

933-930 BRIGHTON AVENUE

SHAW-WALKER

Call out #020R - Mail out #020R - Tel. out #020R - File in #020R

CITY OF PORTLAND, MAINE

Building & Inspection Services

April 14, 1975

Felix Enterprises Inc.  
445 Saco St.  
Westbrook, Maine

C. W. Lee Hutchins  
29 Delaware Ave.  
South Portland, Maine

C  
Re: 933 Brighton Ave.

Gentlemen:

O  
We have now received four plot plans and information that the building will be heated electrically. Your plot plans still are not clear even though you now say they are interior lots. We have to know for sure if we are going to issue a building permit, of the exact location. The plot plan shows side yards of 56' and 20' and a building 24' in width which would total 100', yet the lot you show is only 80' wide. Therefore, there is a discrepancy of 20'. I would suggest that you come to the Assessor's Office here at City Hall and check the maps that are available at that office.

Very truly yours,

P  
A. Allan Soule  
Assistant Director

AAS:K

Y

CITY OF PORTLAND, MAINE  
Building & Inspection Services

March 28, 1975

933 Brighton Ave.

Felix Ent. Inc.  
445 Saco St.  
Westbrook, Maine

C.C. Mr. Lee Hutchins  
~~10 Cox Street~~ 29 Delaware Ave  
South Portland, Maine

Gentlemen:

In checking your application to construct a one story building 20'x20' at the above named location we find you unable to continue processing your permit until further information is provided as follows:

1. We will need a Statement of Design for trusses that are to be provided. This statement should be signed by a qualified designer who is willing to take responsibility for these members.
2. Double plates are required under the rafters unless they rest directly on each stud.
3. We will need to know what is to be used for siding on the exterior walls.
4. Foundation will need to extend at least 4' below the grade. This wall is required to be at least 8" in thickness with no basement.
5. If porch is to be provided, then you must show in detail how this porch is to be framed.
6. We will need to know how this building is to be heated.
7. We will need a new plot plan of this building because we are unable to locate this building on the property. If this building is to be located on the corner lot which it seems to be, then it would seem that you'd have a 120' along Brighton Avenue and about 140' deep down the side street. The plan that you show us is 80'x100' which we cannot locate on the lots. We will need to know where Brighton Avenue and the side street is in relation to this building and the location of the front yard. This plot plan will also need to show at least one parking space as required under Section 602.14 of the Zoning Ordinance.

C  
O  
P  
Y

-2-

This building comes under Portland's Site Plan Review Process and, therefore, will need at least 4 plot plans as set forth under the Site Plan Ordinance. I have enclosed this Ordinance and have circled that part which applies to you. This building comes under minor amendment on the Site Plan Review Process.

If you have any questions on the above, please do not hesitate to contact me here at this office in City Hall.

Very truly yours,

A. Allan Soule  
Assistant Director

AAS:sk

Enclosure

A.P. 931-939 Brighton Ave., corner of Warwick St.

May 19, 1964

Mr. Andrew J. Martell  
243 Concord Street, West

cc to: Corporation Counsel

Dear Mr. Martell:

Permit for erection of a detached sign 5 feet by 10 feet at the above named location to advertise your real estate business at your home address is not issuable under the Zoning Ordinance because the property is located in an R-3 Residence Zone where such a type of sign is not allowable.

Inasmuch as a sign of this kind must be classed as a business use and the Board of Appeals is forbidden under the provisions of Section 24-G to grant a new business use in a Residential Zone, that Board is not in a position to authorize erection of such a sign should you file an appeal.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m



R3 RESIDENCE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Sign  
Portland, Maine, May 18, 1964

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 931-939 Brighton Ave. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Andrew Martell, 243 Concord St. West Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owner Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 2.00

### General Description of New Work

Fee \$ 2.00  
*Not paid*

To erect detached sign 10'x5' on vacant lot as per plan  
No lighting

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

### Details of New Work

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

### If a Garage

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

APPROVED:

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

### Miscellaneous

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

CS 301

INSPECTION COPY

Signature of owner

*Andrew J. Martell*



City of Portland, Maine  
Board of Appeals  
—ZONING—

April 6, 1956

Denied  
5/4/56  
19 56/30

To the Board of Appeals:

Your appellant, Inez ~~and Florence Lewis and Florence~~ <sup>Foster</sup>, who is the owners of property at 935-939 Brighton Ave, corner of Warwick St., 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 19, Paragraph E of said Zoning Ordinance.

