

891-895 BRIGHTON AVENUE

MAIL TO: CONNIE LEVECQUE, WESTBROOK
APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Location 895 Brighton Ave. Zone _____
Portland, Maine June 24, 1976

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for retail sales - clothing

as set forth on the attached site plan (made by Connie LeVecque whose address is 44 Lamb St. - Westbrook to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Rudolph J. Gagnon-889 Brighton Ave.
Lessee (name, address and phone number) Connie LeVecque - Lessee

Is proposed use to be accessory to a building or other use on this lot? no. If so, what is use of building or other use _____

If off-street parking is sought, what is proposed maximum number of vehicles to be parked - passenger cars? _____, commercial vehicles _____.

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works)? _____
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? _____

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? _____

Do you propose to remove or disturb any tree on a public street? _____
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? _____

Signature of Owner [Signature]
By _____
(duly authorized thereto)

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To: COMMENCING the above proposes use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below - notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

(Date) _____
Inspector of Buildings

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 895 Brighton Ave.

Issued to Rudolph Gagnon

Date of Issue June 28, 1976

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. , has had final inspection, has been found to conform substantially 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.

POSITION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Store #5

retail store

Limiting Conditions:
None

This certificate supersedes
certificate issued

Approved:

6-28-76 Ray Reitze
(Date) Inspector

R. Bell
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, February 4, 1971

PERMIT 133
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 895 Brighton Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Helene's Restaurant, 895 Brighton Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Pyrofax Gas Corp., 917 Main St., Westbrook 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 buildings on same lot _____ Fee \$ 3.00
 Estimated cost \$ _____

General Description of New Work

To install 1-100 gas propane gas tank - to set on wooden platform

2/4/71
Rec'd from Fire Dept 2/11/71

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewerage? _____
 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 _____ Dresser or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under purlers _____ Size _____ Max on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:
Case - C.O.R. 2-11-71
PCB 2/12/71

Helon's Restaurant
Pyrofax Gas Corp.

[Signature]

C. 301

INSPECTION COPY

Signature of owner By: _____

pc



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Marquee sign
Portland, Maine, April 23, 1964

PERMIT ISSUED

MAY 6 1964

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 827 Brighton Ave. Within Fire Limits? _____ Dist No. _____
 Owner's name and address Rudolph Gagnon, 891 Brighton Ave. Telephone _____
 Lessee's name and address Holden Bros. Insurance, 689 Brighton Ave. Telephone _____
 Contractor's name and address Portland Sign Co., 181 Brackett St. Telephone 775-2592
 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 buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

2'x10'
To erect/sign on marquee 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** Portland Sign Co.

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 so, 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? _____

APPROVED:

J. E. M.

Miscellaneous

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

Portland Sign Co.

Robert McJannet

CS 301

INSPECTION COPY

Signature of owner _____

PA.

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION

#891-895 Brighton Ave.

Date of Issue March 23, 1964

Issued to **Holden Brothers Insurance Agency**
North Portland, Maine

This is to certify that the building, premises, or part thereof at the above location, ~~built~~ altered—changed as to use under Building Permit No. 64/278, has had final inspection, has been found to conform substantially 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

Insurance Office

Limiting Conditions:
Store #5

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Albert Sears
Inspector of Buildings

Notice: This certificate identifies legal use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



E1 BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, March 20, 1964

PERMIT ISSUED

MAR 23 1964

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish or 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 891-895 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Rudolph Gagnon, 897 Brighton Ave. Telephone _____
Lessee's name and address Holden Bros. Insurance Agency, North Brighton Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Insurance Office No. families _____
Last use Restaurant (Piazza) No. families _____
Material frame _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To Change Use of Store #5 from restaurant to insurance office, no alterations

Permit Issued with Letter

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 Holden Bros. Insurance Agency

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 _____ dep'n _____ 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 repair _____ done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

with letter by AGS

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
Holden Bros. Insurance Agency

Ca 301

INSPECTION COPY

Signature of owner By: Guy H. Holden

Pit.

