

APPL	ICATION FOR PERMIT PERMIT 155UEU
B.O.C.A. USE GROUP	DEC 31 1960
BOCA TYPE OF CON	STRUCTION 1/00
ZONING LOCATION A-P	PORTLAND, MAINE, P. S 31. 1980 of FURTLAND
To the DIRECTOR OF BUILDING & INSP	ECTION SERVICES, PORTLAND, MAINE
	mit to erect, alter, repair, demolish, move or install the following building struc-
	with the Laws of the State of Maine, the P tland B.O.C. A. Building Code and
Zoning Ordinance of the City of Portland will tions:	th plans and specifications, if any, submitted crewith and the following specifica-
LOCATION 977 Brighton Ave	enue Lehr Fire District #1 🗆 #2 🗆
1 Owner's name and acid ess Ronald	Bay Canvas - same Fire District #1 [], #2 [Telephone B773-2261 Telephone B773-2261
2 Lessee's name and adddress Maine	Bay Canvas - same Telephone
5. Omeración y name and address	···· ··· · · · · · · · · · · · · · · ·
4 Architect	. Specifications Plans No of sheets
· ·	No families
	No. families Roofing
Other huldings on same lot	
TH	
FIELD INSPECTOR—Mr Marge	Fee \$. 15.00 GENERAL DESCRIPTION
This application is for: @ 775	
Dwelling Ext.	234 Change of use from dwelling & florist
Garage	shop to dwelling and general business
Masonry Bldg	office as a home occupation, no
Metal Bidg.	alterations or structural changes.
Alterations	
Change of Use	
Other	
NOTE TO APPLICANT: Separate permits	are required by the installers and subcontractors of heating, plumbing, electri-
cal and mechanicals	
cal and mechanicals	TO BE ISSUED TO 1 2 3 1 4 1
cal and mechanicals	TO BE ISSUED TO 1 2 3 4 C
cal and mechanicals PERMIT IS T	Other:
cal and mechanicals PERMIT IS T Is any plumbing involved in this work?	Other:
cal and mechanicals PERMIT IS To any plumbing involved in this work? Is connection to be made to public sewer?	Other:
Is any plumbing involved in this work? Is connection to be made to public sewer?	Other:
Is any plumbing involved in this work? Is connection to be made to public sewer?	Other: Other: DETAIL OF NEW WORK Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to highest point of roof stories soli or filled land? earth or rock?
Is any plumbing involved in this work? Is connection to be made to public sewer? Has septic tans, notice been sent? Heigh, average grade to top of plate Size, front depth No	Other: Other: DETAIL OF NEW WORK Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to highest point of roof ostories soil or filled land? earth or rock? Thickness, top bottom cellar
Cal and mechanicals PERMIT IS 3 Is any plumbing involved in this work?	Other: Other: Other: DETAIL* OF NEW WORK Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to highest point of roof stories soli' or filled land? earth or rock? Thickness, top bottom cellar
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Is any plumbing involved in this work?	Other: Other: DETAIL* OF NEW WORK Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to highest point of roof ostories soli' or filled land? earth or rock? Thickness, top bottom cellan oot Roof covering Kand of heat full size? Corner posts Silis
Is any plumbing involved in this work?	Other: Other: DETAIL* OF NEW WORK Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to highest point of roof ostories soli' or filled land? earth or rock? Thickness, top bottom cellan oot Roof covering chimneys of lining Kand of heat functions ed or full size? Corner posts Sills or garders Size Max on centers
Is any plumbing involved in this work? Is connection to be made to public sewer? Has septic tan, notice been sent? Heigh, average grade to top of plate Size, front depth Material of foundation Kind of re of Rise per f No of channeys Material of of channey Framing Lumber—Kind Dress Size Girder Columns under Studs (outside walls and carrying partitions	Other: DETAIL OF NEW WORK Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to highest point of roof ostories soil or filled land? earth or rock? Thickness, top bottom cellan oot Roof covering chimneys of lining Kand of heat functions of full size? Corner posts Size Max on centers 2x4-16" O C Bridging in every floor and flat roof span over 8 feet.
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Is any plumbing involved in this work?	Other: DETAIL OF NEW WORK Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to highest point of roof ostories soil or filled land? earth or rock? Thickness, top bottom cellan oot Roof covering chimneys of lining Kand of heat full ed or full size? Corner posts Sills or garders Size Max on centers 2 2x4-16" O C Bridging in every floor and flat roof span over 8 feet. 2 2nd 3rd roof 2 2nd 3rd roof 3 2nd roof 3 2nd roof 3 3rd roof 3 2nd roof 4 3rd roof 4 3rd roof 5 2nd roof 5 2nd roof 6 2nd roof 6 2nd roof 7 2nd roof 7 2nd roof 8 GARAGE 7 be a commodated number commercial cars to be accommodated an minor repairs to cars habitually stored in the proposed building?
Is any plumbing involved in this work?	Other: DETAIL OF NEW WORK Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to highest point of roof ostories soli or filled land? earth or rock? Thickness, top bottom cellan oot Roof covering chimneys of lining Kand of heat fu ed or full size? Corner posts Sills or garders Size Max on centers of 2x4-16" O C Bridgium in every floor and flat roof span over 8 feet. 2nd 3rd roof 2nd 3rd roof 2nd 3rd roof 3rd roof 3rd roof 3rd roof 3rd roof 3rd roof 4 CARAGE 4 CARAGE 5 DATE MISCELLANEOUS
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Is any plumbing involved in this work? Is connection to be made to public sewer? Has septic tans, notice been sent? Heigh, average grade to top of plate Size, front depth No Material of foundation Kind of rc of Rise per f No of Channeys Material of Graming Lumber—Kind Dress Size Girder Columns under Studs (outside walls and carrying partitions Joists and rafters 1st floor On centers: 1st floor Maximum span: 1st floor If one story building with masonry walls, thi No. cars now accommodated on same lot Will automobile repairing be done other the APPROVALS BY: BUILDING INSPECTION—PLAN EXAM ZONING: V.A. Macan.	Other: DETAIL* OF NEW WORK Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to highest point of roof stories solir or filled land? earth or rock? Thickness, top bottom cellan oot Roof covering chimneys of lining Kand of heat functions of concern posts Sills or garders Size Max on centers 2 2x4-16" O C Bridgiths in every floor and flat roof span over 8 feet. 2 2nd 3rd roof 2 2nd 3rd roof 2 2nd 3rd roof Likness of walls? height? IF A GARAGE The A GARAGE MISCELLANEOUS MINER Mill work require disturbing of any tree on a public street? Will there be in charge of the above work a person competent

Signature of Applicant Karclel B. Lalv. Phone #

Type Name of above Ronald B. Esnikex Lehr 1 5x2 3 4

FIELD INSPECTOR'S COPY

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APPLICATION FOR PERMIT

Class of Building or Type of Structure

Wooden

PERMIT INJUED AUG 1831971 CITY of PURILAND

Portland, Maine, August 6, 1971 To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE The undersige d hereby applies for a permut 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 in accordance with the Laws of the State of Maine, the Dunarny Cour and Source, specifications, if any, submitted herewith and the following specifications:

Location 977 Brighton Ave. Cor. Wexsex St.

Within Fire Limits? _____ Dist. No... Lessee's name and address - Telaphone... Contractor's name and address Stepehn Secord - 169 Washburn Ave. Telephone.... Architect Telephone.... Specifications Plans Proposed use of building 2-car garage .. No. of sheets 6 Last use No. families ____ Material wood No stories No. families 1 Heat Style of roof pitch Other buildings on same lot dwelling & greenhouse Roofing asphalt Estimated cost \$ 3500.JO Fee \$_12.00 General Description of New Work paid 8-9-71 To construct 22' x 26' two-car detached garage. As per plans

It is understood that this permit does not include installation of heats

the name of the heating contractor. PERMIT TO BE ISSUED TO	ınd in
Details of New Work Is any plumbing in volved in this work? Is any plumbing work involved in this plumbing work involved in this plumbing work involved in this work? Is any	1 Mar. 1 Mar. 1 Mar.
No. cars now accommodated on same lot. 2, to be accommodated 0 number commercial cars to be accommodated	
Miscellaneous O.K. 8-6-71 - N.F.C. Will work require disturbing of any tree on a public street? Will there be in charge of the above work a person competent see that the State and City requirements pertaining thereto observed? Yes	· -
Stephen Second By: C. Strover	

INSPECTION COPY Signature of owner

NOTES Manager The William

A.P.-977 Erighton Ave.

