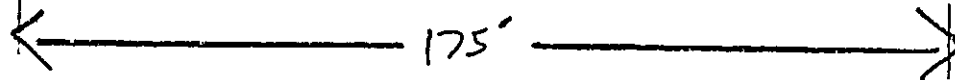
DATE: 10/10/10
BY: [unclear]

- (1) Double Face Reader Board permanent Mount
To Replace existing Temporary reader board



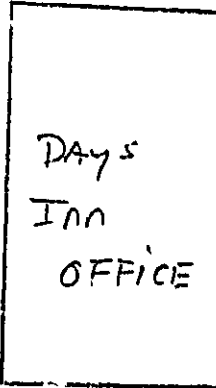
George Lewis

VALLE'S STEAKHOUSE



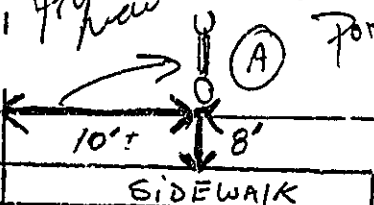
FRONTAGE

PARKING AREA



DAYS
INN
OFFICE

Proposed new sign mount on existing poles



200' ±

SIDEWALK

1140 BRIGHTON AVE.

- A) Pylon
- B) Pylon / w/ DAYS INN
- C) Bldg. Sign New Generations
- D) Bldg Sign Valle's
- E) Bldg Sign Valle's
- F) PARKING SIGN

700' SQ. FT Allowed

ACORD CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

9/9/91

PRO:

Pike Conway Dahl Agency
P.O. Box 1296
Windham, Maine 04062

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY LETTER **A** MAINE BONDING & CASUALTY COMPANY

COMPANY LETTER **B**

COMPANY LETTER **C**

COMPANY LETTER **D**

COMPANY LETTER **E**

INSURED

Valle's Steak House
1125 Brighton Avenue
Portland, Maine 04102

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

CO LTS)	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	Renewal of EPA 11088789	9/1/91	9/1/92	GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMPROP AGG \$ 2,000,000
	<input checked="" type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV INJURY \$ 1,000,000
	<input type="checkbox"/> OWNER'S & CONTRACTOR'S PROF.				EACH OCCURRENCE \$ 1,000,000
					FIRE DAMAGE (Any one fire) \$ 50,000
					MED EXPENSE (Any one person) \$ 5,000
AU	MOBILE LIABILITY				COMBINED SINGLE LIMIT \$
	ANY AUTO				BODILY INJURY (Per person) \$
	ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	SCHEDULED AUTOS				PROPERTY DAMAGE \$
	HIRED AUTOS				
	NON-OWNED AUTOS				
	GARAGE LIABILITY				
	EXCESS LIABILITY				EACH OCCURRENCE \$
	UMBRELLA FORM				AGGREGATE \$
	OTHER THAN UMBRELLA FORM				
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY LIMITS
					EACH ACCIDENT \$
					DISEASE-POLICY LIMIT \$
					DISEASE-EACH EMPLOYEE \$
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

CERTIFICATE HOLDER

City of Portland
Congress Street
Portland, Maine 04101

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES

AUTHORIZED REPRESENTATIVE

Susan L. Simmons

ACORD 25-S (7/80)

©ACORD CORPORATION 1990

ACORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

9/12/91

PRODUCER

LUCAS INSURANCE AGENCY
1385 Congress Street
Portland, ME 04102

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY LETTER **A** NORTHEAST INSURANCE
COMPANY LETTER **B**
COMPANY LETTER **C**
COMPANY LETTER **D**
COMPANY LETTER **E**

INSURED

SIGNATURE SIGNS INC.
84 Cove Street
PO BOX 1023
Portland, ME 04104

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	GL 014-528-01	03/08/91	03/08/92	GENERAL AGGREGATE LIMIT \$ 600,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG. \$ 600,000
	CLAIMS MADE <input checked="" type="checkbox"/> OCCUR.				PERSONAL & ADV. INJURY \$ 500,000
	OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE \$ 300,000
					FIRE DAMAGE (Any one fire) \$ 50,000
	MED. EXPENSE (Any one person) \$ 5,000				
A	AUTOMOBILE LIABILITY	GL 014-528-02	02/19/91	02/19/92	COMBINED SINGLE LIMIT \$ 300,000
	<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$ 50,000
	<input checked="" type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$ 50,000
	<input checked="" type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE \$ 50,000
	<input checked="" type="checkbox"/> HIRED AUTOS				
<input checked="" type="checkbox"/> NON-OWNED AUTOS					
<input checked="" type="checkbox"/> GARAGE LIABILITY					
	EXCESS LIABILITY				EACH OCCURRENCE \$ 1,000,000
	UMBRELLA FORM				AGGREGATE \$ 1,000,000
	OTHER THAN UMBRELLA FORM				
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY LIMITS
					EACH ACCIDENT \$ 1,000,000
					DISEASE-POLICY LIMIT \$ 1,000,000
					DISEASE-EACH EMPLOYEE \$ 100,000
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

SIGN-Installation, Erection & Repair

CERTIFICATE HOLDER

City of Portland, ME
389 Congress Street
Portland, ME 04101

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Philip W. Lucas

924327

Permit # _____ City of Portland a **BUILDING PERMIT APPLICATION** Fee 220 Zone _____ Map # _____ Lot # _____
 Please fill out any part which applies to job. Proper plans must accompany form.

PERMIT ISSUED

Owner: Larry Ziner Phone # _____
 Address: 85 Rangeway Rd- West Ballinrica, WA 91362
 LOCATION OF CONSTRUCTION 1150 Brighton Ave. (Day's Inn)
 Contractor: Cleanharbors Sub: 799-9111
 Address: 17 Main St- So Ptld, ME Phone # 04105
 Est. Construction Cost: _____ Proposed Use: hotel w/o tank
 Past Use: hotel
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion remove two fuel oil tanks

For Official Use Only

Date 11/13/92 Subdivision: _____
 Inside Fire Limits _____
 Bldg Code _____
 Time Limit _____
 Estimated Cost _____

NOV 16 1992
 CITY OF PORTLAND

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 (2x) _____ 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 _____ Spacing _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

White - Tax Assessor

Zoning:

Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other: WDA - 11-16-92 (Explain)

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 _____

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: _____ Square Footage _____
 3. Must conform to _____ Code Law.