A.P. 891-895 Brighton Avenue -

March 23, 1964

Holden Bros. Insurance Agency
North Bridgton
Maine

cc to: Mr. Rudolph Gagnon
897 Brighton Avenue

Gentlemen:

Building permit and certificate of occupancy for changing use of Store #5 in building at the above named location from a restaurant use to an insurance office is issued herewith subject to the following conditions:

1. This permit does not cover any alterations to the store involving the removal or construction of partitions or the closing-up or cutting-in of openings in partitions or outside walls.
2. Because of the location of the property in a B-1 Business Zone, the type, location, and area of exterior signs are rather strictly limited. It is therefore understood that information as to the size, type, and location of exterior signs is to be furnished this office before their erection.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

AP-891-895 Brighton Avenue

June 22, 1960

Mr. John Falasai
895 Brighton Avenue
Mr. Rudolph Gagnon
899 Brighton Avenue

cc to: Art Craft Signs
5 Center Street
Brunswick, Maine
cc to: Corporation Counsel

Gentlemen:

Permit for erection of a detached sign approximately 7 feet by 8 feet with top about 15 feet above the ground on the premises at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. A detached sign is not allowable in the B-1 Business Zone in which the property is located under Section 16-4-a of the Ordinance.

2. The total area of signs on the premises will be increased by erection of this sign to about 225 square feet which is in excess of the maximum area of 200 square feet allowable under Section 16-4-a.

3. A part of the sign in the form of an arrow is to have intermittent lighting, which would be contrary to the provision of Section 16-4-a that signs may be illuminated only by shielded non-flashing lights.

4. The sign is to be located only three feet in from the street line of Brighton Avenue and therefore will be an unlawful encroachment upon the forty foot setback area required for that part of Brighton Avenue where the property is located.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Inspector of Buildings

MS/jb

Detached sign at 891-895 Brighton Avenue 6/22/60

1 - Zoning - B-1 Zone
 Sect. 16-A-4a Detached signs
 are not allowable. Only shielded,
 non-flashing lighting is allow-
 able.

Sect 21 - sign is to be only 3 feet
 from street line so will be within
 40 foot set back area.

Sect. 16-A-4a - Total area of signs
 on premises limited to 200
 square feet.

Existing signs:

Store No. 3 - Beauty Parlor - $26 \times 8 = 210'$
 Store No 4 - Laundry - $25 \times 12 = 300'$
 Store No 5 - Laundromat - $28 \times 10 = 280'$
 Store No 1 - Barber shop - $= 60'$
 Store No 2 - $= 0'$
 Cust. Store - Groceries - $= 76'$
 Prop sign - $= 56'$
 Total = $2230'$

Old (2x25) sign = $560'$
 Store (roof sign) $4 \times 5 = 20'$
 Store 1 Barber shop $10 \times 4 = 40'$
 6×1 painted sign = $6'$

1283 261
 283
 3249 2136
 10264
 2566
 361089

61250
 3

210 21
 36 36
 167 28
 33 6
 76
 167

21
 36
 28
 6
 76
 167

AP-691-895 Brighton Avenue

June 17, 1960

Art Grant's Sign
5 Center Street
Brunswick

cc to: Mr. John Palazzi
885 Brighton Avenue
cc to: Mr. Rudolph Gagnon
6 Autumn Lane

Gentlemen:

Application for a permit for erection of a detached pole sign on the premises at the above named location has been filed at this office but no plot plan showing the proposed location of the sign has been furnished. Until this has been done, we are unable to do anything toward starting the application which will be needed to secure the required approval of the Board of Zoning Appeals.

It should be understood that under the Building Code it is not permissible to locate such a sign closer than three feet to any building or other structure. This should be taken into consideration in preparing the plot plan, which should indicate the location of the building as well as the sign and distance from sign to building, lot, and street lines.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m



BI BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure pole structure
Portland, Maine, June 17, 1960

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demo'ish 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 899 Brighton Ave. Le Within Fire Limits? Dist No. 3711

Owner's name and address Rudolph Gagnon 899 Brighton Ave. Telephone 4-7637

Lessee's name and address John Palazzi, 895 Brighton Ave. Telephone _____

Contractor's name and address Art Crafts Sign, 5 Center St., Brunswick 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 buildings on same lot _____ Fee \$ 2.00

Estimated cost \$ _____

General Description of New Work

To erect electric sign (one face) ^{7' x 6'} ~~9' x 11'~~ as per plan (pole sign)

10/21/60- Appeal never filed so permit not issued. JH

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** Art Crafts Sign

Details of New Work

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

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

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

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

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

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

Kind of roof _____ Rise per foot _____ Roof covering _____

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

Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____

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

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

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

On center: 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

Art Crafts Sign

CS 101

INSPECTION COPY

Signature of owner

By:

Art Crafts Sign



APPLICATION FOR PERMIT

Class of Building or Type of Structure: _____
Portland, Maine, March 21, 1960

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 895 Brighton Ave. Within Fire Limits? no Dist. No. _____
 Owner's name and address Rudolph J Gagnon, 899 Brighton Ave. Telephone _____
 Lessee's name and address Five Points Beauty Salon, 895 Brighton Ave. Telephone _____
 Contractor's name and address United Neon Display, 74 Elm St. Telephone 2-0695
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Beauty Shop No. families _____
 Last use _____ No. families _____
 Material cinder blk No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To erect 2'8" x 8' roof sign as per plan.

Appeal Sustained 1/28/60

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 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 _____
 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 _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Kind and thickness of outside sheath. _____ exterior walls? _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

APPROVED: 3/22/60

by: [Signature]

INSPECTION COPY
 Signature of owner

4-4

Permit No. 601 241
 Location 895, Franklin Ave
 Owner Fire Paints Benoit Co.
 Date of permit 3/27/60
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____
 Staking Out Notice _____
 Form Check Notice _____

NOTES

3-24-60 Shop
Inspection OK
3-31-60 Completed - up
OK

X

Inspector _____
 Date _____
 City _____

Inspector _____
 Date _____
 City _____

u-u

Permit No. 601241
 Location 845 Brighton Ave
 Owner Joe Panto Leavitt
 Date of permit 3/22/60
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____
 Staking Out Notice _____
 Form Check Notice _____

NOTES

3-24-60 Shop
 inspection OK
 3-31-60 Completed - exp
 (initials)

X

Vertical lines on the right side of the permit form, likely for recording or filing purposes.

Vertical lines on the right side of the notes section, likely for recording or filing purposes.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

January 18, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, January 28, 1960, at 4:00 p.m. to hear the appeal of Rudolph J. Gagnon requesting an exception to the Zoning Ordinance to permit erection of three roof signs on the rear portion of the building at 891-899 Brighton Avenue, one sign about 2 feet 8 inches high and 8 feet long on Store No. 3 to be occupied by a beauty parlor, one about 2 feet 10 inches high by 12 feet 10 inches long on Store No. 4 to be occupied by a laundry pick-up and delivery service, and one about 2 feet 10 inches high by 10 feet long on Store No. 5 to be occupied by a laundromat.

These permits are presently not issuable because roof signs of the type indicated are not allowable under Section 16-A-4 of the Ordinance applying to the B-1 Business Zone in which the property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

PERMIT ISSUED

00944
AUG 3 1961

CITY of PORTLAND

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 1, 1961



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location .. 895 Brighton Ave. Use of Building Restaurant No. Stories 1 New Building Existing "Existing"
Name and address of owner of appliance Alfred Sharpe, 18 Monument Square. Telephone 2-8321
Installer's name and address Forkland Co., Light Co., 5 Temple St.

General Description of Work

To install (2) gas-fired Pitco Fiolators Model 12F and Model 13.

IF HEATER, OR POWER BOILER

Any burnable material in floor surface or beneath? Kind of fuel?
Location of appliance
If so, how protected?
Minimum distance to burnable material, from top of appliance or casing top of furnace From front of appliance From sides or back of appliance
From top of smoke pipe Other connections to same flue Rated maximum demand per hour
Size of chimney flue
If gas fired, how vented?
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Labelled by underwriters' laboratories?
Name and type of burner Does oil supply line feed from top or bottom of tank?
Will operator be always in attendance? Size of vent pipe
Type of floor beneath burner Number and capacity of tanks
Location of oil storage Make How many tanks enclosed?
Low water shut off
Will all tanks be more than five feet from any flame?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Any burnable material in floor surface or beneath? Height of Legs, if any
Location of appliance First Floor
If so, how protected? Distance to combustible material from top of appliance 3'
Skirting at bottom of appliance? none From sides and back over 3' sides
From front of appliance over 3' From top of smokepipe
Size of chimney flue 8" Other connections to same flue thru back wall over roof
Is hood to be provided? yes If so, how vented? Forced or gravity? forced
If gas fired, how vented? into hood Rated maximum demand per hour 12F-72500
Model 12F-72500
B-45100

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Gas-fired appliances (this is for one appliance only) to be equipped with device which shall shut off automatically all gas supply in case pilot flame is extinguished.
This applies to 12F only.