Building permit intended to authorize construction of a proposed sign, horizontal dimension about eight feet and vertical dimension about four feet, on the vacant lot at 935-939 Brighton Ave., corner of Warwick St., the sign to advertise the sale of new homes which are built elsewhere, is not issuable under the Zoning Ordinance because the lot is in a Residence C Zone where, according to Section 10A of the Ordinance such a use of land is not allowable.

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

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

*Florence H. Foster*  
*Inez M. Lewis*  
Appellants

After public hearing held on the 4th day of May, 1956,  
the Board of Appeals finds that an exception is:  
Since an exception to the Zoning Ordinance can be granted only by a unanimous vote of the members of the Board of Appeals, and since the vote in this case was as follows, the appeal must be denied:

IN FAVOR OF: Edward T. Colley and Ruth D. Walch  
OPPOSED: William H. O'Brien, John W. Lake and Carleton G. Lane

It is, therefore, determined that exception to the Zoning Ordinance may not be permitted in this specific case.

*Ruth W. Walch*  
Acting Chairman

BOARD OF APPEALS

DATE: May 4, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Ines Lewis and Florence Hooper  
AT 935-939 Brighton Avenue

Public hearing on the above appeal was held before the Board of Appeals

BOARD OF APPEALS

VOTE

MUNICIPAL OFFICERS

	Yes	No
Edward T. Colley	(5)	(5)
William H. O'Brien	(5)	(5)
Ruth L. Walch	(5)	(5)
John W. Lake	(5)	(5)
Carleton G. Lane	(5)	(5)
	( )	( )
	( )	( )
	( )	( )
	( )	( )

Record of Hearing:

IN FAVOR OF: Charles Kaetz

OPPOSED: Letters in file  
Eugene Young - 926-930 Brighton Ave  
Grace M. Young 942 Brighton Ave.  
Mr. O. J. Martin - 927 Brighton Ave.  
John B. McPhail - 10 Dorset St.  
George L. Christenson, 26 Warwick St.  
Florence Kimball, 918 Brighton Ave.  
Marie Anern - 924 Brighton Ave.



From the desk of -

Mrs. Patricia E Meally

Mr. C. F. Chaplin (1984)  
41 Warwick St.

opposed to sign  
935 Brighton

---

Kate  
at her own 8 x 4  
~~at 8 x 4~~  
no longer than 1 yr.

appeal of Mrs. Lewis & Florence Hooper.

Dear Council:

This letter is in reply  
to permission to erect  
a sign on a vacant lot  
at 935-939 Brighton Avenue.

I am against this for  
the reason that a sign  
that large is injurious to  
the neighborhood and  
above all, you have had  
quite a few appeals in  
a very short time in  
this district and I don't  
think it is fair to give  
to one and not the other.

Mr. Amcideo Mastelle

Portland, Maine  
May 2, 1956

Members of the City Council,

In regard to your coming hearing for the purpose of making an exception to zoning laws to permit signs to be erected on lots 935 + 939 on Brighton Ave., Ordinarily, I would have no objection, however, under the present circumstances, I do.

A number of requests have been denied recently in this immediate area, I myself was turned down a request, on April 13<sup>th</sup>, simply to use one of my rooms as a small beauty shop, which would not alter the property, or affect outside appearance in any way.

I do object to the signs, In view of the fact that so many of us wish a change, I would be

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

*Denied  
5/4/56*

*56/30*

April 24, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, May 4, 1956, at 10:30 a. m. to hear the appeal of Inez Lewis and Florence Hooper requesting an exception to the Zoning Ordinance to authorize construction of a proposed sign, horizontal dimension about eight feet and vertical dimension about four feet, on the vacant lot at 935-939 Brighton Avenue, corner of Warwick Street, the sign to advertise the sale of new homes which are built elsewhere.

This permit is presently not issuable under the Zoning Ordinance because the lot is in a Residence C Zone where, according to Section 10A of the Ordinance such a use of land is not allowable.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board 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 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

Ben S. Wilson

Chairman

*K Roy Thibodeau*

*opposed  
to above*

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

May 1, 1956

Mr. Charles Kastz  
117 Noyes Street  
Portland, Maine

Re: 935-939 Brighton Avenue,  
corner of Warwick Street

Dear Mr. Kastz:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, May 4, 1956, at 10:30 a. m. to hear your appeal at the above address under the Zoning Ordinance.