Oct. 23, 1968

Joan Martelle 977 Evighton Avenus cc to: Joseph Farm & Alfred Hartelle 176 Holm Avenue

Dear Hr. Martelle:

Permit to construct a 10'x20' frame tool shad is being issued subject to the following:

 If a concrete block foundation is to be used it must extend below grade at least 4 with a footing.

Very truly yours,

Edwin W. Locks, Jr. Inspector II

EHLIE

ì

Control of the

CHECK LIST AGAINST ZONING CADINANCE

-Date - Bafore

Zone Location - R-3

Linterior or corner Lot -

40-ft-setback area? (Section 21) -

Use - tool sked

-Sewage Disposal -

Rear Yards - 30

Side Yards - 60

Front Yards - ok

Projections -

Height - -

(Lot Area - 16000 25% 4000 #

Building Area - 1781 + 200 = 1981 \$

Area per Family -

__Width of Lot -

Liot Frontage -

-Off-street Parking -

PERMIT ISSUED
OCT 23 1988

CITY of PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Str	nature hird Class	00, 40 1968
Portland, 1	October 23 1900	יייוח מייוח עייוח מייוח
T. A. INCRECTOR OF RILL DINGS PORTU	AND, MAINE	
The undersigned hereby applies for a permit in accordance with the Laws of the State of Maine	t to erect alter repair demolish install the follo , the Building Code and Zening Ordinance !!ing specifications:	3, 1 0.3, 0, 2 010
specifications, if any, submitted hereighth and the ju- Location 977 Brighton Ave. Owner's name and address Juan Martelle	Within Fire Limits	774-9572
Owner's name and address Juan Martelle	, 977 Brighton Ave.	Telephone
Owner's name and address Lessee's name and address Contractor's name and address Joseph Far	e c. Smed Wantell s. 176 Holm	Ave minhana
Contractor's name and address Joseph Far	P, & RIII'eu FAI LUILO, 1	ves No of cheets I
Architect Terms of building	OOL BREG	No. families
Proposed use of building	tStyle of roof	Roofing
Material Irame No. stories Hea	t Style of 1001	
Other buildings on same lot dwelling	reports above the tenent-days of an above result and above the same days are above to the same days.	Fee \$ 3,00
Estimated cost \$ 150.00	l Description of New Work	•
Ocuesa	2000.	
10 Construct 1-accid 11 min	ool shed ⁿ for garden tools 10 ¹	
It is understood that this permit does not include the name of the healing contractor. PARMIT Is any plumbing involved in this work?	Details of New Work	ived in this work?
	Form notice cents	
71	Uniobe system arade to high	St DOIRE OF TOO
. 10t til 20 No.	solid of filled land.	
concrete blocks	Thickness, topbotton:	Celiar
	Hoicht	_ I INCKRESS
Dies men fan	. 20 Roof covering	TO OTO STATE AND THE STATE OF T
	imperio of libing	HU OI HCGE
homlook	13500000 OF 1111 SIZE1	AND THE PROPERTY OF THE PROPER
001 001 186	Cist on Indeed board?	QI&C
Girden Size Columi	ns under girders Size	Max on concert
Studs (outside walls and carrying partitions)	2x4-16" O. C. Bridging in every noor at	2x6
Joists and rafters: 1st floor	2x4-16" O. C. Bridging in every floor at (6 , 2nd , 3rd , 3r	. rcof 16"
On centers:	, 2nd , 3r ¹	. :00f _5t
Maximum span: 1st floor		
If one story building with masonry walls, the		
	If a Garage	
No. cars now accommodated on same lot	to be accommodated number comm	ercial cars to be accommodated
Will automobile repairing be done other than	n minor repairs to cars habitually stored i	u the broboses, punging,
ADDOUGD.		ellaneous
IPPROVED:	Will work require disturbing ci	any tree on a public street no
OK 10/23/62 FW	Will there be in charge of the	above work a person competen
	see that the State and City observed? yes	requirements pertaining thereto

Signature of owner -

Joan' Martelle

INSPECTION COPY

NOTES 37.4-47.7 uti toat Tr = 71.8 (10) - 11 le connect on to be of ومباداه 32, from 101 рязеци About to learning !! Material of and among shed nen...cck Lx6 2-284 ent set no II HOD HED SE Marin, : vd MSPECTION COPY

المناع	Date Issued 11/18/66 Portland Plun bing Inspector	Installation For: Dielling. Owner of Bldg.: (Contractor) G. L. Hichols Owner's Address: Main Street, F. Scarbosough	BER 16804
		NEW REPL. NO.	EE
	By ERNOLD R. GOODWIN	NFW REPL SINKS	2.00
		LAVATORIES 1	2.00
	App. First Insp	TOILETS 1	2,60
	Date ROOP"	BATH TUBS	2.00
	BA CHANGE BY COOL	SHOWERS	
	App. Final Insp.	DRAINS FLOOR SURFACE	
		HOT WATER TANKS	
	Date 110V 2 1966	TANKLESS WATER HEATERS	
	BA ्स्प्रेडिं स्थितिया स्ट है	GARBAGE DISPOSALS	
	Type of Bldg.	SEPTIC TANKS	
	*-	HOUSE SEWERS	
	Commercial	ROOF LEADERS	
	Residential	AUTOMATIC WASHERS	
	Single	DISHWASHERS	
	Multi Femily	OTHER	
`.	New Construction		
	☐ Remodeling	_	
		TOTAL	8.00

Building and Inspection Services Dept.: Plumbing Inspection

	PERMIT JOUNSTALL	LUMBII	NG				1	3872	
Ø.		Address	tion For	977 Brighton	Avenue	¥ — •		MIT NUM	
-	Date U_35_AU			71 1 1 1 1 1 1	·		·····		
	PORTLAND PLUMBING INSPECTOR	_	of Bidg. s Addres						
	, J. P. Welch	Plumbe	re REPL	Lach Beakwith			1, 15.	15/4	
	APPROVED FIRST INSPECTION		NCF C	SINKS	LANIO (13	- -		788	
	Date Opr 21, 1964			LAVATORIES TOILETS			7		
				BATH TUBS		-	_		
	BY JOSEPH P. WELCH			SHOWERS		_			
	APPROVED FINAL INSPECTION			DRAINS			\neg		
				HOT WATER TANKS					
	Data 4-21-64			TANKLESS WATER HEA	TERS				
	IOOFDIS D. III-			GARBAGE GRINDERS			_		3
	"JOSEPH P. WEI	CH		SEPTIC TANKS					Ø
	CHIESTER THREE INS	PECITO	R.	HOUSE SERVERS DILA	INS			\$ 2.00	
	[7] RESIDENTIAL		1	ROOF LEADERS (Conn.	to house drain)				
\sim	TI SINGLE	1		Washing Machir	16			2,00	
	MULTI FAMILY								
	NEW CONSTRUCTION						$\neg au$		
	REMODELING POR	TIAND	HEALTH	H DEPT. PLUMBING IN	ISPECTION	TOTAL	>	\$4,00	

· DEFEND	PERMIT TO INSTALL PLUMBING		
PERMIT TO STATE OF ST	Address 977 Brighton Ave		
Date Saud C C C PORTLAND PLUMBING	Installation For Owner of Bldg: Arneido M. Morte	lle	
INSPECTOR	Owi er's Address.	 nel.	lact
APPROVED TIRST INSPECTION		MJER	
Date 7 - 55	SINKS LAVATORIES	- -	
aND. Welch	TOILETS BATH TUBS		
APPROVED FINAL INSPECTION	SHOWERS DRAINS		
Octo Jume 10-55	HOT WATER TANKS TANKLESS WATER HEATERS	 	
TYPE OF BUILDING	GARNAGE GRINDERS SEPTIC TANKS	<u> </u>	
COMPLESCIAL LI RESIDENTIAL SINGLE	HOUSE SEWERS ROOF LEAVERS (conn. to house drain)		0.75.
MULTI FAMILY NEW CONSTRUCTION		Z	0.75
FT PEMODELING	AND HEALTH DEPT. PLUMBING INSPECTION	(o ali	

(COPY)



CITY OF PORTLAND, MAINE Department of Building Inspection

Certificate of Occupancy

LOCATION #977 Brighton Ave.