Permit Received By:

Louise E. Chase

Signature of Applicant:

Jack Valley Date 11/13/92

CEO's District:

4

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

PERMIT ISSUED WITH REQUIREMENTSTHOM CARROLL

PLOT PLAN

N



FEES (Breakdown From Front)
 Base Fee \$ 20 -
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

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

COMMENTS 1/7/96 - were called - according to map work
was completed in 1992

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

J. F. Vallejo 17 Main St S. Pontiac, MI 799-8111
 SIGNATURE OF APPLICANT ADDRESS PHONE NO.
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.

BUILDING PERMIT REPORT

DATE: 11/16/52

ADDRESS: 1150 Brighton Ave

REASON FOR PERMIT: Underground Tank ^{Removal} ~~Removal~~ Installation

BUILDING OWNER: Larry Zanic

CONTRACTOR: Clean Harbor

PERMIT APPLICANT: Jack Vally

APPROVED: DENIED

CONDITION OF APPROVAL OR DENIAL:

- (1) All underground tank removal ~~and/or installation~~ shall be done in accordance with Department of Environmental Protection Regulations Chapter 691
- (2) No cutting of tanks on site. Cutting of tanks to be done at an approved tank disposal site.
- (3) Fire Dispatcher must be notified 48 hours in advance of removal and/or transportation of tanks.

Maine Departmental of Environmental Protection
 Bureau of Oil & Hazardous Materials Control
 State House Station #17, Augusta, Maine 04333
 Telephone: 207-289-2651
 Attn: Tank Removal Notice

RECEIVED

NOV 13 1992

OSM 65 (Rev. 10/1/88)
 COPY OF POSTCARD

**NOTICE OF INTENT
 TO ABANDON (REMOVE) AN
 UNDERGROUND OIL STORAGE FACILITY**

Name of Facility Owner: MR. LARRY ZIMON, Regal Vacuum
 Mailing Address: 85 Rangway Rd. Telephone No: (508) 630-9119
 City: W. Billerica State: MASS Zip Code: 01862
 Contact Person (name, address & telephone no.): JAMES CARMICHAEL
WOODLAND + CHURCH - 774-2112
 Name of Facility: DAV'S FAN Registration No.: None
 Facility Location: BRIGHTON AVE, BRIGHTON, MAINE
1150

1. Identify the tanks at this location which are to be removed:

Tank Number	Age of Tank (Years)	Tank Size (Gallons)	Type of Product Most Recently Stored
A.	32 yrb	2,000	FUEL OIL
B.	32	300	FUEL OIL
C.			
D.			

2. Directions to Facility (be specific)

EX 8 OFF MAINE TURNPIKE MAKE LEFT OFF RAMP
T-FAIR OF STREET, WILL SEE ~~AT THE~~ LEFT ONTO BRIGHTON AVE.

3. Is tank(s) used for the storage of Class I liquids (e.g. gasoline, jet fuel)? Yes ___ No X (IF YES, REMOVAL OF THE TANK MUST BE UNDER THE DIRECTION OF A CERTIFIED TANK INSTALLER OR PROFESSIONAL FIREFIGHTER.)

4. Name and telephone number of contractor who will do the tank removal: CLEAN HANDS

Certified Tank Installer Certification Number & Name (if applicable):

Professional Firefighter Yes ___ No ✓ (Affiliation: _____)

5. Expected date of removal: WOULD LIKE TO GET WORK DONE AND DUE THE
LAST OF NOV 16th IF NOT DEC 4, 1992

I hereby provide Notice that I intend to properly abandon the underground oil storage facility as described above.

Date: NOV 6, 1992

James P. Carmichael, Director of Compliance
117 W. School St., Brighton Development
 Signature of Tank Owner or Operator

Printed Name and Title

THIS FORM MUST BE FILED WITH THE DEPARTMENT AND LOCAL FIRE DEPARTMENT 30 DAYS PRIOR TO REMOVAL - RETURN POSTCARD WHEN TANK(S) HAS BEEN REMOVED.

Mail original and yellow copy to DEP; pink copy to fire dept.; retain gold copy

WAIVER FROM THE REQUIREMENT THAT A NOTICE OF ABANDONMENT BY REMOVAL OF AN UNDERGROUND OIL TANK BE FILED THIRTY DAYS PRIOR TO REMOVAL

Due to Exceptional circumstances the Department of Environmental Protection grants a waiver to the thirty day filing period for abandonment by removal of the listed underground tanks, provided that the owner or operator meets the following conditions:

1. A written notice of removal is filed with the Department and the local fire department within one day of receiving this waiver.
2. The Department is kept advised of removal plans and schedule so that a department representative can observe the removal of the tank(s) and the excavation from which the tank(s) was/were removed.

Tank(s) owned by:

Name LARRY ZINEN Phone # 508 630-9119
REAL DEVELOPMENT

Mailing Address 85 RANGWAY RD. Town WEST BILLERICA, MA
01862


Located at:

Name DAVIS INN Phone # JAMES LANMICHALL
WOODLAND LUNNAN 334-2112

Address 1150 BRIGHTON AVE Town PORTLAND

Reason for Waiver: LEAKING TANKS

List tank(s) below:

Registration #	Size	Location on Site (Describe or Diagram)
<u>PENDING</u>	<u>2,000</u>	
	<u>300</u>	

NOV 15 1992
 DEPT OF ENVIRONMENTAL PROTECTION
 CITY OF PORTLAND

Planned Date of Removal: NOV 18, 1992

This waiver is granted on (date) 11/16/92 by

STEPHEN L. FLANNERY, a copy of which is presented to

JACK WALLEY / CLEAN BORDERS OF MAINE
 (Name of individual receiving the copy)