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

K  
cc: Inez M. Lewis and Florence Hooper  
57 Horton Street  
Westbrook, Maine

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

April 24, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, May 4, 1956, at 10:30 a. m. to hear the appeal of T. B. Lewis and Florence Hooper requesting an exception to the Zoning Ordinance to authorize construction of a proposed sign, horizontal dimension about eight feet and vertical dimension about four feet, on the vacant lot at 935-939 Brighton Avenue, corner of Warwick Street, the sign to advertise the sale of new homes which are built elsewhere.

This permit is presently not issuable under the Zoning Ordinance because the lot is in a Residence C Zone where, according to Section 10A of the Ordinance such a use of land is not allowable.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board 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 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

Ben B. Wilson

Chairman

K





# APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, February 6, 1956  
changed 3/29/56

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location <sup>935-939</sup> 700c Brighton Ave. Within Fire Limits?  no Dist. No. Hooper

Owner's name and address ~~City of Portland~~ Inez H. Lewis & Florence H. Hooper Telephone

Lessee's name and address Charles Kaatz, 117 Noyes Street 57 Norton St., Westbrook Telephone 3-3768

Contractor's name and address a lessee Telephone

Architect Specifications Plans  yes No of sheets 1

Proposed use of building No families

Last use No families

Material No. stories Heat Style of roof Roofing

Other building on same lot

Estimated cost \$ Fee \$ ~~1000~~ 2.00

## General Description of New Work

To erect detached sign 4'x8'

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor <sup>5/4/56</sup> PERMIT TO BE ISSUED TO Charles Kaatz

## Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation wood posts 4' below grade Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor , 2nd , 3rd , roof

On centers: 1st floor , 2nd , 3rd , roof

Maximum span: 1st floor , 2nd , 3rd , roof

If one story building with masonry walls, thickness of walls? height?

## If a Garage

No. cars now accommodated on same lot , to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

.....  
.....  
.....

## Miscellaneous

Will work require disturbing of any tree on a public street? no

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

INSPECTION COPY

Signature of owner

Charles Kaatz

CS-24-1M-Marks

RH

April 4, 1956

AP 935-939 Brighton Ave., corner of Warwick St.--Proposed detached sign  
and zoning appeal relating thereto

Inez M. & Florence H. Lewis  
57 Morton St.,  
Westbrook, Maine  
Mr. Charles Kaatz  
117 Noyes St.

Copy to Corporation Counsel

Dear Madames & Mr. Kaatz,

Building permit, applied for by Mr. Kaatz, intended to authorize construction of a proposed sign, horizontal dimension about eight feet and vertical dimension about four feet, on the vacant lot at 935-939 Brighton Ave., corner of Warwick St., the sign to advertise the sale of new homes which are built elsewhere, is not issuable under the Zoning Ordinance because the lot is in a Residence C Zone where, according to Section 10A of the Ordinance such a use of land is not allowable.

Mr. Kaatz has indicated your desire to seek a variance from the Zoning Board of Appeals; so, there is enclosed to each of you an outline of the appeal procedure.

If the appeal is successful, we shall still need from Mr. Kaatz a plan showing more details of the sign--height of the bottom of the sign above the ground, size, spacing etc. of members making up the frame of the sign and its supports, the facts that the posts for foundation will extend no less than four feet below the surface of the ground, and the material of the face. This will be necessary before the permit could then be issued and before the erection of the sign is started.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WHC9/B

Enclosure to each addressee: Outline of appeal procedure

503

February 9, 1956

At 945 Brighton Ave., corner of Warwick Street--  
Proposed structure and zoning appeal relating thereto

Mr. Herbert Harte  
119 Myrtle St.,

Copy to Corporation Counsel

Dear Mr. Harte:

Under a permit intended to authorize erection of a proposed sign, horizontal dimension about eight feet and vertical dimension about four feet, on the vacant lot at 945 Brighton Ave., corner of Warwick St., the sign to advertise the sale of new homes which you are building elsewhere but in the general vicinity of this lot, is not feasible under the zoning ordinance because the lot is in a Residence C zone where, according to Section 10A of the ordinance such a use of land is prohibited.

You have indicated your desire to seek a variance from the zoning ordinance. There is enclosed an outline of the Board's procedure.

Very truly yours,

Walter H.