Amount of fee enclosed? .. 3.00 .. (\$2.00 for one heater, etc., 100 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:
8/3/61-ags

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 ..
Portland Gas Light Company

Signature of Installer ..
M. A. Lane



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, July 20, 1961

PERMIT ISSUED

AUG 3 1961 00945

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 895 Brighton Ave. Within Fire Limits? 30583 Dist. No. _____
 Owner's name and address Charles Sharpe, 18 Monument St. Telephone 502-40
 Lessee's name and address _____ Telephone _____
 Contractor's name and address W. H. Demmons, 244 Commercial St. Telephone 4-0100
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Restaurant No. families _____
 Last use _____ No. families _____
 Material con. block No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 2.00
 Estimated cost \$ _____

General Description of New Work

Boletail

To install hood and ventilation for cooking equipment as per plan.

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

Details of New Work

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

OK - 8/3/61 - agj

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
 Charles Sharpe

CS 301

INSPECTION COPY

Signature of owner By: W. H. Demmons

PH

87

Permit No. 61/945
 Location 95 Brighton Ave
 Owner Charles Phelps
 Date of permit 8/3/61
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____
 Staking Out Notice _____
 Form Check Notice _____

NOTES
 8-4-61 Phased ahead
 clear obstructions on
 Trench doors. DP
 8-9-61 Completed
 GP

City of Boston
 Building Department
 Division of Building Inspection
 License No. _____
 Name of Licensee _____
 Licensee's Address _____
 Licensee's Telephone No. _____
 Licensee's Signature _____
 Licensee's Title _____
 Licensee's Date of Birth _____
 Licensee's Sex _____
 Licensee's Height _____
 Licensee's Weight _____
 Licensee's Eye Color _____
 Licensee's Hair Color _____
 Licensee's Complexion _____
 Licensee's Education _____
 Licensee's Occupation _____
 Licensee's Experience _____
 Licensee's References _____
 Licensee's Other Information _____

Permit in effect from 8:00 AM to 5:00 PM on 8/3/61
 Name of Contractor _____
 Name of Engineer _____
 Name of Architect _____
 Name of Designer _____
 Name of Inspector _____
 Name of Surveyor _____
 Name of Other Professional _____
 Name of Other Person _____
 Name of Other Organization _____
 Name of Other Agency _____
 Name of Other Authority _____
 Name of Other Department _____
 Name of Other Division _____
 Name of Other Section _____
 Name of Other Office _____
 Name of Other Room _____
 Name of Other Building _____
 Name of Other Street _____
 Name of Other City _____
 Name of Other State _____
 Name of Other Country _____



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED

MAR 10 1961

Portland, Maine, March 10, 1961

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 889 Brighton Ave. Use of Building restaurant No. Stories 1 New Building Existing "
Name and address of owner of appliance Jean Sharpe, 10 Sunset Lane
Installer's name and address owner Telephone 3-9223

General Description of Work

To install (2) electric "piazza ovens" make-Harvic Model 202

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Labeled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance first floor Any burnable material in floor surface or beneath? ovens sets on plywood counter
If so, how protected? Height of Legs, if any 2" 10"
Skirting at bottom of appliance? no Distance to combustible material from top of appliance?
From front of appliance 4" From sides and back back-4" From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIFICATIONS

This equipment bears under no special requirements as to clearances from combustible material. See with to or as-off

Amount of fee enclosed? (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 3-10-61 [Signature]

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

CS 300

INSPECTION COPY

Signature of Installer

Jean Sharpe

Fm



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, February 10, 1961

PERMIT ISSUED

MAR 6 1961

PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 89 1/2 Brighton Ave. Within Fire Limits? Dist. No. _____
 Owner's name and address Rudolph J Gagnon, 89 1/2 Brighton Ave. Telephone _____
 Lessee's name and address Jean Sharp, 631 Brighton Ave. Telephone 2-2583
 Contractor's name and address United Neon Display, 74 Elm St. Telephone 2-0695
 Architect _____ Specifications _____ Plans yes No. of sheets _____
 Proposed use of building restaurant STORE No. 5 No. families _____
 Last use Dry Cleaning Establishment. No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 0.00
 Estimated cost \$ _____

General Description of New Work

To erect 10' x 2' roof sign as per plan.