White - Enforcement Copy Canary - Investigator's Copy Pink - Tank Owner's Copy

90WAVER

10/1/19

264-A-1 & 256-B-2

265-B-5

Flash Island

32948

261

KNOW ALL MEN BY THESE PRESENTS, THAT

POULTRY PROCESSING, INC., a Maine Corporation having a principal place of business in Portland, County of Cumberland and State of Maine, for consideration paid by FRANK ADAM, INC., a Maine corporation having a principal place of business in Portland, County of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, bargain, sell, convey and forever grant unto the said FRANK ADAM, INC., its successors and assigns, with WARRANTY COVENANTS, the following described real property with buildings thereon situated in Portland, County of Cumberland and State of Maine, and more particularly bounded and described as follows:

A certain lot or parcel of land--part of former City Farm--lying on the southerly side of Brighton Avenue in said Portland and more particularly bounded and described as follows:

Beginning at a point in the southerly side line of Brighton Avenue as relocated by the Maine Turnpike Authority in 1955, said point being the intersection of the southerly side line of Brighton Avenue, as relocated, and the westerly side line of the Maine Turnpike location, said point also being distant 77.37 feet southerly along the said easterly side line of the Maine Turnpike location from its intersection with the southerly side line of Brighton Avenue as relocated by the County Commissioners in 1892; thence from the point of beginning southerly along the division line between land of the Maine Turnpike Authority and land of the City of Portland, said division line being parallel to and 150 feet easterly of the southerly base line of the Maine Turnpike, a distance of 1426.51 feet, more or less, to a point and an intersection with the land of the Central Maine Power Company Easement; thence southerly along the line of land of the Central Maine Power Company Easement and land of City of Portland, said line being parallel to the Portland Terminal Company's Right of Way, and making an included angle of 100°56' through the east with the northeasterly direction of the last described course, a distance of 332 feet, more or less, to land now or formerly of Henrietta K. Allen; thence northerly along the division line between land of the City of Portland and land now or formerly of Henrietta K. Allen and making an included angle of 75°14' through the northwest with the northwesterly direction of the last described course, a distance of 148 feet, more or less, to a point and an intersection with the southerly side line of Brighton Avenue as relocated by the Maine Turnpike Authority in 1955; said point also being distant 70.00 feet southerly along the prolongation in a straight line of said division

262

line from its intersection with the southerly side line of Brighton Avenue as relocated in 1892, thence northwesterly along the southerly side line of Brighton Avenue as relocated by the Maine Turnpike Authority and making an included angle of 10° 50' through the West with the southerly direction of the last described course, a distance of 239.7 feet, more or less, to the point of beginning, subject to the easement granted by the City of Portland to Portland Pipe Line Co. by deed dated October 6, 1941 and recorded in the Cumberland County Registry of Deeds in Book 1655, Page 221.

Being the same premises described in the deed from the City of Portland to Crossroad Realty Corp. dated March 3, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2397, Page 328. Crossroads Realty Corp. merged into Poultry Processing Inc. on June 20, 1975.

This conveyance is made subject to the following:

(a) A certain lease between Crossroads Hotel, Inc. and Frank Adams, dated August 31, 1973, and additions, amendments and addenda thereto;

(b) Any and all recorded agreements affecting the property subject to this agreement contained in a certain lease by Crossroads Realty Corp. to Hotel Corporation of America dated December 7, 1957; a certain lease by Hotel Corporation of America to Velle's Steak House dated January 20, 1960; a certain assignment from Hotel Corporation of America to Hotel Corporation of Maine dated February 1, 1963; a certain assignment from Hotel Corporation of Maine to Crossroads Hotel, Inc. dated September 1, 1970; and a certain assignment from Crossroads Hotel, Inc. to Crossroads Realty Corp. dated September 28, 1973, and all additions, amendments and addenda thereto.

(c) Any and all easements of record over the land conveyed herein.

However, this conveyance does include all rights the Seller may have pursuant to the above described leases and agreements.

IN WITNESS WHEREOF, Poultry Processing, Inc., as Grantor, and releasing all its rights in the above-described premises, has caused this instrument to be sealed with its corporate seal and signed in its corporate name by George I. Lewis, its Vice President, therunto duly authorized, this 1st day of November, 1979.

NO CORP. SEAL

In the Presence of:

POULTRY PROCESSING, INC.

Allen J. King

By: *George I. Lewis*
George I. Lewis
Its Vice President

1/29/83

VALLEES - CUTS OUT OFFICE

3370

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KNOW ALL MEN BY THESE PRESENTS

THAT Frank Ades, Inc., a Maine corporation having a principal place of business in Portland, County of Cumberland and State of Maine, for consideration paid by Poultry Processing, Inc., a Maine corporation having a principal place of business in Portland, County of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, does hereby lease, bargain, sell, convey and forever grant unto the said Poultry Processing, Inc., its successors and assigns, with WARRANTY COVENANTS, the following described real property with buildings thereon situated in Portland, County of Cumberland and State of Maine, and more particularly bounded and described as follows:

A certain lot or parcel of land situated on the southerly side of Brighton Avenue in Portland, County of Cumberland and State of Maine and more particularly bounded and described as follows:

Beginning on the southerly sideline of said Brighton Avenue at the northeast corner of land now or formerly of the Maine Turnpike Authority; thence South 18°15'11" East along a chainlink fence a distance of Eighty-One (81) feet, more or less; thence easterly to an iron pipe and continuing on the same course easterly, a distance of Twenty-Eight and Four Hundredths (28.04) feet, more or less, to another iron pipe; thence southerly, a distance of Thirty-Seven (37) feet, more or less, to the northeast corner of the building presently being used as a motel office; thence continuing in a southerly direction along the easterly wall of said motel office building a distance of Fifteen (15) feet, more or less, to the southeastern corner of said motel office building; thence westerly along the southerly wall of said motel office building a distance of Four (4) feet, more or less; thence southerly along the easterly wall of said motel office a distance of Twelve (12) feet more or less; thence westerly along the southerly wall of said motel office building and on a continuation of said course, a distance of Twenty-Four and Eight Hundredths (24.08) feet, more or less, to the chainlink fence and said now or formerly of the Maine Turnpike Authority; thence South 18°15'11" West along said chainlink fence a distance of One Hundred Thirty-Five and Fifty-Six Hundredths (135.56) feet, more or less; thence easterly to the