Walter H. Harte  
Director of Buildings

Enc. Outline of appeal procedure

P.S. You have given yourself on the application for the permit as only lessee of the lot. It may be that the Legal Department, when you go there to file the appeal, will direct that only the owner of the lot can sign the appeal and that the appeal should be taken in the owner's name.

City of Portland, Maine  
Board of Appeals

—ZONING—

December 16, 1950

Denied  
12/29/50  
50/132

To the Board of Appeals

Your appellant, Inez M. Lewis and Florence H. Hooper who is the owners of property at 935-939 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 18, Paragraph E of said Zoning Ordinance.

Building permit to cover construction of one-story store, about 18' x 34', for retail sale of frozen dairy specialties, and including a two-faced roof sign with each face about 3' x 16', and space for parking space for customers, is not issuable under the Zoning Ordinance because such uses are not included in the allowable uses of premises in the Residence C Zone, where this property is located.

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

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can not be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Inez M. Lewis  
Florence H. Hooper

By *Robert G. Pismann*  
Authorized Agent

After public hearing held on the 29th day of December, 1950, the Board of Appeals finds that an exception is not necessary in this case to grant reasonable use of property and can not be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may not be permitted in this specific case.

*Helen C. Frost*, Chairman  
BOARD OF APPEALS

DATE: December 29, 1950

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF INEZ M. LEWIS AND FLORENCE H. HOOPER  
AT 935-939 Brighton Avenue

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

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mrs. Frost	( )	(x)	
Mr. Getchell	( )	(x)	
Mr. Colley	( )	(x)	
Mr. O'Brien	(x)	( )	
Mr. Luthe	( )	(x)	
	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	

Record of Hearing:

Robert L. Tinsman for appellants

Opposed: See petition and letters in file

Anthony Nappi, 915 Brighton Avenue  
John B. McPhail, 10 Dorset Street  
Eugene Young, 924 Brighton Avenue  
Mrs. Earl Bridson, 41 Warwick Street  
George A. Young, 942 Brighton Avenue  
Spoke in opposition

Roy Thibodeau requested removal of his name from  
petition of objection, in that he favored development  
of this area, so that a sewer could be obtained.

TO  
Helen C. Frost, Chairman  
Portland City Council  
Portland, Maine

We, the undersigned, property owners or residents within the immediate area of Warwick Street and Brighton Avenue, hereby object to the granting of a permit for the use proposed at this corner. Such use would be detrimental to property values in the whole vicinity and would involve further danger to pedestrians and especially children with many cars driving over the sidewalk and further would cause much debris to be scattered over the street. We request the exception to the Zoning Law be denied.

NAME	RESIDENCE
<del>Katherine T. Young</del>	<del>221 Dean Ave.</del>
<del>Mrs. Olga M. Timman</del>	<del>25 Warwick St.</del>
<del>Earl W. Bridson</del>	<del>41 Warwick St.</del>
<del>Frank Emerson Bridson</del>	<del>41 Warwick St.</del>
<del>Mrs. Kenneth Bain</del>	<del>51 Warwick St.</del>
<del>Mrs. Beverly Bain</del>	<del>51 Warwick St.</del>
<del>Helmer Grand</del>	<del>70 Skiff St.</del>
<del>Marjorie Goddard</del>	<del>70 Kipp St.</del>
<del>Roy Tibodeau</del>	<del>37 Dorset St.</del>
<del>Richard C. Meyer</del>	<del>42 Dorset St.</del>
<del>John B. McPaul</del>	<del>10 Dorset St.</del>
<del>Mr. Anthony J. Goffi</del>	<del>915 Brighton Ave.</del>
<del>Ernest Mushroon</del>	<del>806 Brighton Ave.</del>
<del>Floyd C. Kimball</del>	<del>918 Brighton Ave.</del>
<del>Phil W. Wiley</del>	<del>924 Brighton Ave.</del>
<del>Mad C. Bennett</del>	<del>895 Brighton Ave.</del>
George A. Young	942 Brighton Ave

Deleted at request of  
Mr. Tibodeau at hearing  
on Dec. 29, 1943.  
C. J. Kelly



December 14, 1950.

To whom it may concern;

We the undersigned present owners of Land at the corner of Brighton Ave. and Warwick Street, do hereby authorize Mr. Robert L. Tinsman of South Portland, Maine, to request from the City of Portland a Variance appeal from present Zoning.

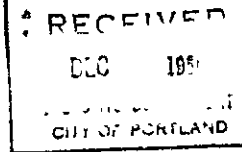
It is understood that we are not responsible for any expenses involved in this procedure.