This is same size sign as appeal was granted for conditionally on 1/28/60 - agj

Appeal sustained 3/2/61

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

Details of New Work

Is an excavation involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If no, 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 _____
 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 _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Kind and thickness of outside sheathing of exterior walls? _____
 Studs (outside walls and carrying partitions) 2x1-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

APPROVED:

O.N. - 3/6/61 - agj

by: [Signature]

Signature of owner

INSPECTION COPY

Fm



APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class
Portland, Maine, February 13, 1961

PERMIT ISSUED
MAR 6 1961
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 891 Brighton Ave. Portland, Maine Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Jean Sharpe, 10 Sunset Lane Telephone _____
 Lessee's name and address Jean Sharpe, 10 Sunset Lane Telephone 3-7710
 Contractor's name and address Ronald B York, 73 Broadway Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building restaurant No. families _____
 Last use Laundromat No. families _____
 Material brick No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$.50
 Estimated cost \$ _____

General Description of New Work

To change use of building from Laundromat to pizzeria restaurant with food consumed on premises with alterations.

Permit Issued with Letter

Sent to Health Dept 3-6-61
Received from Health Dept _____

Approved 3/2/61

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

Details of New Work

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

If a Garage

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

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 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
 Oscar Charpe

APPROVED:

with letter by [Signature]

Signature of owner _____

Jean Sharpe FM

INSPECTION COPY

Permit No. 61192
 Location 889 Brighton Ave
 Owner Joan Chapin
 Date of permit 3/6/61
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued 3/10/61
 Staking Out Notice _____
 Form Check Notice _____

NOTES

3-8-61 Ready to open
 5.1 left for permits for
 work
 3-10-61 Cert on
 above

X

1/12/61

10/14/61

this copy of the above permit is to be retained by the city

a copy of the above permit is to be retained by the owner

this permit is valid only for the work described herein

no other work shall be done without the issuance of another permit

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 891 Brighton Ave. Date of Issue March 10, 1961

Issued to Mrs. [unclear]
10 Sunset Lane

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 61/197, has had final inspection, has been found to conform substantially 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 Restaurant
For manufacture of pizza

Entire

Limiting Conditions:

This certificate supersedes certificate issued

Approved: Nelson F. Cartwright
Inspector

Albert J. Sears
Inspector of Buildings

(Date)

Notice: This certificate identifies lawful use of building or premises, and must be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

41-591 Brighton Avenue

March 6, 1961

Mrs. Jean Sharpe
10 Sunset Lane

cc to: Mr. Donald B. York
73 Broadway
cc to: Mr. Rudolph Gagnon
699 Brighton Avenue

Dear Mrs. Sharpe:

Appeal under the Zoning Ordinance having been sustained, building permit for alterations to change use of portion of building at the above named location from a laundrest to a restaurant for the manufacture and sale of pizza pies is issued herewith subject to the following conditions:

1. If there will ever be more than twenty people in the restaurant at any one time, front entrance and rear exit doors are required to have vestibule latch sets if they are not already so equipped. 1055 20
2. Door to vestibule of toilet room is to be at least two feet wide and it and door to toilet room are to be equipped with self-closing devices. 2 04
1170.
3. A separate permit issuable only to the actual installer is required for installation of any cooking equipment. 7

Very truly yours,

MS/36

Albert J. Sears
Inspector of Buildings

AP-891-899 Brighton Avenue

February 14, 1961

cc to: Corporation Council
cc to: Mr. Rudolph J. Gagnon
899 Brighton Avenue
cc to: Mr. Donald B. York
73 Broadway

Mrs. Jean Sharpe
10 Sunset Lane

Dear Mrs. Sharpe:

Building permit and certificate of occupancy for changing use of Store No. 5 at the above named location from a laundresset to a restaurant for the serving of pizza pies, as well as permit for erection of roof sign to advertise this use, are not issuable because the restaurant use is excluded from those uses allowable in the B-1 Business Zone, where the property is located, by Section B-4-8 of the Zoning Ordinance.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Council, to whose office in Room 208, City Hall, you should go to file the appeal and where a copy of this letter is being sent.