Date of Issue Devember 5 1966

Issued to Ameido Martelle

977 Brighton Avo.

Exists in to certify that the building, premises, or part thereof, at the at ation, built-altered -changed as to use under Building Permit No66/1139, has had final inspection, ... seen found to conform substractially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

APPROVED OCCUPANCY

Entire

Two family dwelling house.

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

Nello on F Cart wright.

(Date)

Inspector

Notice: T. our Cate identifies lawful use of building or premises, and ought to owner to owner when property changes hands. Copy will be furnished to owner or

CS 147

A.P.- 977 Brighton Avenue

Sopt. 30, 1966

G. L. Michols

cc +o: Ameidom Martelle 977 Brighton Avenue

Dear Br. Richols:

We find that we are unable to issue your permit to change use of this building at the above named location from a one-family to a two-family dwelling with alterations including an outside stairway from the second floor to the ground in the x-3 Residence Lone in which this building is located. This change of use is not appealable under the Zoning Ordinance because it does not meet the requirements to be appealed under Section 4-A-4-C(b) of the Ordinance which states "no open outside stairways or fire escape above the ground floor shall be constructed."

If the receipt for the fee paid is returned by the applicant within 10 days of the date of this notice, of this refusal to issue this permit, the amount of the fee on the application will be refunded.

Very truly yours,

A. Allan Joule Inspector

AiS:m

y Tr

(F)

A.F.- 973-979 Brighton Ave.

Oct. 19, 1966

Ameidon hartello ~77 brighton Avenue ce to: U.w.hichols, hest Scarboro ce to: Summer Bernstoin, 443 Congress maret ce to: Corporation Counsel

Dear Ar. Martelle:

Building permit for changing the use of the single family dwelling at the above named location to two family dwelling with one apartment in each of the first and second stories is not issuable under the Academy Ordinance recause the proposed use is not allowable in the 18-3 headence none in which the property is located unless authorized by the roard of Appeals under provisions of Sec. 4-4-4c of the Ordinance.

no understand that you would like to exercise your appeal rights in this matter. Accordingly you will need to come to floom 113, tity Hall, where forms are available for filing this appeal and at which time the .15.4 appeal hearing fee will need to be paid.

Very truly jours,

Gorald E. Mayberry suilding inspection Director

Glasin

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APPLICATION FOR PERMIT

Class of Building or Type of Structure

Parland Maine.

Third Class
September 26, 1966 Portland, Maine, .

PERMIT ISSUED
NOV 7 1966

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

Location 977 Brighton Ave.	Within Fire Limi	ts? Dist. No
Owner's name and address Ameidomy Ma	rtelle, 977 Brighton Ave.	Telephone Telephone
Lessee's Lame and address G L Nicho		Telephone 2242
Contractor's name and address G L Nicho	ls, West Scarboro Me.	Telephone 1/4-3203
Architect	Specifications Flans	yes No. of sheets
Proposed use of building	relling	No. families
Last use		No. families
Material frame No. stories 21 He	eatStyle of roof	Roofing
Other buildings on same lot		Fee \$ 7.00
Estimated cost \$ 2500,00		Fee \$
Gener	ral Description of New Work	
on first and second floors as	per plan.	
	Rostained 11/3/66	
It is understood that this permit does not include the name of the heating contractor. PERMIT	le installation of heating apparatus which to TO BE ISSUED TO contractor	is to be taken out separately by and in r
	Details of New Work	
Is any plumbing involved in this work?	Is any electrical work inv	olved in this work?
Is connection to be made to public sewer?	If not, what is proposed	for sewager
Has septic tank notice been sent?	Form notice sent?	
Height average grade to top of plate	Height average grade to high	lest point of root
Size, frontNo	storiessolid or filled landr	earth or tock!
Material of foundation	Thickness, topportom	œilar
Kind of roofRise per fo	ot Root covering	? firel
No. of chimneys Material of c	nimneys of lining former nost	s Sills
Size Girder Columns under	e circles S.A.	Max. on centers
Stude (outside walls and carrying partitions	2 24.16" O. C. Bridging in every floor a	nd flat roof span over 8 feet.
_	, 2na, 3rd	roof
	, 2nd, 3rd	roof
	, 2nd, 3rd	
Maximum span: 1st floor If one story building with masonry walls, the	irkness of wall-r	height?
If one story balloning with masonry wans, a		•
	If a Garage	
No. cars now accommodated on same lot	, to be accommodated number com	nerval cars to be accommodated
Will automobile repairing be done other tha		
anoven.		cellaneous
PROVED:	Will work require disturbing of	any tree on a p 'vic street? no
11 6 126	Will there be in charge of the	e above work a person competent t
	see that the State and City	requirements pertaining thereto as
	observed? 723	
		0 0
101	Observed 7.75	P. P

Staking Out Notice
Form Check Notice Cert. of Occupancy issued 17/5 Final Notif. NOTES

さ、人生の意味を対する場合は、

\$15pd 10/21/66 Granted 11/3/66 66/99

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

VARIANCE APPEAL

Ameidon Mertello , owner of property at 973-979 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: changing the use of the single family dwelling to a two family dwelling with one apartment in each of the first and second floors. This permit is presently not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-3 Residence and in which the property is located unless authorized by the Board of Appeals under provisions of Sec. 4-A-4c of the Ordinance.

LECAL BASIS OF APPEAL: Such variance may be eranted 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 herring held November 3, 1966, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granced 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

4.P.- 973-979 Brighton Ave.

cat. 19, 1966

Ameidos Fartolle 977 Prighton Avenue co to: C. .. Achols, Sent Scarboro co to: Summer Bernstein, 443 Congress Street cc to: corporation counsel

Desr Ar. Kartelle:

Pailding permit for changing the use of the single family dwelling at the slove maned location to two family twolling with one apartment in each of the first and second stories is not issuable under the Coning Didinate because the proposed use is not allowable in the 1-3 handward form in which the property is located unless authorized by the Sound of appeals under provisions of two 4-n-4c of the Ordinance.

rights in this matter. Accordingly you will need to come to Hoom 113, City Hall, where forms are available for filling this appeal and at which time, the \$15,40 appeal hearing fee will need to be paid.

Very truly ; ours,

Gorald E. Rayberry Building Inspection Director

G-Aim

October 31, 1966

hr. Ameido Partelle 977 Brighton Ave.

Deer Mr. Kartelle:

ce: G. L. Kichols West Scarborough, Maine

November 3, 1966

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

October 24, 1966

TO WHOM IT MAY CONCERN:

The Board of Appeals call hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, November 3, 1966, at 4:00 p.m. to hear the appeal of Ameido Martelle requesting an exc tion to the Zoning Ordinance to permit changing the use of the single family awelling to a two family dwelling with one apartment in each of the first and second floors at 973-979 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-3 Residence Zone in which the property is located unless authorized by the Board of Appeals under provisions of Sec. 4-A-4c of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances same zone or neighborhood, ich have not arisen as a result of action of the applicant subsequent to the option 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

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

BOARD OF APPEALS

Frankli: G. Hinckley

Chairman

h



(RC) RESIDENCE ZONE : F CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Date Received 9/3/54

COMPLAINT NO. 54/66 Use of Building Location 977 Brighton Ave. Owner's name and address Mr. Joan Martelle, 977 Brighton Ave. Telephone Tenant's name and address_ Telephone. Complainant's name and address____ PH Description: Several roosters here annoying neighborhood. NOTES: Have had these roosters only a few weeks. Complainant says he is not sure about any building here.