37
37
5

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southeast corner of the Valle's Restaurant building and continuing along the southerly wall of said restaurant building One Hundred Twenty-Four and Eighty-four Hundredths (124.84) feet, more or less, to the southerly corner of said restaurant building; thence northerly along the southeasterly face of the wall of said restaurant building and continuing into said building Twenty-five and Two Tenths (25.2) feet, more or less to a corner of said restaurant building; thence easterly along the southwest face of the wall of said restaurant building and then continuing on the same course, a distance of One Hundred Thirty and Fourteen Hundredths (130.14) feet, more or less, to a point; thence North 14°46'57" East a distance of Two Hundred Eighteen and Fifty-five Hundredths (218.55) feet, more or less, to the southerly side line of Brighton Avenue; thence North 63°16'27" West along the southerly side line of Brighton Avenue a distance of Two Hundred Twenty-four and Twenty-five Hundredths (244.25) feet, more or less, to the point of beginning.

front
Property
DESCRIPTION

Also conveying the following easements or land retained by Grantor which shall run with and be appurtenant to the above described premises:

- A. An easement for reasonable access to the restaurant building for service, delivery and maintenance purposes;
- B. An easement to maintain, repair, service, light and replace the billboard sign at its present location at the rear of the motor hotel premises in order to identify and advertise the restaurant on the premises described above;
- C. An easement for patrons of the restaurant to use parking spaces delineated at the motor hotel in accordance with past practice provided that such use does not unreasonably interfere with the patrons of said motor hotel;
- D. An easement to use the corridor which presently serves both the restaurant and the first building of the motor hotel; and
- E. An easement to enter upon the motor hotel premises near the property line between the above described property for purposes of service, repair, maintenance and replacement of the restaurant building.

- Is this still there? This is now prohibited by State Law

Excepting and reserving from the above described premises, the following described easements which shall run with and be appurtenant to the motor hotel premises retained by Grantor:

A. An easement for driveways of such location as may be reasonably necessary to serve as access ways to and from the motor hotel to adjacent roads and highways and Grantee shall not cause or permit the obstruction of such driveways. Grantee does not undertake to police any such parking areas to regulate the parkers nor the flow of traffic;

B. An easement for rights of way under such parking areas for pipes, wires, conduits, water, sewer, and other utility lines now serving or which Grantor may hereafter require to serve the motor hotel or any other use of the rear land, provided, however, that Grantor shall repair any damage to the parking area caused by the installation of new or additional pipes, wires, conduits, and lines.

C. An easement to erect signs, and maintain existing signs in the parking area, but such signs shall not materially impair the use of the parking area by Grantee.

D. An easement to use the corridor which presently serves both the restaurant and the first building of the motor hotel.

Grantor and Grantee, their heirs and assigns, agree that the use of the above described easements shall not unreasonably interfere with the business of each owner.

Being a portion of the premises set forth in the Warranty Deed from Poultry Processing, Inc. to Frank Adam, Inc. dated December 1, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4537, Page 261. Said premises are a portion of the premises set forth in "Plan of Property, Brighton Avenue, Portland, Maine, Crossroads Realty" dated August 30, 1979 by Robert P. Titcomb, RLS.

This conveyance is made subject to the Leases relating to the restaurant premises set forth in said Warranty Deed from Poultry Processing, Inc. to Frank Adam, Inc. dated December 1, 1979 and recorded in the Cumberland County Registry of

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Deeds in Book 4537, Page 261. Grantor, its successors and assigns, shall comply with, and have the benefit of, those provisions of said Leases which relate to the inter-working of the hotel and restaurant, and Grantee, its successors and assigns shall not modify any terms in said Leases which benefit the hotel premises.

IN WITNESS WHEREOF, Frank Adam, Inc., as Grantor, and releasing all its rights in the above-described premises, has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Frank Adam, its President thereunto duly authorized, this 27 day of January, 1983.

Signed, Sealed and Delivered in the Presence of:

FRANK ADAM, INC.

W. L. [Signature]

By: *Frank Adam*
Frank Adam
Its President

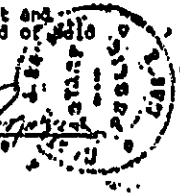
STATE OF MAINE
CUMBERLAND, SS.

January 27, 1983

Personally appeared the above-named Frank Adam, President of Grantor corporation, as aforesaid, and acknowledged the above instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

W. L. [Signature]
Justice of the Peace
Notary Public
Attorney at Law



My Commission Expires Sept. 28, 1983

JAN 31 1983

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Received at 12:44 P.M. and recorded in

BOOK 6110 PAGE 281

James J. Walsh Registrar

19-93 THU 10.40 AM

RECOLL MANAGEMENT CORPORATION

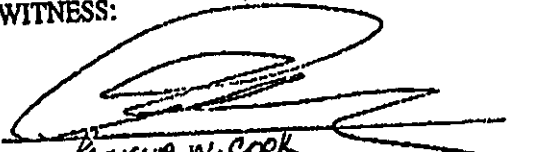
DEED

PORTLAND HOTEL CORPORATION, a Maine corporation with a mailing address c/o RECOLL Management Corporation, 245 Summer Street, Boston, Massachusetts 02209-9173 (the "Grantor") for consideration paid, grants to FLASH ISLAND, INC., a Maine corporation with a mailing address at 220 Maine Mall Road, South Portland, Maine 04106 with QUITCLAIM COVENANT, that certain parcel of land with all buildings and other improvements thereon located in Portland, Cumberland County, Maine described in Exhibit A attached hereto (the "Premises").