Irma M. Lewis  
Irma M. Lewis

Florence H. Hooper  
Florence H. Hooper

Portland, Maine  
December 27, 1950

Helen C. Frost, Chairman  
Portland City Council  
City Building  
Portland, Maine



Dear Madam:

As the owner of property located at 924 Brighton Avenue involving a substantial investment, I vigorously object to the granting of a permit through the Zoning Board for the erection of the "Dairy Queen" at Warwick and Brighton Avenue.

Such an establishment involves congestion of traffic and consequently much noise and confusion which the families in the immediate neighborhood should not be expected to endure.

As the Zoning Law prohibits such an establishment in this zone, I request the Appeal Board to deny the appeal.

Very truly yours,

A handwritten signature in cursive script that reads "Eugene Young".

M

Portland, Maine  
December 27, 1950

Helen C. Frost, Chairman  
Portland City Council  
City Building  
Portland, Maine

Dear Madam:

I own and reside at 942 Brighton Avenue in a single family house nearly opposite Warwick Street and object to the "drive-in" pending before your board.

This neighborhood is not the proper place for this type of business and I request the appeal board not to depart from the Zoning Ordinance as presently set up for this district.

Very truly yours, *Mary H. Young*

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

December 19, 1950

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, December 29, 1950 at 10:30 a. m. to hear the appeal of Inez M. Lewis and Florence H. Hooper requesting exception to the Zoning Ordinance to permit construction of one-story store, about 18' x 34', for the retail sale of frozen dairy specialties, including a two-faced roof sign with each face about 3' x 16', and including use of adjoining lot for parking space for customers, on the premises at 935-939 Brighton Avenue.

This permit is presently not issuable because this property is located in a Residence C Zone where such uses are not allowable uses.

This appeal is taken under Section 18B of the Zoning Ordinance which provides that the Board 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 can be granted 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 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

M

CITY OF PORTLAND, MAINE

Department of Building Inspection

December 12, 1950

Berry & Moser Construction Company, Inc.

Attn: Mr. Fortin  
396 Main Street  
South Portland, Maine

Mr. Robert L. Tinsman  
City Memorial Building  
413 Commercial Street  
St. Paul, Maine  
26 West Street  
Concord, New Hampshire

City of Portland  
Assistant Corporation Counsel

COPY

Gentlemen:

Building permit intended to cover construction of a one story store, about 10' x 34', for the retail sale of frozen dairy specialties, including a two-faced roof sign with each face about 3' x 16', is not issuable because that use and the use of the open land incidental to that business, are not included in the allowable uses of premises in the Residence C Zone where the property is located, according to Section 101 of the zoning Ordinance.

You have indicated your desire to seek an exception from the Board of Appeals in this specific case; so, there is enclosed an outline of the appeal procedure.

It is understood that Mr. Thalen is a prospective purchaser of the lot, having an option to buy; the use is allowed. The decision lies with the Corporation Counsel as to on what name the appeal shall be filed under, but usually it is the party that holds title to the property at the time. The taxassessor's record, which does not reflect recent changes in ownership, gives the owners as Inez H. Lewis and Florence H. Hooper at 57 Hertz Street, Cumberland Hills, Maine. There is some thought of procuring and using in connection with the proposed business an adjoining vacant lot, either fronting on Brighton Avenue or on Wardick Street, to provide additional parking space for the customers who would not enter the building at all. If that proposition is likely to become a fact, it would be well to include this additional lot in the appeal with correct identification as to location. Otherwise, if the appeal were granted on the single lot on which the building is intended, you would still be without authority to use the other lot in connection with the business.

The detailed plan shows a building 16' x 20' <sup>outside</sup> outside of walls with the roof line projecting 3' 6" beyond these walls on all four sides. Mr. Fortin, however, says that the permit is intended to cover a building 17' 4" x 33' 4", as shown on the location or plat, and that, if the appeal is granted, the detailed plans will be changed accordingly. Presumably the 3-foot 6-inch projection of roof is intended on the larger building. It is important that the desired heights, size and location of the building as really intended be reflected in the information filed with the permit on which the appeal will be based. It should also be borne in mind that a granting of the appeal would mean the allowance of only the building and arrangement shown on the plans filed with the application for the permit, and would not include any stands or signs temporary or otherwise outside of the building.