September 7, 1954 NOHOD 9/14/54 C-977 Brighton Ave .-- Poultry being kept in vicintion of Zoning Ordin Mrs. Joan Martella 977 Brighton Ave. Dear hrs. Kartelle: It appears that you are keeping or allowing to be kept poultry on this property, including several roosters. Your property is located under the coming Ordinance in a Residence C Zone, where the keeping of poultry is not en allowable use. While no one has any authority to allow this practica to be continued for any time at all, I shall not fuel compelled to report this violation to the Corporation Counse. of the Ci as I am required to do by law, if the practice is discontinued before september 14, 1954. It is not known in what building, if any, the poultry is being kept. In all of the several papers and sketche which we have concerning your property, there is no record anywhere of a poultry house or any part of a building being used as a poultry house. If anything by way of a small building or "chicken coop" has been provided on the property, it too must be removed before the above date to avoid difficulties under the Building Gode and Zoning Ordinance. Very truly yours, Warren McDonald Inspector of Buildings WHcD/D Market Carrier State Control 31

CITY OF PORTLAND, MAINE

CORPORATION COUNSEL

Dates April 8, 1947 To: Warren McDonald, Building Inspector FROM: Edward T. G' moux, Assistant Corporation Sussection Counsel

Attached hereto please find complete file in connection with appeal under the Zoning Ordinance of Mrs. Jean Martelle concerning application for permit for construction of addition to commercial graenhouse at 977 Brighton Avenue.

It will be noted that on March 28, 1947 the Boerc of Appeals voted to grant exception in this specific case provided that there shall be no expansion of the heating plat on these premises which would increase the volume of fumes or smoke therefrom.

75.

ETG:M Enclosures

cc: A. Edwin Smith (with duplicate signed appeal and decision)

ce: Planning Board (with copy of decision)

3/22 27

City of Portland, Maine
Board of Appeals

—ZONING—

Sustanially conditionally

, 19

March 5,

To the Board of Appeals:

Your appellant, Mrs. Joan Martelle , who is the owner of property at 977 Brighton Avenue , respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Application for build's permit to cover construction of addition to commercial greenhouse at 977 Bright. Avenue, corner of Wessex Street, has been denied by the Building Inspector because under the Zoning Ordinance the property is in a Residence C Zone in which, according to Section 9A of the ordinance, a commercial greenhouse is not included in the list of allowable uses; and because Section 13A provides that such a use, non-conforming with the ordinance, shall not be increased in volume.

The facts and conditions which make this exception legally permissible are as follows:—

confiscation of property.

To permit reasonable use of property and avoid property.

Mrs Joan Martelle

الماستعاشا جا المعلمات م

7

City of Portland, Maine Board of Appeals

-zoning-

Decision

Public hearing was held on the 28th

day of March

on petition of Mrs. Joan Martelle

owner

977 Brighton Avenue , seeking to be permitted an exception to the regulations of of property at the Zoning Ordinance relating to this property.

Application for building permit to cover construction of addition to commercial greenhouse at 977 Brighton Avenue, corner of Wessex Street, has been denied by the Building Inspector because under the Zoning Ordinance the property is in a Residence C. Zone in which, according to Section 9A of the ordinance, a com-ercial greenhouse is not included in the list of allowable uses; and because Section 13A provides that such a use, non-conforming with the ordinance, shall not

The Board finds that such a use is necessary in order to permit reasonable use of property and to avoid confiscation thereof and that such a use can be permitted without substantially departing from the intent and purpose of the Zoning Ordinance provided that there be no expansion of the heating plant on these premises which would be offensive to the neighborhood by reason of the

It is, therefore, determined that exception to the Zoning Ordinance may in this specific case provided that there shall be no expersion of the heating plant on these clark a filly found increase the volume of filmer of note therefrom.

Clark County of the heating plant on these clark a filler.

Round of Appeals

March 28, 1947

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MRS. JOAN MARTELLE 977 Brigaton Avenue

Public hearing on above

appeal was held before

BOARD OF APPEALS

today.

Present for City

Board of Zoning Appeals members:-

Edward T. Colley Robert L. Getchell Raymond E. Jensen Helen C. Frost B. William Holbrook

VOTE

Yes No

Municipal Officers:-

Mr. Colley (x)
Mr. Getchell(x)
Mr. Jensen (x) Mr. Jensen (x) Mrs. Frost (x) Mr. Holbrook(x)

City officials:-

T Brighton Avanue II OF PORTLAND, MAINE

Department of Building Inspection

Harch 4, 1947

Mr. Ameido l'artelle 977 Br' : 'on Avenue Portland, Haine

Subject: Application for building permit to cover construction of addition to commercial green-house at 977 Brighton Avenue, corner of Wessex

Doar Sir:

Building permit for construction of an addition, 12' x 30', to the commercial greenhouse at the above location is not issuable under the Zoning Ordinance because the poperty is in a Residence C Zone in which, according to Section 9A of the ordinance, a commercial greenhouse is not included in the list of allowable uses; and hardless that the continuous section 12 provides that much a use continuous with the ordinance shall. because bection 13A provides that such a use, non-conforming with the ordinance, shall not be increased in volume.

ars. hartells has indicated that you wish to resort to variance appear proceedings to the Board of Appeals. Accordingly, there is enclosed an outline of the appeal procedure. I am told that the best time to file such an appeal is in the afternoon.

Very truly yours,

..gaed) WARREN McDCA_

Inspector of Buildings

WHOD/S

Encl: Outling of appear procedure

CC: Corporation Counsel

P.S. hrs. hartelle brought in a location sketch of the projected addition, but we cannot find it, so presume she took it away with her, and will supply an accurate plan well us advance of the public hearing—the mlan to show the location of the addition relative to existing buildings on the lot and relative to the property lines in figures.

CITY OF PORTLAND, MAINE BOARD OF APPEALS

March 25, 1947

Mrs. Joan Martelle 977 Brighton Avenue Portland, Maine

Dear Mrs. Martelle:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine, at ten-thirty o'clock in the forencon on March 28, 1947, upon your appeal under the Zoning Ordinance relating to application for building permit to cover construction of addition to commercial greenhouse at the above address.

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

Board of Appeals

Edward T. Colley

Chairman

CITY OF PORTLAND, MAINE BOARD OF APPEALS

March 25, 1947

TO THE BOARD OF APPEALS:

The Board of Appeals will mold a public hearing in the Council Chamber, City Hall, Portland, Maine at ten-thirty o'clock in the forenoon on March 28, 1947, upon the appeal under the Zoning Ordinance of Mrs. Joan Martelle, owner, 977 Brighton Avenue, Portland, Maine relating to application for building permit to cover construction of addition to commercial greenhouse at that address.

For your information, as ached is copy of notice sent to property owners within 500 feet of the premises in question.

EDWARD T. COLLEY

CHAIRMAN

Enclosure

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

March 18, 1947

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, March 28, 1947, at ten-thirty o'clock in the forencen upon the appeal under the Zoning Ordinance of Mrs. Joun Martelle, owner, 977 Brighton Avenue, Portland, Maine relating to application for building permit to cover construction of addition to commercial groenhouse at that address.

This permit is not issuable by the Building Inspector because under the Zoning Ordinance the property is in a Residence C Zone, in which, according to Section 9A of the ordinance, a commercial greenhouse is not included in the list of allowable uses; and because Section 13A provides that such a use, non-conforming with the ordinance, shall not be increased in volume.

The appellant gives the reason for this appeal as follows: "To permit reasonable use of property and evoid hardship".

This appeal is taken under Section 17E of the Zoning Ordinance which provides that the Bourd of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the acove 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 law.