Being the same premises conveyed to the Grantor by deed from Fleet Bank of Maine dated May 25, 1993 and recorded in the Cumberland County Registry of Deeds in Book 10620, Page 1.

IN WITNESS WHEREOF, Portland Hotel Corporation was caused this instrument to be executed on its behalf by Janet Cook, its Vice President, this 27th day of December, 1994.

WITNESS:


JANET W. COOK

PORTLAND HOTEL CORPORATION

By: 
Its Christopher Davies, V.P.

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF SUFFOLK)

December 27, 1994

Before me appeared Christopher Davies, Vice President of PORTLAND HOTEL CORPORATION and acknowledged that he executed the foregoing document as his free act and deed,



Notary Public Francis J. Bernetti
My Commission Expires: 3/1/96

EXHIBIT A

A certain lot or parcel of land, part of former City farms, lying on the southerly side of Brighton Avenue in Portland, County of Cumberland, and more particularly bounded and described as follows:

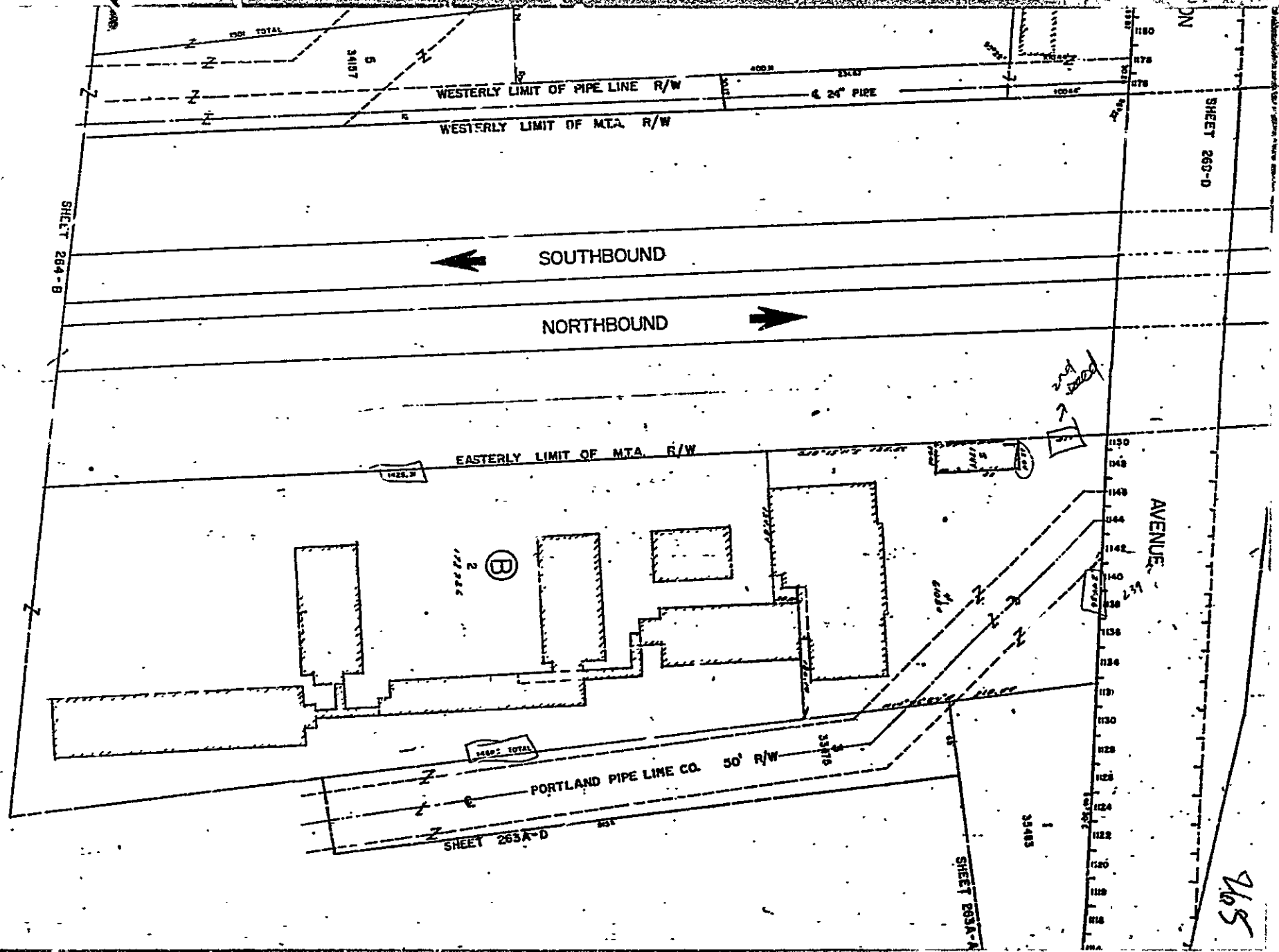
Beginning at a point in the southerly sidewalk of Brighton Avenue as relocated by the Maine Turnpike Authority in 1955, said point being the intersection of the southerly sidewalk of Brighton Avenue as relocated, and the westerly sidewalk of the Maine Turnpike location, said point also being distance 77.37 feet southerly along the said easterly sidewalk of the Maine Turnpike location from its intersection with the southerly sidewalk of Brighton Avenue as relocated by the County Commissioners in 1892; thence from the point of beginning southerly along the division line between land of the Maine Turnpike Authority and land of the City of Portland, said division line also being parallel to and 150 feet easterly of the survey base line of the Maine Turnpike, a distance of 1426.51 feet, more or less, to a point and an intersection with the land of the Central Maine Power Company Easement; thence southeasterly along the line of land of the Central Maine Power Company Easement and the land of the City of Portland, said line being parallel to the Portland Terminal Company's Right of Way, and making an included angle of 100 degrees 36' through the east with the northeasterly direction of the last-described course, a distance of 392 feet, more or less, to land now or formerly of Henrietta K. Allen; thence northerly along the division line between land of the City of Portland and land now or formerly of Henrietta K. Allen and making an included angle of 75 degrees 10' through the northwest with the northwesterly direction of the last-described course, a distance of 1485 feet, more or less, to a point and an intersection with the southerly sidewalk of Brighton Avenue as relocated by the Maine Turnpike Authority in 1955; said point also being distant 70.00 feet southerly along the prolongation in a straight line of said division line from its intersection with the southerly sidewalk of Brighton Avenue as relocated in 1892; thence northeasterly along the southerly sidewalk of Brighton Avenue as relocated by the Maine Turnpike Authority and making an included angle of 100 degrees 34' through the west with the southerly direction of the last-described course, a distance of 239.7 feet, more or less, to the point of beginning. Subject to the easement granted by the City of Portland to Portland Pipe Line Co. by deed dated October 8, 1941 and recorded in the Cumberland County Registry of Deeds in Book 1455, Page 331.