I explained to Mr. Fortin and Mr. Tinsman that the appeal clause of the Zoning Ordinance (Section 103) clearly implies that the Board may only permit exceptions as to use of property of this kind where necessary to avoid confusion and without substantially departing from the intent and purpose of the Ordinance.

(See next page)

Very truly yours,

Inspector of Buildings

CITY OF PORTLAND  
Department of Building

Harry & Moser Construction Company, Inc.  
Mr. Robert L. Fineman  
Mr. Frank Whalen

December 12, 1950

Enclosure to each address; Outline of appeal procedure

P. 3. Pending results of the appeal, no check has been made of the plans against Building Code requirements. It is noted, however, that the plans evidently intend a concrete slab for foundation of the building. Probably the plan was made for some other climate than ours, but the Building Code requires that the foundation shall be of masonry of a specific thickness and extending no less than 4' below the surface of the ground or to solid ledge if ledge is encountered at a less depth.



CITY OF PORTLAND, MAINE

BOARD OF APPEALS

December 19, 1950

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, December 29, 1950 at 10:30 a. m. to hear the appeal of Inez M. Lavis and Florence H. Hopper requesting exception to the Zoning Ordinance to permit construction of one-story store, about 18' x 34', for the retail sale of frozen dairy specialties, including a two-faced roof sign with each face about 3' x 16', and including use of adjoining lot for parking space for customers, on the premises at 935-939 Brighton Avenue.

This permit is presently not issuable because this property is located in a Residence C Zone where such uses are not allowable uses.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board 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 can be granted 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 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

M



December 12, 1950

AP 939 Brighton Avenue-1

Derry & Hoser Construction Company, Inc.  
Attn: Mr. Fortin  
396 Main Street  
South Portland, Maine

Mr. Robert L. Tinsman  
Clapp Memorial Building  
443 Congress Street

Mr. Frank Whalen  
66 West Street  
Bowdoin, New Hampshire

Copy to: Hart Barrett  
Assistant Corporation Counsel

Gentlemen:

Building permit intended to cover construction of a one story store, about 18' x 34', for the retail sale of frozen dairy specialties, including a two-faced roof sign with each face about 3' x 16', is not issuable because the use and the use of the open land incidental to that business, are not included in the allowable uses of premises in the Residence 3 Zone where the property is located, according to Section 10A of the Zoning Ordinance.

You have indicated your desire to seek an exception from the Board of Appeals in this specific case; so, there is enclosed an outline of the appeal procedure.

It is understood that Mr. Whalen is a prospective purchaser of the lot, having an option to buy if the use is allowed. The decision lies with the Corporation Counsel as to what name the appeal shall be filed under, but usually it is the party that holds title to the property at the time. The Assessors' record, which does not reflect recent changes in ownership, gives the owners as Inez H. Lewis and Florence H. Hooper at 57 Horton Street, Cumberland Mills, Maine. There is some thought of procuring and using in connection with the proposed business an adjoining vacant lot, either fronting on Brighton Avenue or on Warrick Street, to provide additional parking space for the customers who would not enter the building at all. If that proposition is likely to become a fact, it would be well to include this additional lot in the appeal with correct identification as to location. Otherwise, if the appeal were granted on the single lot on which the building is intended, you would still be without authority to use the other lot in connection with the business.

The detailed plan shows a building 16' x 23' <sup>outside</sup> outside of walls with the roof line projecting 3' 6" beyond these walls on all four sides. Mr. Fortin, however, says that the permit is intended to cover a building 17' 4" x 33' 4", as shown on the location or plat plan, and that, if the appeal is granted, the detailed plans will be changed accordingly. Presumably the 3-foot 6-inch projection of roof is intended on the larger building. It is important that the desired heights, size and location of the building as really intended be reflected in the information filed with the permit on which the appeal will be based. It should also be borne in mind that a granting of the appeal would mean the allowance of only the building and arrangement shown on the plans filed with the application for the permit, and would not include any stands or signs temporary or otherwise outside of the building.

I explained to Mr. Fortin and Mr. Tinsman that the appeal clause of the Zoning Ordinance (Section 102) clearly implies that the Board may only permit exceptions as to use of property of this kind where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Ordinance.