BOARD OF APPEALS

Edward T. Colley

Chairman



FILL IN AND BIGH WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine. July 14, 1948

PERMIT ISSUED

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLA	D, MAINE		uitment in accari-
The undersigned kereby applies for a pern unce with the Laws of Maine, the Building Code of	the City of Portland, and in	ie Johnming Specifications.	Name Duilding
ocation 967 Brighton Avenue Use of	Building Deelling h	ouse No. Stories	Existing "
Ane	ido Martell, 967 Bri	ghton Avenue	
nstaller's name and address Randall & Man	llister, 84 Conmerci	nl St. Telephone	3-2941
	ral Description of Wo		
oinstall_o vurning equipment in co	nnection with existi	ng steam heating sy	stem
Olistii — Z	Designation of a particular particular designation of the control		
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or a thing on Other contract	ections to same flue		
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ıF	COOKING APPLIAN	ĊE	
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or a training due Other cor	nections to same flue		
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Signature of Signa	Installer	10	A second
and the sale		-	

Memorandum from Department of Building Inspection, Portland, Maine

. 977 Brighton Avenue, corner of Wassex Street-Construction of addition to greenhouse for Ameido Martello by A. T. Stearns, contractor-4/15/47

To Owner & Contractor:

Building permit issued subject to the following:

Based on information furnished by the owner in reply to my letter of April 12, sills are to be either the with 6-inch dimension upright and on a span not exceeding 6 feet or 6x6, in which case the spans will not exceed 10 feet. Cadar posts are to be used spaced according to the above for sill spans, extending no less than h feet below the surface of the ground and sufficiently above the ground that the bottoms of the sills will be no less than 6 inches above the finished grade of the ground outside of the house.

Stude of exterior walls bearing upon the sills are to be no less than 2x4, no more than 16 inches from center to center.

WHcD/S

Total Cales

UC: A. T. Stearus Neponset Bosten, Mass.

(Signed) Warren McDonola

AP, 977 Brighton Avenue, corner of Wessex Street-I

April 12, 1947

Hr. Ameido Hartelle (977, Brighton Avenue Portland, Haine Subject: Application for building permit to cover construction of addition to commercial greenhouse at 977 Brighton Avenue, corner of Wessex Street

Dear Sire

Apparently Hrs. Hartelle forgot what I told her at the time of the hearing about completing the application for the permit and paying the building permit fee. Evidently, she sent in the plan of the greenhouse addition and gave the estimated coats of t693, but I cannot find any record of the building permit fee having been readding.

As to the details of construction of the greenhouse, while we are able to accept this more or less standard greenhouse construction up above the low exterior bench walls which extend about 2' 3" above grade, these low walls are no different than any other wooden frame construction walls and therefore are required to comply with the Building Code for such construction work.

The details on the plan do not show such compliance in that study are shown [2x3] while our Building Code requires no less than 2x4 study, and no more than 16 inches from center to center.

The sills epparently are only 2xh's supported on square byh wooden posts erospected and set in concrete in some manner. The Building Code requires that the sills of such a building be no less than had and this is to be all one piece of lumber in Leanes section not built up from 2xh's or from 2xh's. The sill is required to set with the bottom of it at least six inches above the grade, and if wooden posts are used for foundations, they are required to be of cedar.

The plan agons the sills to be on some of nearly 10 feet as the maximum which is too long even for a 4x6 sill. While it is evident that as long as heat is kept on the house, there would be no snow load on the roof, there is no assurance that cat will be in the house in case of change in circumstances and therefore snow might accumulate on the roof. If the posts are to be spaced as shown, no less than 6x6 sills would be remired under each side wall. If posts were set somewhat closer together, that would do but the 6-inch dimension should be upright.

Hay we have this building permit for and information from you to the effect that the above details of the Building Code will be complied with so that we may issue the building permit.

Very truly yours,

Inspector of Buildings

P.S. I doubt if this \$698 is total cost of all labor and material, including pener's own labor at reasonable rate. Please make this estimate to cover everything. Also enclosed for your information, Notice of Federal Government con-

Encl: Notice of Federal Government Controls

March 4, 1947

Hr. Aseido Nartollo 977 Brid ton Avenue Portland, Haine

Subject: Application for building penalt to cover construction of addition to commercial green-house at 977 Brighton Avenue, corner of Wennex Street

Dear Sire

Building permit for construction of an addition, 12° x 30°, to the commercial greenhouse at the above location is not issuable under the Loning Ordinance because the property is in a Residence C Zone in which, according to Section 9A of the ordinance, a commercial greenhouse is not included in the list of allowable uses; and because Section 13A provides that such a use, non-conforming with the ordinance, shall not be increased in volume.

Mrs. Martelle has indicated that you wish to resort to variance appeal proceedings to the Board of Appeals. Accordingly, there is enclosed an outline of the appeal procedure. I am told that the best time to file such an appeal is in the afternoon.

Vary truly yours,

Inspector of Buildings

WHoD/S

Engl: Outline of appeal procedure

CC: Corporation Counsel

P.S. Erre martelle brought in a location sketch of the project addition, but we cannot find it, so presume sie took it away with her, and will supply an accurate plan well in advance of the public hearing—the plan to a ow the location of the addition relative to existing buildings on the lot and relative to the property lines in figures.



Boston, Mass. February 28, 1947

Mr. A. Mertin Martelle Martelle's Greenhouses 977 Brighton Avenue Portland, Maine

Dear Sir:

Complying with your request we are pleased to quote you the sum of \$698.00 delivered by our truck on materials for a greenhouse 12'-0" wide x 28'-0" long, to have one gable end with a door, 24" glass sides with three 2 light side sash or each side operated by hand push rods, and three 5 light roof sash on one side of the ridge machine operated. The other gable end we have figured would be straight up and down, and flush with your present by lng, so we assume the cheek from greenhouse onto your present boiler room you will construct of wood, this to be furnished by yourself.

In our quotation we include all the necessary wood materials for the super structure, door, side sash with hinges and push ods, roof sash with hinges and ventilating apparatus complete, all the pipe for supports with fittings, nails for nailing, 16" x 24" double thick glass with putty and glazing nails and the paint for two costs.

For your wood foundation wall we include the 2" x 4"'s for framing and the matched boards for both siles. Also include the materials for your two benches, one 3'-0" and two 2'-6" to consist of 1" Pecky Cypress bottoms, 1 x 6 sides, 2" x 4"'s horizontals and legs, 1" x 3" cross ties all of Common Cypress.

We do not include water or electrical supplies, heating or erection.

With reference to the erection, it would be more to your advantage to havene of your local carpenters to erect. We would furnish you with a plan to assist, and he should have no difficulty in erecting a small house of your size.

Thanking you for the opportunity to quote and hoping to hear favorably, we are

Yours truly

THE A. T. STEARNS LUMBER COMPANY

author & Chamon

A.E.Aronson/ms

Arthur E. Arenson



APPLICATION FOR PERMIT

Class of Building or Type of Structure_ Third Class

ructure_Third Class Au 1 77

00695

Portland, Mai	nc. February 27, 1947	<u> </u>
To the INSPECTOR OF BUILDINGS, POBILAND, A	IB. Completed 4/14/47	.
The undersigned hereby applies for a permit to ex- uccordance with the Laws of the State of Maine, the Buildin if any, submitted herewith and the following speculations:	or alter region deposite through the following Code and Zening Ordinance of the City of	17
Location 977 Brighton Avenue	Deusey Within Fire Limits	no Dist. No.
Owner's name and address Ameido Martelle	. 977 Brighton Avenue	Telephone
Lessee's name and address		Telephone
Contractor's name and address A. T. Stearns	Neponset, Mass.	Telephone
Arci.itect.	SpecificationsPlan	ves No. of sheets
Proposed use of building Greenhouse		
Last use. n		
Material frame No. stories 1 Heat	Style of roofp1tch	Roofingglass
Other buildings on same lot	•	- -
Estimated cost \$ 6988		Fee \$ 2.00
General Do	escription of New Work	•
To construct 12 x 30 addition to gr	-	se construction.
This application is preliminary to a In event the appeal is sustained the the estimated cost and will pay legs	applicant will furnish comp il fee.	coning appeal. Lete information
lasen forto for for	at least is.	, garde
Lord maille (3×5+2×2	+ 6x 27) 102 /8/0 Pero	nit Issued with Memo
4x6 - 6 - free 2 14	: 5 ,	
~ 10	3.5	CERTIFICATE OF UNCUPANCE REQUIREMENT IS WAIVED
	ails of New Work	since conditionally 3/2/47.
Is any plumbing work involved in this work?		
Height average grade to top of plate		
Size, front depth No. stor		
Material of foundation Th		
Material or underpinning		
Kind of roof Pise per foot		
No. of chimneys Material of chimneys		
Framing lumber—Kind		
Corner postsSillsGirt or		
Girders Size Columns under		
Studs (outside walls and carrying partitions) 2x4-1		
	, 2n l, 8rd	
	, 2n L, 3rd	
-	3rd 3rd	-
If one story building with masonry walls, thickness		height?
	If a Garage	
No. cars now accommodated on same lot, to be		al cars to be accommodated /
Will automobile repairing be done other thar minor	Miscellar	- , į
ROYED:		į.
	Will there be in charge of the charge	P
	Will there be in charge of the abo	- I
	see that the State and City requi	rements pertaining thereto ar
	observed?	/ !
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INSPECTION COPY