Since plan filed with application for permit does not show the exact layout proposed for the restaurant, it is necessary that, at least before the date of the public hearing on your appeal, a plan showing accurately the arrangement you desire to have, including a vestibule for existing toilet room with self-closing doors on both toilet room and vestibule, be furnished.

Very truly yours,

AJS/jg

Albert J. Stearns
Inspector of Buildings

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 20, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chambers at City Hall on Thursday, March 2, 1961, at 4:00 P.M. to hear the appeal of Rudolph J. Gagnon requesting an exception to the Zoning Ordinance to permit changing use of store #5 on the premises at 891-899 Brighton Avenue from a laundromat to a restaurant for the serving of pizza pies as well as permit for erection of roof sign to advertise this use.

These permits are presently not issuable because the restaurant use is excluded from those uses allowable in the B-1 Business Zone where the property is located by Section 8-A-8 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 relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

*Granted 3/2/61
6/8*

DATE: March 2, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF RUDOLPH J. GAGNON

AT 891-899 Brighton Avenue

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

BOARD OF APPEALS

VOTE

Franklin G. Hockley
Harry N. Schwartz
Frederick B. Nelson

Yes
(✓)
(✓)
(✓)

No
()
()
()

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

February 7, 1961

Rudolph J. Gagnon, owner of property at 891-899 Brighton Avenue
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit:
Changing use of Store No. 5 at this location from a laundromat to a restaurant for the serving of pizza pies as well as permit for erection of roof sign to advertise this use. These permits are presently not issuable because the restaurant use is excluded from those uses allowable in the B-1 Business Zone where the property is located by Sec. 8-A-8 of the Ordinance.

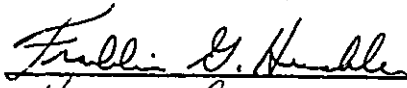
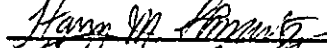

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.


APPELLANT

DECISION

After public hearing held March 2, 1961, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.




BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 20, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chambers at City Hall on Thursday, March 2, 1961, at 4:00 P.M. to hear the appeal of Rudolph J. Gagnon requesting an exception to the Zoning Ordinance to permit changing use of store #5 on the premises at 891-899 Brighton Avenue from a laundromat to a restaurant for the serving of pizza pies as well as permit for erection of roof sign to advertise this use.

These permits are presently not issuable because the restaurant use is excluded from those uses allowable in the B-1 Business Zone where the property is located by Section 8-A-8 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 relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance, and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP-391-899 Brighton Avenue

February 14, 1961

cc to: Corporation Counsel
cc to: Mr. Rudolph J. Gagnon
899 Brighton Avenue
cc to: Mr. Donald B. York
73 Broadway

Mrs. Jean Sharpe
10 Sunset Lane

Dear Mrs. Sharpe:

Building permit and certificate of occupancy for changing use of Store No. 5 at the above named location from a laundromat to a restaurant for the serving of pizza pies, as well as permit for erection of roof sign to advertise this use, are not issuable because the restaurant use is excluded from those uses allowable in the B-1 Business Zone, where the property is located, by Section B-4-B of the Zoning Ordinance.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal and where a copy of this letter is being sent.

Since plan filed with application for permit does not show the exact layout proposed for the restaurant, it is necessary that, at least before the date of the public hearing on your appeal, a plan showing accurately the arrangement you desire to have, including a vestibule for existing toilet room with self-closing doors on both toilet room and vestibule, be furnished.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

C
O
P
Y



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, February 29, 1960

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 892-899 Brighton Ave. Within Fire Limits? no Dist. No. _____

Owner's name and address Rudolph J. Gagnon, 895 Brighton Ave. Telephone _____

Lessee's name and address Claire Cyr, (Beauty Salon) 891 Brighton Ave. Telephone _____

Contractor's name and address Caron Sign Service, 125 West St., Biddeford Me. Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building Beauty Shop No. families _____

Last use _____ No. families _____

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

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To erect metal roof sign 32" x 8' as per plan.