Being the same premises described in the deed from the City of Portland to Crossroads Realty Corp. dated March 3, 1933 and recorded in the Cumberland County Registry of Deeds in Book 2397, Page 326. Crossroads Realty Corp. merged into Poultry Processing, Inc. on June 20, 1935. And being the same premises that were conveyed to Frank Adam, Inc. by Warranty Deed of Poultry Processing, Inc., which deed is recorded in the Cumberland County Registry of Deeds in Book 4537, Page 261, excluding however that parcel of land with the buildings thereon that were conveyed by Frank Adam, Inc. to Poultry Processing, Inc. by deed dated January 29, 1933 and recorded in the Cumberland County Registry of Deeds in Book 4116, Page 281.

This deed is made subject to any and all encumbrances of record over the land conveyed herein.

0054313490

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P.O.



SHEET 284-B

SHEET 263-D

AVENUE

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SHEET 283A-A

SHEET 263A-D

Handwritten number: 265

LAMBERT, COFFIN, RUDMAN & HOCHMAN

Attorneys at Law
477 Congress Street -14th Floor
P.O. Box 15215
PORTLAND, MAINE 04112-5215

John F. Lambert, Jr.
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Jonathan T. Harris
Thomas V. Laprade
Wendy J. Parady
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WWW: http://www.lcrh.com

Einar G. Anderick
Of Counsel

**VIA FACSIMILE
FOR IMMEDIATE DELIVERY**

February 25, 1998

*Bob Danielson
879-1337*

No. of Pages (Including Cover): 6
TO: Marge Schmuckal
Zoning Administrator
City of Portland
FROM: Gary D. Vogel

FAX NO.: 874-8716

RE/CLIENT NO: The Inn at Portland, 1150 Brighton Avenue, Portland Maine
Our File No. 4583-1

MESSAGE:

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL TO WHOM IT IS
ADDRESSED, AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND
EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS
NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING
THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY
DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY
PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US
IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE
ADDRESS VIA UNITED STATES POSTAL SERVICE. THANK YOU.

If you do not receive any of the above pages or if there is a problem, please contact

Marjorie Johnston at (207) 871-7033.

Original to follow: YES (x) NO ()

LAMBERT, COFFIN, RUDMAN & HOCHMAN

Attorneys at Law
477 Congress Street -14th Floor
P.O. Box 15215
PORTLAND, MAINE 04112-5215
Telephone (207) 871-7033
Telecopier (207) 871-0394

Gary D Vogel

E-Mail: gvogel@lcrh.com
WWW: <http://www.lcrh.com>

February 25, 1998

Marge Schmuckal, Zoning Administrator
City of Portland
Building Inspection Dept., Room 315
Portland, Maine 04101

VIA FAX

Re: The Inn at Portland, 1150 Brighton Avenue, Portland, Maine
Our File No. 4583-1

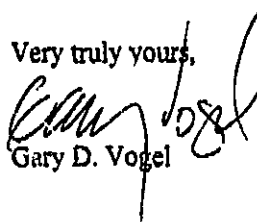
Dear Marge:

As I mentioned to you on the telephone, our office picked up a copy of the B-2 Zoning Ordinance as it existed in 1983, according to the Clerk's Office. I enclose a copy of that Ordinance for your review

To my surprise, the provisions of the 1983 B-2 Ordinance contain no frontage requirements and further require no yard setbacks unless the property abuts a residential zone which this does not. The ordinance does contain an unusual provision concerning lot access, but this provision seems primarily intended to restrict multiple curb cuts serving one parcel having more than 300 feet of street frontage.

I would appreciate it if you would review this 1983 B-2 Ordinance and let me have your opinion as to whether the division of the two properties in 1983 in fact created a lawful lot as a result of the language of the Ordinance at that time which has now become a lawful non-conforming lot as a result of the amendment of the B-2 Ordinance.

Very truly yours,


Gary D. Vogel

GDV/maj

Enclosure

cc: James Maxwell (via fax)
Kamlesh Patel (via fax)

Copy of 1983 Zoning Ordinance
from The Assessor's Office

LAND USE

§ 14-181

ous street frontage shall be by service ways. The number of service ways, the grade, and the provision of curbs, sidewalks and esplanade reservations shall be approved by the public works authority. No driveways crossing the sidewalk or cutting the curb in any other manner shall be permitted (Code 1968, § 602.8.F)

Sec. 14-167. Shorelands.

No building or structure shall be erected, altered, enlarged, rebuilt or used, and no premises shall be used in a B-1 zone within the land area situated between the shoreland zone line and the normal high water mark of the waters of the Stroudwater River, Presumpscot River, Fore River, Portland Harbor, Back Cove, and the bays, coves, sounds, inlets, and open waters of Casco Bay, as shown on the city zoning map and on all land areas of all islands not having a shoreland zone line on the city zoning map, which does not comply with the requirements of division 28 of this article. (Code 1968, § 602.8.G; Ord. No. 499-74, § 4, 8-19-74)

Secs. 14-168--14-180. Reserved.

DIVISION 10. B-2 BUSINESS ZONE

Sec. 14-181. Use.