M. Martelle

City of Portland, Maine Board of Appeals

-ZONING-

June 25th

, 19 46

To the Board of Appeals:

Your appellant, Joan Martelle , who is the owner of property at 977 Brighton Avenue, , respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Application has been made for building permit to cover construction of addition to commercial greenhouse at above location and the Building inspector has held that this permit is not issuable in a Residence C Zone under Section 9A of the Zoning Ordinance which provides that a commercial greenhouse is only allowable if and as authorized by the Board of Appeals after the usual appeal procedure. The existing greenhouse, about 10 feet by 31 feet, is being carried on as an allowable non-conforming use, having been built in conformity with the ordinance in 1937, but becoming a non-conforming use with the recent changes in the Zoning Law. Section 13A of the ordinance provides that no non-conforming building shall be increased in volume.

The proposed addition, one story high and about 9 feet by 10 feet overall, would be only five feet from the street line (side edge of public sidewalk) of Nessex Street while Section 15J requires a set-back no less than fifteen feet because the adjoining log is vacant and in a Residence C Zong TRANSPORTER OF THE TRAN

. Ant. 1. Lia terce

City of Portland, Maine Board of Appeals

-ZONING-

Decision

, 19 46 Public hearing was held on the 12th day of July on petition of Joan Martelle omer of property at , seeking to be permitted an exception to the regulations of 977 Brighton Avenue the Zoning Ordinance · relating to this property.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

Lelen C Frost

Halland Gerald a. Cole

Board of Appeals

Lent 7/1/6 1

City of Portland, Maine Board of Appeals

June 29, 1946

Joan M. Martelle 977 Brighton Avenue Portland, Maine

Dear Madam:

The Board of Appeals will hold a public hearing at the Council Chember, City Hall, on Friday, July 12th, 1946, at 'll o'clock in the forencen upon your appeal under the Zening Ordinance to cover construction of addition to commercial greenhouse at 977 Brighton Avenue, comer of Wessex Street, said enlargement being contrary to the terms of the Zening Ordinance in the Residence O Zene where your property is located.

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

BOARD OF APPEALS

Helen O. Frost Chairman

City of Fortland, Haine Board of Appeals

June 29, 1946

To Thom It Hay Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, July 12th, 1946, at eleven o'clock in the forenoon upon the appeal under the Zoring Ordinance of Joan M. Mertelle to cover construction o. addition to commercial greenhouse at 977 Brighton Avenue, corner of Wessex Street.

The property is located in a Residence C Zone where such a use is allowable under Section 9A of the Zoning Ordinance only if and as authorized by the Board of Appeals after the usual appeal procedure.

The existing greenhouse, about 10 feet by 31 feet, is being carried on as an allowable non-conforming use, having been built in conformity with the ordinance in 1937, but becoming a non-conforming use with the recent changes in the Zoning Ordinance. Section 13A of the Zoning Ordinance provides that no non-conforming building shall be increased in volume.

The proposed addition, one story high and about 9 feet by 10 feet overall, would be only five feet from the street line (side edge of public sidewalk) of Wessex Street while Section 15J requires a set-back no less then fifteen feet because the adjoining lot is vacant and in a Residence C Zone.

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 law.

BOARD OF APPEALS

July 5, 1926

Helen C. Frost Chairman

elen C. Frost, Prairmen and of Cyp sie . Co

We do not have any orgention to the delicion to commencial greensmore at 977

City of Portland, Maine Board of Appeals

June 29, 1946

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, July 12th, 1946, at eleven o'clock in the forenoon upon the appeal under the Zoning Ordinance of Joen M. Martelle to cover construction of addition to commercial greenhouse at 977 Brighton Avenue, corner of Tessex Street.

The property is located in a Residence C Zone where such a use is allowable under Section 9A of the Zoning Ordinance only if and as authorized by the Board of Appeals after the usual appeal procedure.

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The proposed addition, one story high and about 9 feet by 10 feet overall, would be only five feet from the street line (side edge of public sidewalk) of Wessex Street while Section 15J requires a set-back no less than fifteen feet because the adjoining lot is vacant and in a Residence C Zone.

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 law.

BOARD OF APPEALS

Helen C. Frost Chairman

1.13

AF-977 Brighton Avenue Corn. Ressex Street-1 ATH USS PH AIS BL DJ ES

July 2, 1946

Mr. Martin Martelle
977 Brighton Avenue
Br. King Butland
206 Franklin Street

Subject: Building permit and austained zoning appeal relating to addition to greenhouse at 977 Brighton Avenue corner of Resset Street.

Gentlemen:

The Zoring Append having been submitted by the Board of Apreals, the building permit is herewith sent to contractor, subject to the following:

After the ap,eal was filed the location for addition originally shown—3 feet from the lot line was changed at the appollant's request so that the side of the addition would line up with the and of the grandout—7 feet from the lot line. The distance shown of 5 feet from addition to the atrect line of Wescex Street(the street line is the inside edge of public sidewalk) remains as it was given originally. We have not checked this latter distance on the ground, but it must mean that the present wall of greenhouse is 15 feet from the street line, assuming that the 10 feet dimension of the addition is proposed at right angles to Wessex Street. It behaves owner and contractor to see to it that the addition is no closer to street line and lot line than those distances since, they are precisely established by the action on the appear.

No information is given as to size of sills or corner posts-netally the details that concrete foundation is to be 8 inches thic; at top and 10 inches thick at bottom and is to extend at least 4 feet below grade and 4 inches above grade. In absence of definite information it is assured that the addition is to be must is commonly called "standard greenhouse construction" or that the seund sills and corner posts normally used under Building Code requirements will be "ovided.

Very truly vours,

Imageour of Buildings

WicD/J

June 2k, 1346

Mr. Martin Martelle 977 Brighton Avenue Mr. King Butland 206 Franklin Stroot Subject: Application for building permit to cover construction of additi n to commercial greenhouse at 977 Brighton avenue, corner of Hessex Street.

As explained to both of you in detail, this building permit is not issuable under the Zoning Ordinance because the property is located in a Residence C Zone where in Section 9A of the ordinance a connercial greenhouse is only allowable if and ea authorized by the Board of Appeals after the usual appeal procedure. The existing groenhouse, About 10 feet by 31 feet, is boing carried on as an allowable con-conforming use, have ing back built in conformity with the ordinance in 1957, but becoming a non-conforming use with the recent changes in the Zoning Law. dection .5A of the ordinance provides that no non-conforming building shall be increased in volume, and your roposal repre-

sents such an increase in volume. Your proposes does not satisfy the requirements of the ordinance as to location, either. The proposed addition, one story high and about 9 feet by 10 feet overalls sould be only five feat from the street line (inside edge of public sidewalk) of Wesadministrate while Section 167 requires a set beek no less than 15 feat because the administrate while Section 167 requires a set beek no less than 15 feat because the additional section of the additi joining for is vacent end miss in a nesidence of the rought to propose the end of the mountain that line being it than down weeks Street to be three feet from your rear let line, this line being it than down the side let line as referred to the greenhouse, but Section 90 requires at the line as referred to the greenhouse, but Section 90 requires at the line as referred to the greenhouse to that distance from the line and the line as referred to the greenhouse to the distance from the line line as the line losat soven feet and the and of the present grownhouse is that distance from this lines

I understand that you can without very much inconvenience locate the addition a uncorrection that you can without very much inconvenience locate the addition and inguinat the rear sall of the greenhouse instead of against the grant sall toward for say the Street. If the Board of Appeals should see that to authorize the addition, it is my the Street. If the Board of Appeals should see that to authorize the addition, it is my the Street. If the Board of Appeals should see that the continuous streets and to the rear sall and the continuous streets and to the rear sall and the continuous streets. make that part conform with the ordinance-stached to the roar well end the end mail of the addition at least seven feet from the property line.