1/28/60

Referred 3/2/60 (see specification by contractor's display)
It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO contractor

Detail of New Work

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

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

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

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

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

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

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 _____

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

Kind and thickness of outside sheathing of exterior walls? _____

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

Caron Sign Service

Signature of owner by: Alfred Caron

A: 891-899 Brighton Avenue
Roof sign for Claire Cyr Beauty Salon by Caron Sign Service on bldg. of Rudolph Gagnon

March 3, 1960

Caron Sign Service
125 West St., Middelford
Miss Claire Cyr
891 Brighton Avenue

cc to: Mr. Rudolph J. Gagnon
895 Brighton Avenue

Dear Miss Cyr & Gentlemen:

We are required by the Building Code to have on file here substantially complete information to show compliance with Building Code requirements before a permit may be issued. The design plan which the sign company has filed here with the application for the permit falls far short of showing such compliance in the matters of structural design.

Under the circumstances it is necessary that you employ some competent party thoroughly qualified to work out the application of loads and the strength of materials, to make a complete plan which will show compliance with the requirements. Sometimes in such a situation, a person employed to make the plans who has only a cursory knowledge of making plans and is not qualified to work out the stresses and loads involved in the manner used everywhere to determine such matters. When such a course is adopted, the result is usually considerable delay and inconvenience all around.

However, we wish to be of as much help as possible, and the following suggestions are made. It is understood that this is an existing box sign without any continuous frame, and that the general frame shown on the plan is to be built inside of the sign. The structural members of the frame and of the supports and fastening of the sign are not acceptable if less than 3/16-inch thick -- the angles shown on the plan are indicated to be only 1/8-inch thick.

The location of the sign upon the roof with relation to the front edge of the canopy and to the main front wall of the building should be shown by a cross-section or otherwise. Without that information it is impossible to design the fastenings and supports and for us to check them. It is assumed that the new frame of the sign is against the rear face of the sign, and the location of the frame in that position should be shown, since the uprights of the brackets must fasten directly to the frame of the sign rather than the sheet metal of the box.

As the fastenings are shown on the present plan, all of the downward pressure and all of the uplift caused by wind load would be borne by only two of the existing roof joists. While the facts cannot be known until a true arrangement of the brackets is known, it is likely that the pressure of wind (this has to be figured at the rate of 20 pounds per square foot on each face) would be sufficient to require spreading these loads from each bracket over more than one roof joist.

Caron Sign Service
Miss Cyr

Page 2

March 3, 1960

It also appears likely that if the bottom of the sign is to be set 6" above the surface of the roof, as indicated on the plan, that a continuous angle will have to be run the length of the sign in contact with the roof and beneath the uprights of the brackets. It also may be necessary to do the same at the rear of the brackets in order to properly spread the loads. It is understood that the ceiling is all on the beauty parlour. Therefore, it is not convenient or economical to provide any fastenings on the underside of the roof.

A couple of blank statements of design are enclosed for the sign company to give to their chosen designer.

Very truly yours,

Warren McDonald
Acting Deputy Insptr. of Bldgs.

WMcD:m

enc: to sign company- blank statements of design

P. S. This sign is only allowed after favorable action by the Zoning Board of Appeals. In signing that appeal the condition was attached that none of the lighting of the sign could be visible from the rear.

AP-Three roof signs on building at 871-899 Brighton Avenue,
corner of Devon Street

January 12, 1960

Mr. Rudolph J. Gagnon
895 Brighton Avenue

cc to: Corporation Counsel

Dear Mr. Gagnon:

Building permits intended to authorize erection of three roof signs on the new portion of the building owned by you at the above named location—one sign about 2 feet 8 inches high and 8 feet long on Store No. 3 to be occupied by a beauty parlor, one about 2 feet 10 inches high by 12 feet 10 inches long on Store No. 4 to be occupied by a laundry pick-up and delivery service, and one about 2 feet 10 inches high by 10 feet long on Store No. 5 to be occupied by a laundromat—are not issuable because roof signs of the type indicated are not allowable under Section 16-A-4 of the Zoning Ordinance applying to the B-1 Business Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning these signs. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal. It is understood that total area of signs on the entire premises, including the existing building will not exceed the maximum of two hundred square feet permitted by the Zoning Ordinance.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

AP 891-899 Brighton Avenue

JANUARY 29, 1960

Mr. Rudolph J. Gagnon,
895 Brighton Avenue

Dear Mr. Gagnon:

Your appeal under the Zoning Ordinance concerning the roof sign on Store No. 3 at the above named location has been sustained. You will recall that the permit application on which the appeal was based was merely a preliminary one. Before further action can be taken by this department, it is necessary that the erector of the sign file a permit application with which will be furnished complete details of the sign, its fastenings and construction for checking and approval by this department.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/H