(See next page)

Very truly yours,

Inspector of Buildings

Berry & Hower Construction Company, Inc.  
Mr. Robert L. Wickham  
Mr. Frank Smith

December 12, 1950

Enclosure to each addressee: Outline of appeal procedure

P. S. Pending results of the appeal, no check has been made of the plans against Building Code requirements. It is noted, however, that the plans evidently intend a concrete slab for foundation of the building. Probably the plan was made for some other climate than ours, but the building code requires that the foundation shall be of masonry of a specific thickness and extending no less than 5' below the surface of the ground or to solid ledge if ledge is encountered at a less depth.



**APPLICATION FOR PERMIT**  
 DEPARTMENT OF BUILDING INSPECTORS SERVICES  
 ELECTRICAL INSTALLATIONS

Date Jan. 15 <sup>3/2/87 DR</sup> 19 87  
 Receipt and Permit number D 09911

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine  
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of  
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 217 Brighton Ave  
 OWNER'S NAME: Realty World ADDRESS: same

		TOTAL	FEES
OUTLETS:			
Receptacles	6		
Switches	4		
Plugmold	_____	ft	
		1-30	3.00
FIXTURES: (number of)			
Incandescent	_____		
Strip Fluorescent	_____		
Flourescent x (not strip)	14		
		TOTAL	3.40
SERVICES:			
Overhead	_____		
Underground	_____		
Temporary	_____		
		TOTAL amperes	
METERS: (number of)			
MOTORS: (number of)			
Fractional	_____		
1 HP or over	_____		
RESIDENTIAL HEATING			
Oil or Gas (number of units)	_____		
Electric (number of rooms)	_____		
COMMERCIAL OR INDUSTRIAL HEATING:			
Oil or Gas (by a main boiler)	_____		
Oil or Gas (by separate units)	_____		
Electric Under 20 kws	_____		
Over 20 kws	_____		
APPLIANCES. (number of)			
Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactor	_____
Fans	_____	Others (denote)	_____
TOTAL	_____		
MISCELLANEOUS: (number of)			
Branch Panels	_____		
Transformers	_____		
Air Conditioners Central Unit	_____		
Separate Units (windows)	_____		
Signs 20 sq. ft. and under	_____		
Over 20 sq. ft	_____		
Swimming Pools Above Ground	_____		
In Ground	_____		
Fire/Burglar Alarms Residential	_____		
Commercial	_____		
Heavy Duty Outlets, 220 Volt (such as welders)	_____	30 amps and under	_____
		over 30 amps	_____
Circus, Fairs, etc.	_____		
Alterations to wires	_____		
Repairs after fire	_____		
Emergency Lights, battery	_____		
Emergency Generators	_____		
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT		INSTALLATION FEE DUE	_____
FOR REMOVAL OF A "STOP ORDER" (304-16 b)		DOUBLE FEE DUE	_____
		TOTAL AMOUNT DUE.	6.40

INSPECTION. Will be ready on 1-20-87, 19 87 or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME Forrest Elec  
 ADDRESS Box 876  
 TEL 797-0921  
 MASTER LICENSE NO 04604 SIGNATURE OF CONTRACTOR [Signature]  
 LIMITED LICENSE NO \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN







APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP ... B.O.C.A. TYPE OF CONSTRUCTION ... 001618

NOV 5 1986

ZONING LOCATION ... PORTLAND, MAINE Nov 3, 1986

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION ... 935 Brighton Ave. ... Fire District #1 [ ] #2 [ ]

1 Owner's name and address Realty World - same ... Telephone ...

2 Lessee's name and address ... Telephone ...

3 Contractor's name and address Bailey Sign Co. - 9 Thomas Drive, West ... Telephone ... 774-2843

Proposed use of building real office & professional ... No of sheets ...

Last use same ... No families ...

Material ... No stories ... Heat ... Style of roof ... Roofing ...

Other buildings on same lot ...

Estimated contractual cost \$ ... Appeal Fees \$ ...

FIELD INSPECTOR - Mr ... Base Fee ... 28.00

@ 775-5451 ... Late Fee ...

TOTAL \$ ...

To erect free standing pole sign, 3' x 5' as per plans, 1 sheet of plans.

Stamp of Special Conditions

send permit to # 3 04092

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... NO ... Is any electrical work involved in this work? ... NO.

Is connection to be made to public sewer? ... If not, what is proposed for sewage? ...

Has septic tank notice been sent? ... Form notice sent? ...

Height average grade to top of plate ... Height average grade to highest point of roof ...

Size front ... depth ... No stories ... solid or filled land ... earth or rock? ...