Because you have indicated that you desire to file a viriance appeal, there is enclosed an outline of the appeal procedure.

Very truty yours,

(Signed) JARREN McDONAL

Inspector of Buildings

raich/L

mais Outline of appear procedure.

CG: 7. Hayo Payson Corporation Counsel

(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure_ Greenhouse Const.

Portland, Maine, June 21, 1945

PARMIT 1588ED 91332

To the INSPECTOR OF BUILDINGS, PORTLAND, MR.		
The undersigned hereby applies for a permit to effect accordance with the Laws of the State of Maine, the Building C	alter repair demail: Axing all	the follo cing building structure equipment in I the City of Portland, plans and specifications,
if any, submitted hereutin and the following specifications:		
Location 977 Brighton Avenue	Within F	Fire Limits? 10 Dist. No.
Owner's name and address Martin Martell	<u>e, 977 Brighton Ave</u>	Telephone
Lessee's name and address Contractor's name and address King Butland, 2	a/ m . 1.3.2 - Church	Telephone
Contractor's name and address King Butland, 2	OF PARMITH STREET	Telephone 2-7/U4
Architect	_Specifications	Plans yes No. of sheets I
Proposed use of building Greenhouse		No. families
		No. families
Material Trane No. stories 1 Heat	Style of .vof	Roofing
Other buildings on same lot Dwelling	· · · · · · · · · · · · · · · · · · ·	
Estimated cost \$ 400.		Fee \$ 1.90
General Des	cription of New Wo	ork
To construct 9*x10* addition to side of	greenhouse.	
Construct 4 below grade and 24 abo	ve grade	
000001 4		
		•
		** ** ** ** ** ** ** ** ** ** ** ** **
	• g - 14 mg	· «*AIRABLEDÉLESSE COMPTENDES
		CERTIFICATE OF OCCUPATION
		REQUIREMENT IS WAIVED
It is understoo' . socs not include installation of	f heating apparatus which is t	to be taken out separately by and in the name of
the heating cor Detail	ils of New Work	
Is any plumbing work involved in this work?		york involved in this work?
Height a /erage grade to top of plate	Height average grade	to highest point of roof
Cin facet death No stori	es solid or filled land	? *arth or rock?
Size, front : depth at least 4 b	elow grade	10" cellar no
Material of underpinning	Height	Thickness
Kind of roof glass Rise per foot	Roof covering	
No. of chimneys Material of chimneys	of lining	Kind of heat fuel
Framing lumber—Kind	Dressed or full si	ze?
Corner posts Sills Girt or le	odges board?	Size
Girders Size Columns under	eger soarer	SizeMax. on centers
Studs (outside walls and carrying partitions) 2x4-16	gracis	four and flat roof span over 8 feet.
	org	, 3rd, roof
Joists and rafters: 1st floor.	, 2R0	, 8rd, roof
On centers: 1st floor.	, 2110	, 3rd, roof
Maximum span: 1st floor.	, 2nd	height?
If one story building with masonry walls, thickness of		Telstat 1
	If a Garage	
No. cars now accommodated on same lot, to be		
Will automobile repairing be done other than minor	repairs to cars habitually	stored in the proposed building?
at i i i i i i i i i i i i i i i i i i i		Miscellaneous
PROVED:	Will work require distu	rbing of any tree on a public street? no
		e of the above work a person competent to
		d City requirements pertaining thereto are
	her time tile pittle till	1
	observate yes	
	observed? yes	
	observed? yes	Martin Martelle

INSPECTION COPY

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT for __greenhouse _ _ ___ Date 3/24/37 at .977_Brighton Avenue.

In whose name is the title of the property now recorded? Joseph Martell are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? _.... 3. Is the outline of the proposed work now at ked out upon the ground? If

fore my of the wor is commenced? The What is to be maximum projection or overhang of eaves or drip? 5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete

not, will you notify the Inspect on Office when the work is staked out and be-

outline of the proposed work on the ground, including bay windows, porches and other projections? 6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building?

7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? Frank Wartell

APPLICATION FOR PERMIT

PERMIT ISSUED

Alass of Building or Type of Structure_Greenbouse

MAR 26 1937

Portland Maine, Merch 24, 1937

	Portiar		
To the INSPECTOR OF BUILDINGS, PORTLAN	ND, ME.		
The undersigned hereby applies for a per accordance with the Laws of the State of Main my, submitted herewith and the following spec	c, the Building Code of cifications:	the City of 1 orthans	i, braits and alicerhossissist if
ocation 977 Brighton Avenue	Ward 9 W	Vithin Fire Limits?	no Dist. No
Owner's or Lessee's name and address Loui	s Martell, 977 Bri	ghton Ave.	Telephoneno
Contractor's name and address Owner			Tel-phone
Architect's name and address.			
Architect's name and address. Proposed use of huilding Greenhouse			No. families
Proposed use of huilding urembuge Other buildings on same lot. 1 femily dwel	lling house. 1 car	garage	
Other buildings on same lot. 1 18mily und	44	No of sheets	1
			Fee \$.75
Estimated cost \$ 150.	of Desgrat Building	to be Altered	1 to y-
	of Present Building		Roofing
Material No. stories Heat		roo1	No. families
Last use			No. rammes
	al Description of Ne		
Jo construct groephouse 9° × 80°, s	tenderd greenhouse	construction	din -a
34 4 4	0	برر سرات الا	concerned a
please give	location	or free	and of the
			7 (1
	-	hich is to be taken out	separately by and in the name of
It is understood that this permit does not include install	lation of heating apparatus w	their to to be eastern our	4
It is understood that this permit does not include install the heating contractor.	Details of New Wo	rk	•
the heating contractor,	Details of New Wo	r k yerage grade to top (of plate
the heating contractor.	Details of New Wo Height a	r k yerage grade to top (werage grade to high	of plateest point of roof8*
Size, front depth No	Details of New Wo Height a	rk yerage grade to top o verage grade to high earth or rock?	of plateest point of roof8*earth
Size, frontdepthNo To be erected on solid or filled land?Bold Material of foundation concrete product	Details of New Wo Height a stories Height a Lil Solow Frost Thickness, top	rk yerage grade to top of the control of the contro	of plate
Size, frontdepthNo To be erected on solid or filled land?	Details of New Wo Height a stories Height a Light Polow Frost Thickness, top Height	rk yerage grade to top of the second	est point of roof 8! earth ottom
Size, frontdepthNo To be erected on solid or filled land?	Details of New Wo Height a stories Height a Light Prost Thickness, top Height Roof cover	rk yerage grade to top of the search or rock? be be the search or rock? be the search or rock?	of plateest point of roof 8!earth
Size, frontdepthNo To be erected on solid or filled land?soli Material of foundation concrete	Details of New Wo Height a stories Height a Light Polow Frost Thickness, top Height Oot Roof cover brick	rk Eyerage grade to top of everage grade to high earth or rock? by Ting glass	of plateest point of roof 8!earth
Size, frontdepthNo To be erected on solid or filled land? Material of foundation concrete Material of underpinning Kind of Roof No. of chimneys Kind of heat Kind of heat	Details of New Wo Height a stories Height a Thickness, top Height Roof cover brick Type of fuel	rk yerage grade to top of the searth or rock? by the searth or rock? by the searth or rock? It is gas fit is gas fit	of plateest point of roof8!earth
Size, frontdepthNo To be erected on solid or filled land? Material of foundation concrete Material of underpinning Kind of Roof No. of chimneys Kind of heat Kind of heat	Details of New Wo Height a stories Height a Thickness, top Height Roof cover brick Type of fuel	rk yerage grade to top of the searth or rock? by the searth or rock? by the searth or rock? It is gas fit is gas fit	of plateest point of roof8!earth
Size, frontdepthNo To be erected on solid or filled land?Material of foundation concrete	Details of New Wo Height a stories Height a below frost Thickness, top Height oot Roof cover mays Type of fuel rt or ledger board?	rk yerage grade to top of average grade to high earth or rock?	of plate
Size, frontdepthNo To be erected on solid or filled land?Material of foundation concrete	Details of New Wo Height a b. stories Height a libelow frost Thickness, top Height oot Roof cover brick Type of fuel rt or ledger board? Size 2x4-16" O. C. Girders 6 te piece in cross section.	rk yerage grade to top of average grade to high earth or rock?	of plate
Size, frontdepthNo To be erected on solid or filled land?Solid Material of foundation concrete	Details of New Wo Height a b. stories Height a c. stories Height a Light Frost Thickness, top Height Toot Roof cover brick mneys Type of fuel rt or ledger board? Size 2x4-16" O. C. Girders 6 te piece in cross section. ne , 2nd	rk yerage grade to top of a verage grade to high earth or rock?	of plate
Size, frontdepthNo To be erected on solid or filled land?Material of foundation concrete	Details of New Wo Height a b. stories Height a c. stories Height a Light Frost Thickness, top Height Toot Roof cover brick mneys Type of fuel rt or ledger board? Size 2x4-16" O. C. Girders 6 te piece in cross section. ne , 2nd	rk yerage grade to top of a verage grade to high earth or rock?	of plate
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Size, frontdepthNo To be erected on solid or filled land?Solid Material of foundation concrete	Details of New Wo Height a b. stories Height a c. stories Height a li solow frost Thickness, top Height To Roof cover brick mneys Type of fuel rt or ledger board? Size 2x4-16" O. C. Girders 6 ne piece in cross section. ne , 2nd , 2nd , 2nd	rk yerage grade to top of the searth or rock? by the searth or rock? Tring glass Is gas fit the search of the search or rock? And the search or rock? Tring glass Is gas fit the search of the search or rock? Tring glass And the search of the sear	of plate
Size, front	Details of New Wo Height a b. stories Height a ld Flow frost Thickness, top Height Thickness, top Type of fuel Type of fuel Type of fuel Type of of C. Girders 6 the piece in cross section. 10 10 10 10 10 10 10 10 10 1	rk yerage grade to top of the searth or rock? by the searth or rock? Tring glass Is gas fit the search of the search or rock? And the search or rock? Tring glass Is gas fit the search of the search or rock? Tring glass And the search of the sear	of plate
Size, front	Details of New Wo Height a b. stories Height a literal Front Height a Literal Front Height a Literal Front Height a Height Front Fro	rk yerage grade to top of everage grade to high earth or rock?	of plate
Size, front	Details of New Wo Height a b. stories Height a c. stories Height a ld Flow frost Thickness, top Height oot Roof cover brick mncys Type of fuel rt or ledger board? Size 2x4-16" O. C. Girders 6 te piece in cross section. ne , 2nd , 2nd kness of walls? If a Garage	rk yerage grade to top of average grade to high earth or rock?	of plate
Size, front	Details of New Wo Height a b. stories Height a ld solow frost Thickness, top Height Toot Roof cover brick Type of fuel rt or ledger board? Size 2x4-16" O. C. Girders 6 ne piec in cross section. no , 2nd , 2nd kness of walls? If a Garage	rk yerage grade to top of the earth or rock?	of plate
Size, front	Details of New Wo Height a b. stories Height a c. stories Height a c. stories Height a c. stories Height a Li solow frost Thickness, top Height Toot Roof cover brick nneys Type of fuel rt or ledger board? Size 2x4-16" O. C. Girders 6 te piece in cross section. ne , 2nd , 2nd , 2nd kness of walls? If a Garage ated. minor repairs to cars hab	rk yerage grade to top of the earth or rock?	of plate
Size, front	Details of New Wo Height a b. stories Height a c. stories Height a c. stories Height a c. stories Height a Li solow frost Thickness, top Height Toot Roof cover brick mneys Type of fuel rt or ledger board? Size 2x4-16" O. C. Girders 6 te piece in cross section. ne , 2nd , 2nd kness of walls? If a Garage ated. minor repairs to cars hab Miscellaneous	rk eyerage grade to top of eyerage grade to high earth or rock?	of plate
Size, front	Details of New Wo Height a b. stories Height a c. stories Height a c. stories Height a c. stories Height a Li solow frost Thickness, top Height Toot Roof cover brick mneys Type of fuel rt or ledger board? Size 2x4-16" O. C. Girders 6 te piece in cross section. ne , 2nd , 2nd kness of walls? If a Garage ated. minor repairs to cars hab Miscellaneous	rk eyerage grade to top of eyerage grade to high earth or rock?	of plate
Size, front	Details of New Wo Height a b. stories Height a b. stories Height a lil solow frost Thickness, top Height Tot ledger board? Type of fuel Type of fuel Type of see in cross section. 10 2nd 2nd 2nd 2nd 11 a Garage ated Miscellaneous of any shade tree on 2 for person competent to see the	werage grade to top of average grade to high earth or rock?	of plate
Size, front	Details of New Wo Height a b. stories Height a b. stories Height a lil solow frost Thickness, top Height Tot ledger board? Type of fuel Type of fuel Type of see in cross section. 10 2nd 2nd 2nd 2nd 11 a Garage ated Miscellaneous of any shade tree on 2 for person competent to see the	rk yerage grade to top of earth or rock?	est point of roof 8 earth ottom Thickness. If lining. Iting involved? Size. In centers. In proof. In p



APPLICATION FOR PERMIT

PAR 1201 Permit No. 1201 JUN 22 1926

ŀ

Class of Building or Type of Structure Shirt Glass

Portland, Maine, June 12, 1928

-	and the following spec	cifications:	• •	id, plans and specifications,
Location 977 Brighton	n Avornia	Ward_9\	Nithin Fire Limits?	- 30 Dist. No
Owner's or-Lessee's naire	and addressLong	is Nartell, 185 H	olm Aye,	Telephone 2 5049
				Telephone
				No. families
Other humanika on same			•	· · · · · · · · · · · · · · · · · · ·
	=	of Present Building		_
	_	•		Roofing
				No. femilies
	Genera	al Description of Ne	w Work	THE THE
. To reladate by	ilding an some p	al Description of Ne	Topostimina i	THE
•		TO THE STATE OF THE PARTY OF TH	T DO AST BUL	THE RESIDENCE OF THE PARTY OF T
•		THE PROPERTY	OAF THE OF	COTIFICATION BY
	:	Details of New Wo	ik STREET	nest point of roof
Size, front	lepthNo	. stories. Height a	verage grade to high	lest point of roof
To be erected on solid or	filled laud?		arth or rock?	ottom
Material of underpinning		Height	Т	`hickness
Kind of roof		Roof cover	ing	
No of chimneys	Material of chim	ineys		of lining
Kind of heat		_Type of fuel	Distance, heat	er to chimney
If oil burner, name and n	nodel			
Capacity and location of	oil tanks			
				ize
Material columns under	pirders	Size	Max.	مريخير
Studs (outside walls and	carrying partitions) 2 nd corner posts all one	ex4-16" O.C. Girders 6: e piece in cross section.	k8 or larger. Bridg	ing in every floor and flat re
Joists and rafters:	1st floor	, 2nd	, 3rd	, roof
On centers:	1st floor	, 2nd	, 3rd	, roof
Maximum spa	1st floor	, 2nd	, 3rd	, roof
If one story building with	i masonry walls, thick	ness of walls?		height?
		If a Garage		
No. cars now accommod	of 1 on same lot		, to be accommodat	ted
				, -,
				proposed building?
**		Miscellaneous		proposed similar
Mill above mork redmire.				
		4	No. sneeis	<u> </u>
Estimated cost \$, <u>.</u>	Fee \$
Will there be in charge of		en on competent to see tha	t the State and City	requirements pertaining thes
		· · ·	NO	
are observed?. 268		if owner by Trac		