No building shall be erected, altered, enlarged, rebuilt or used, and no premises shall be used, in a B-2 zone, except for the following uses:

- (1) Any use permitted in a B-1 zone;
- (2) Hotel or motel;
- (3) Any retail business or service establishment, excluding those listed below, provided that there is no manufacturing on the premises, except such as is clearly incidental to such business or service, and that the major portion of the product so manufactured shall be sold at retail on the premises:
 - a. Automobile painting;
 - b. Automobile service stations;
 - c. Automobile washing as a principal use unless all machinery is located completely within a building;
 - d. Billiard and pool hall;
 - e. Bowling alley;
 - f. Dance hall and studio;
 - g. Dancing school;
 - h. Drive-in theatre;
 - i. Gymnasium or physical culture establishment;
 - j. Music conservatory;
 - k. Penny arcade and shooting gallery;
 - l. Roller rink, skating rink;
 - m. Signpainting unless located completely within a building;
 - n. Tire recapping.

§ 14-181

PORTLAND CODE

- (4) Billboards as specified in division 22 of this article;
- (5) Signs as specified in division 22 of this article;
- (6) Off-street parking as specified in division 20 of this article;
- (7) Accessory buildings and uses customarily subordinate or incidental to a conforming principal building or use;
- (8) The following conditional uses if and as authorized by the board of appeals:
 - a. Water pumping station, reservoir and standpipe, electrical power substation, transformer station, and electrical switching yard, and telephone exchange building;
 - b. Wholesale business;
 - c. Automobile service stations, but not including auto body repairs, frame straightening, painting, tire recapping or truck and trailer rental, subject to the same standards mentioned for conditional uses in B-1 zones. (Code 1988, § 602.9.A; Ord. No. 74-72, 3-6-72)

Sec. 14-182. External effects.

Every use in a B-2 zone, unless expressly exempted, shall be subject to the following limitations:

- (1) *Enclosed structure*: The use shall be operated within a completely enclosed structure, except for those customarily operated in open air.
- (2) *Noise*: The volume of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American Standards Association), inherently and recurrently generated shall not exceed sixty (60) decibels at lot boundaries, excepting air raid sirens and similar warning devices.
- (3) *Vibration*: Vibration inherently and recurrently generated shall be imperceptible without instruments at lot boundaries.
- (4) *Heat, glare, radiation or fumes*: Heat, glare, radiation or fumes shall not be emitted to an obnoxious or dangerous degree beyond lot boundaries.
- (5) *Smoke*: Smoke shall not be emitted by any use at a density in excess of that classified as Ringelmann Number 2.
- (6) *Materials or wastes*: No materials or wastes shall be deposited on any lot in such form or manner that they may be transferred beyond the lot boundaries by natural causes or forces. All materials which might cause fumes or dust, constitute a fire hazard, or be edible or otherwise attractive to rodents or insects if stored out-of-doors shall be only in closed containers.
- (7) *Storage of vehicles*: Storage of more than ten (10) unregistered derelict automotive vehicles on the premises for more than sixty (60) days, and outdoor storage of more than fifty (50) used automotive tires on the premises for more than thirty (30) days shall not be permitted. (Code 1988, § 602.9.B; Ord. No. 334-76, § 6, 7-7-76)

LAND USE

§ 14-187

Sec. 14-183. Space and bulk.

No building or structure shall be erected, altered, enlarged, rebuilt or used in a B-2 zone which does not comply with the following requirements:

- (1) The dimensional requirements for residential uses shall be those of the least restricted residence zone adjoining the zone in which the property is located except that front yards of property having frontage on Brighton Avenue, Riverside Street, and Warren Avenue shall have a minimum depth of twenty (20) feet.
- (2) The dimensional requirements for nonresidential and accessory uses shall be as follows:
 - a. *Minimum rear yards:* Not required except where the rear line abuts a residence zone, in which case they shall be twenty (20) feet.
 - b. *Minimum side yards:* Not required except where the side line abuts a residence zone in which case they must be ten (10) feet in width. If provided, side yards must be not less than three (3) feet in width.
 - c. *Minimum front yards:* Not required but every property having frontage on Brighton Avenue, Riverside Street and Warren Avenue shall have a minimum front yard of twenty (20) feet.
 - d. *Maximum height:* Five (5) stories but not to exceed sixty-five (65) feet. (Code 1968, § 602.9.C; Ord. No. 274-77, 5-16-77)

Sec. 14-184. Off-street parking.

Off-street parking in a B-2 zone is required as provided in division 20 of this article. (Code 1968, § 602.9.D)

Sec. 14-185 Off-street loading.

Off-street loading in a B-2 zone is required as provided in division 21 of this article. (Code 1968, § 602.9.E)

Sec. 14-186. Access.

Access in a B-2 zone to streets or sections of streets from a business or from business uses on land under one ownership aggregating more than three hundred (300) feet of continuous street frontage shall be by service ways. The number of service ways, the grade, and the provisions of curbs, sidewalks and esplanade reservations shall be approved by the public works authority. No driveways crossing the sidewalk or cutting the curb in any other manner shall be permitted. (Code 1968, § 602.9.F)

Sec. 14-187. Shorelands.

No building or structure shall be erected, altered, enlarged, rebuilt or used, and no premises shall be used in a B-2 zone within the shoreline area situated between the shoreline zone line and the normal high water mark of the waters of the Stroudwater River, Presumpscot River, Fore River, Portland Harbor, Back Cove, and the bays, coves, sounds, inlets, and open

§ 14-187

PORTLAND CODE

waters of Casco Bay, as shown on the city zoning map and on all land areas of all islands not having a shoreland zone line on the city zoning map, which does not comply with the requirements of division 26 of this article. (Code 1968, § 602.9.G; Ord. No. 499-74, § 4, 8-19-74)

Secs. 14-188-14-195. Reserved.

DIVISION 11 A-B BUSINESS ZONE

Sec. 14-196. Use.

No building shall be erected, altered, enlarged, rebuilt or used, and no premises shall be used, in an A-B zone, except for the following uses:

- (1) Airport administration;
- (2) Airline terminal:
 - a. Administration;
 - b. Reservations and ticket sales;
 - c. Air express and freight receipt, transient storage and forwarding;
 - d. Plant service, repair and storage.
- (3) Charter flight service;
- (4) Airport service and storage, including transient;
- (5) Aircraft and aircraft accessory sales and services;
- (6) Flying school;
- (7) Bus terminal;
- (8) Taxi stand;
- (9) Car rental agency, including vehicle storage;
- (10) Hotel or motel;
- (11) Restaurant, coffee shop;
- (12) Concessions, including, but not limited to:
 - a. News;
 - b. Magazines;
 - c. Drugs and sundries;
 - d. Gifts;
 - e. Barbershop;
 - f. Shoe shine parlor;
 - g. Parcel storage;
 - h. Insurance sales;
 - i. Vending machines.
- (13) Bank;

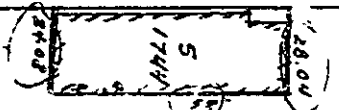
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EASTERLY LIMIT OF M.T.A. R/W

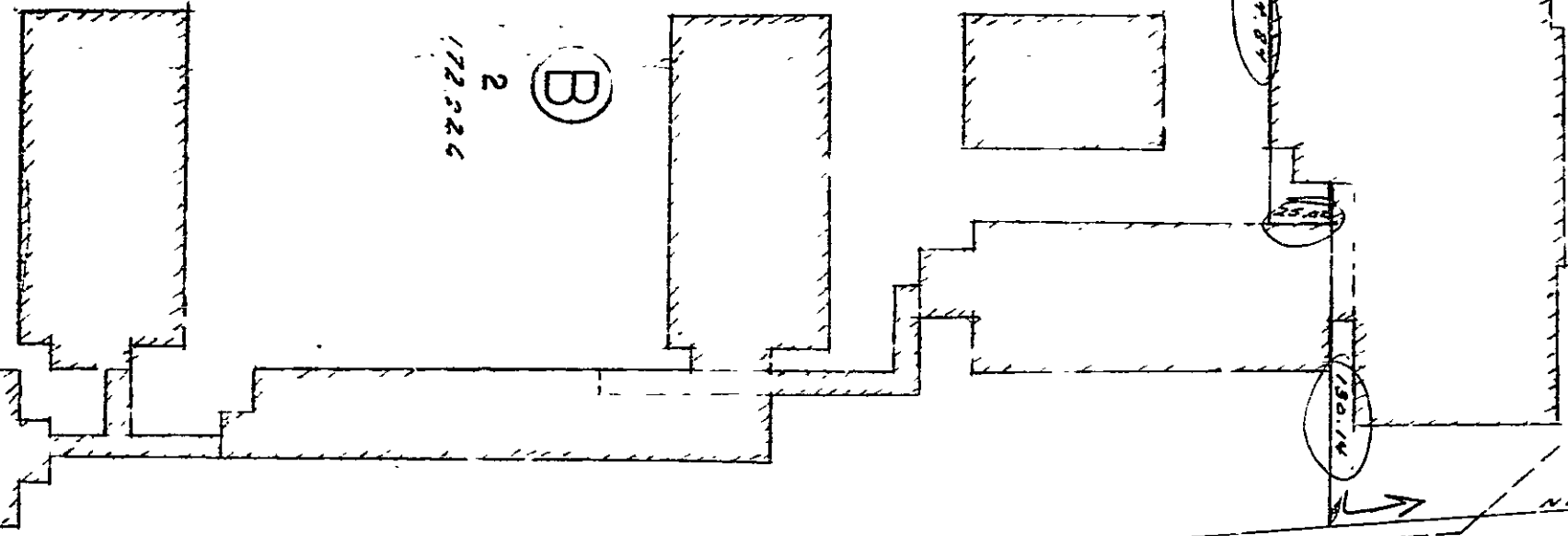
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4

N11°46'57"E 210.55

1468± TOTAL

PORTLAND PIPE LINE CO. 50' R/W

33475

SHEET 263A-D

515±

SHEET 26

35483

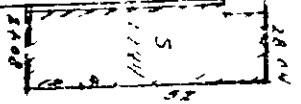
648°30'E

1124
1122
1120
1118

EASTERLY LIMIT OF M.A. R/W

1426.31

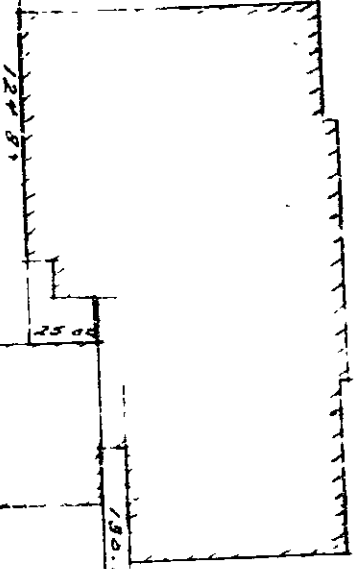
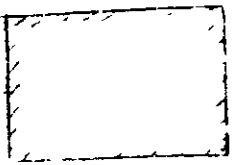
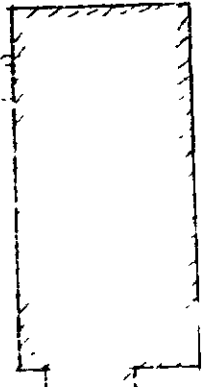
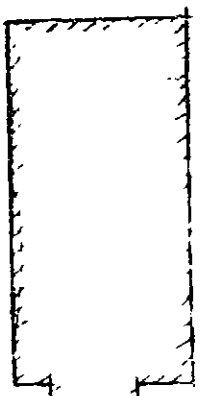
S11°E 135.52



1150
1148
1146
1144
1142
1140
1138
1136
1134
1132
1130
1128
1126
1124
1122
1120
1118
1116
1114

AVENUE

72226
2
ⓑ



N19°45'57"E 210.55

1468± TOTAL

PORTLAND PIPE LINE CO. 50' R/W

33475

SHEET 263A-D

515±

35483

SHEET 263A-A

548± 30' E