Material of foundation ... Thickness, top ... bottom ... cellar ...

Kind of roof ... Rise per foot ... Roof covering ...

No of chimneys ... Material of chimneys ... of lining ... Kind of heat ... fuel ...

Framing Lumber - Kind ... Dressed or full size? ... Corner posts ... Sills ...

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

Studs (outside walls and carrying partitions) 2x4-16" O C Bridging in every floor and flat roof span over 8 feet

Joists and rafters 1st floor ... 2nd ... 3rd ... roof ...

On centers 1st floor ... 2nd ... 3rd ... roof ...

Maximum span 1st floor ... 2nd ... 3rd ... roof ...

If one story building with masonry walls, thickness of walls? ... height? ...

IF A GARAGE

No cars now accommodated on same lot ... to be accommodated ... number commercial cars to be accommodated ...

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? ...

APPROVALS BY DATE

MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER

Will work require disturbing of any tree on a public street? NO

ZONING

BUILDING CODE

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

Fire Dept

Health Dept

Others

Signature of Applicant

Phone # same

Type Name of above Ralph Hutchinson for Bailey Sign Co.

1 [ ] 2 [ ] 3 [X] 4 [ ]

Other

and Address

Handwritten number 2

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Realty World/ Butts Date Dec 23, 1985  
 Mailing Address P. O. Box 769 No. Windham 04062 Address of Proposed Site 931-939 Brighton Avenue  
 Proposed Use of Site office building Site Identifier(s) from Assessors Maps \_\_\_\_\_  
 Acreage of Site 16,000 sq ft / Ground Floor Coverage 6,040 sq ft Zoning of Proposed Site R-P  
 Site Location Review (DEP) Required. ( ) Yes ( ) No Proposed Number of Floors 2  
 Board of Appeals Action Required. ( ) Yes ( ) No Total Floor Area 6,080 sq ft.  
 Planning Board Action Required. ( ) Yes ( ) No  
 Other Comments \_\_\_\_\_  
 Date Dept. Review Due Jan 13, 1986

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 R-P Zone

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 BAYS
COMPLIES		✓	✓	NA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA
COMPLIES CONDITIONALLY																		CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																		REASONS SPECIFIED BELOW

REASONS: 15 Off-street Parking spaces required  
17 " " " " furnished  
7 Foot Planting strip of trees and shrubs must be maintained along boundary (rear) of residential abutters  
Dumpster must be screened by fencing or landscaping

Warren J. Turner June 30, 1986  
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form**

Applicant: Quality World/ Nutte Date: Nov 27 1988  
P. O. Box 769 No. Vinthas 04088 Address of Proposed Site: 931-933 Brighton Avenue  
 Mailing Address: office building Site Identifier(s) from Assessors Maps: D-D  
 Proposed Use of Site: 16,000 sq ft - 2 x 3,000 sq ft Zoning of Proposed Site: \_\_\_\_\_  
 Acreage of Site: \_\_\_\_\_ Ground Floor Coverage: \_\_\_\_\_  
 Proposed Number of Floors: 2  
 Total Floor Area: 32,000 sq ft  
 Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No  
 Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_

**PLANNING DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

*[Signature]*

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form**

Applicant: Scally World/ Butte Date: \_\_\_\_\_  
 Mailing Address: P.O. Box 750 No. Windsor 04092 Address of Proposed Site: 031-603 Bristol Avenue  
 Proposed Use of Site: office building Site Identifier(s) from Assessors Maps: \_\_\_\_\_  
 Acreage of Site / Ground Floor Coverage: \_\_\_\_\_ Zoning of Proposed Site: \_\_\_\_\_  
 Site Location Review (DEP) Required: ( ) Yes (  ) No  
 Board of Appeals Action Required: ( ) Yes (  ) No  
 Planning Board Action Required: ( ) Yes (  ) No  
 Proposed Number of Floors: 2  
 Total Floor Area: \_\_\_\_\_  
 Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_

**PUBLIC WORKS DEPARTMENT REVIEW**

(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					
APPROVED CONDITIONALLY			<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: 1) Tipdowns or Terminal curbing shall be used along the entrance on Warwick St. The curb cut shall be 24' wide.  
 2) Curb and sidewalk shall be built in accordance with City standards and under Public Works supervision.  
 (Attach Separate Sheet if Necessary)  
 3) Sewer and storm drain connection permits shall be obtained prior to making these connections.

Robert Roy 3/28/86  
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY