

PERMIT CHECKING DATA

Date 6/11/43

Location 899 Brighton Ave

- 1. Hold for more information \_\_\_\_\_
- 2. Incomplete plans. See remarks \_\_\_\_\_
- 3. See notes on inspection copy  \_\_\_\_\_
- 4. See notes attached \_\_\_\_\_
- 5. O.K. to issue with letter \_\_\_\_\_
- 6. O.K. to issue with memo \_\_\_\_\_
- 7. O.K. to issue \_\_\_\_\_
- 8. Hold for question of appeal
- 9. more information
- 10. See letter - memo 6/14/43

*6/26/43 - Mr. [unclear] says  
to put it to rest. P.K.*

June 14, 1943

Mr. Kurt Froier,  
833 Frighton Avenue,  
Portland, Maine

Subject: Proposed construction of addition to  
store at 833 Brighton Ave., corner of Devon  
Street

Dear Sir:

In the Local Business Zone in which this property is located, no new construction work on such a building is permitted closer than five feet to the side property line which, in your case, is the street line of Devon Street. Since there would apparently be only four feet between the street line and your proposed addition, I am unable to issue the permit. I realize that it is desirable to make the wall of the addition a continuation of the wall of the existing building. Under the Zoning Law you have appeal rights relating to this problem, and the Municipal Officers have the authority to grant an exception in such a particular case, if they believe it may be done without substantially departing from the intent and purpose of the law. Such an appeal may be filed on forms furnished at this office, and I will give you assistance in filling out the form if you so desire. I cannot give you any such assistance in filing an appeal, however, until all of the additional information indicated below has been furnished in such shape that it may be understood here and filed away as an intelligent record. I am unable to predict what the action of the Municipal Officers might be in your case, should you file an appeal.

The estimated cost of work given in an application for a permit is required to include everything, including all labor and material and all equipment built into the building. I doubt if you can construct this addition for the sum of \$80, given in the application for the permit. Perhaps you have assumed that your own labor or any donated labor or any material that you have on hand are not to be included, but that is not the case, for they are to be included in the estimated cost using reasonable hourly wages for labor whether your own or anyone else's and using reasonable unit costs for second-hand material or any material or equipment that you may have on hand. If you think you can build the addition for \$80, please furnish a detailed estimate supporting this figure with quantities of labor and material and the unit prices of each.

In 1940, we had some appeal proceedings involving this building, providing there a filling station. At that time a photograph was taken, and the building had the appearance of being out of repair especially as regards sills and perhaps foundations. If that is still the case, we shall expect permanent repairs to be made to such features found out of repair before the building permit for the addition could be issued, even though an appeal were sustained. If the foundations or sills are out of repair, you should give us a statement in writing as to just what you propose to do to make them permanently sound.

We shall also need a detailed plan of the proposed foundation showing the thickness, the height extending above the ground and the depth below the ground (the latter depth is required to be at least four feet). In the application you have said large square stones. We must know how large, and they are not acceptable anyway unless laid in mortar, slushed full in all the joints. The photograph indicates the original building as having a hip roof, and probably a later addition having a shed roof sloping downwards away from Frighton Avenue. Apparently your proposed addition would be at the rear end of this shed roof. We shall have to have

Robert Preier—2

June 14, 1943

framing plan showing this entire arrangement as to both the existing shed roof and the proposed roof so that it may be understood. You have given the height of the proposed addition as eight feet above the ground, but I doubt from the photograph if the rear end of this existing shed roof is that high above the ground.

From your sketch it is assumed that the wall between the proposed store-room and the existing building is to be left in place. The sketch shows only one means of entrance to this addition and that from out of doors. On May 11, 1942, I issued a permit to you to partition off a sort of lodging room in one rear corner of this store. Is that lodging room still there, if so please show it on your plan. Is the variety store still to be continued in the existing building, and just what kind of storage is the proposed addition to be used for?

Very truly yours,

RMch/n

Inspector of buildings

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for addition to store  
at 509 Brighton Avenue date 6/10/12

1. In whose name is the title of the property now recorded? Kurt Feisel.
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? FEIACE
3. Is the outline of the proposed work now staked out upon the ground? YES  
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? \_\_\_\_\_
4. What is to be maximum projection or overhang of eaves or drip? 6 in
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? YES
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? YES
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? YES

Kurt Feisel.



LOCAL BUSINESS ZONE  
APPLICATION FOR PERMIT

Permit No. \_\_\_\_\_

Class of Building or Type of Structure Third Class

Portland, Maine, June 10, 1913

To the INSPECTOR OF BUILDINGS, FOP LANE, ME.

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

Location 809 Brighton Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's or Lessee's name and address Jure Foster, 809 Brighton Avenue Telephone no

Contractor's name and address Grower Thurston, Naples Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Plans filed yes No. of sheets 1

Proposed use of building Store No. families \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ \$2,200 Fee \$ 50

Description of Present Building to be Altered

Material wood No. stories 1 Heat stove Style of roof pitch Roofing asphalt

Last use store No. families \_\_\_\_\_

General Description of New Work

To build one story frame addition 6' x 12' on rear of building for storage

It is understood that this permit does not include installation of heating apparatus which is to be taken out \_\_\_\_\_ of the heating contractor.

NOTIFICATION BEFORE LAYING  
OUT

Details of New Work

NOTIFICATION OF OCCUPANCY  
IS REQUIRED

Is any plumbing work involved in this work? \_\_\_\_\_

Is any electrical work involved in this work? \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof 2'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation large square stones Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof flat Rise per foot 2" Roof covering asphalt roofing Class C Underlayment \_\_\_\_\_

No. of chimneys no Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Kind of heat none Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_

Framing lumber—Kind spruce Dressed or full size? dressed

Corner posts 4x4 Sills 4x6 Girt or ledger board? \_\_\_\_\_ Siz. \_\_\_\_\_

Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4 O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor 2x6, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x4

On centers: 1st floor 16", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 12"

Maximum span: 1st floor 6', 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 6'

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

If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_

Total 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 above work require removal or disturbing of any shade 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

1377

Permit No. 43  
 Location: 899 Brighton Ave  
 Owner: Kurt Steier  
 Date of permit: 6/1/43  
 Notif. closing-in:  
 Inspn. closing-in:  
 Final Notif. [Signature]  
 Final Inspn. [Signature]  
 Cert. of Occupancy issued

NOTES

43 - Since this propo-  
 sition is in fact a  
 Business house, no  
 wall of an addition  
 may be built closer  
 to the street line of  
 either Gleason Street  
 or Brighton Avenue  
 than the front walls  
 of dwelling houses  
 on adjoining lots and  
 facing these streets.  
 There is a dwelling on  
 the lot adjoining on  
 Brighton Avenue, which  
 sets on the street near  
 of its lot and is therefore  
 much further from

the street line than  
 any part of building  
 which addition is  
 proposed. The dwelling  
 on the adjoining lot  
 on Gleason Street is more  
 than 150' away from  
 from the proposed addi-  
 tion, so require-  
 ment of line is not  
 of this house need not  
 be met. However, I  
 should think that  
 the minimum side  
 yard of 5' in local Bus-  
 iness zone would have  
 to be provided.  
 Therefore the location  
 of the proposed addition  
 does not comply with  
 zoning ordinance  
 requirements. - A.G.



(L) LOCAL BUSINESS ZONE  
APPLICATION FOR PERMIT

PERMIT ISSUED  
Permit No. 0909

Class of Building or Type of Structure Third class

INSPECTION NO. \_\_\_\_\_

MAY 11 1942

Portland, Maine, May 9, 1942

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 899 Brighton Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's or Lessee's name and address Kurt Freier, 899 Brighton Avenue Telephone no. \_\_\_\_\_  
Contractor's name and address Grover Thurston, Naples Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed yes No. of sheets 1  
Proposed use of building Store and lodging room No. families \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 20. Fee \$ .50

Description of Present Building to be Altered

Material wood No. stories 1 Heat stove Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use Store No. families \_\_\_\_\_

General Description of New Work

To partition off room app. 6' x 12'7" in rear corner of store for lodging room  
2x4 studs 16" OC, pressed board

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.

Details of New Work

Is any plumbing work involved in this work? \_\_\_\_\_  
Is any electrical work involved in this work? \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
To be erected on 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 \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
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 \_\_\_\_\_  
Total 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 above work require removal or disturbing of any shade 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 Kurt Freier  
Thomas Struan

STATE OF MAINE

COUNTY OF CUMBERLAND, ss

Portland, Maine

To the Councilmen of the City of Portland in said County of Cumberland and State of Maine

Gentlemen:

We the undersigned residents of the City of Portland and living within a radius of five hundred (500) feet of the property of C. M. Graves of said Portland respectfully request that the application of C. M. Graves for permission to build a filling station and lubritorium, as per her said application now on file in said City of Portland, be reopened and that after due consideration a permit for building same may be given to C. M. Graves.

Maria E. Gaudin

Address 29 Devon St

Bella E. Russell

16 M. St. St

Mrs. Alice M. Poirer

11 Kent St

Fred. C. Woodbury

18 Kent St

Maria C. Smith

20 Kent St

G. E. Bean

25 Kent

Mrs. E. J. Broder

201 Brighton Ave

Mrs. Wm. Rubin

918 Brighton Ave

Mrs. E. Maria Casasco

253 Caprice St

Catherine Mazzugli

256 Caprice

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40/25

To the Committee on Zoning and Building Ordinance Appeals,  
Board of Municipal Officers,  
City of Portland, Maine

Dear Sirs:-

We, the undersigned, being residents and residing on Brighton Avenue, in said City of Portland, in that vicinity known as Nason's Corner, are vitally interested in the petition of C. M. Graves, who desires to construct a gasoline filling station at 897 Brighton Avenue. We are unalterably opposed to the granting of any such license to said applicant and respectfully submit to this Committee there is no reason or justification for the issuance of said permit.

Dated at Portland, Maine, this twenty-fourth day of April, 1940.

- ..... James E. Vossy ..... 13 Devon St
- ..... John Palitto ..... 895 Brighton Ave
- ..... Lettera & mushroom ..... 905 Brighton Ave
- ✓ ..... Mrs. Mrs. P. B. Glend ..... 915 Brighton Ave
- ..... Fred C. Woodley ..... 18 Kent St
- ..... Phil T. O'Connell ..... 252 ..... St
- ..... Dean M. Hughes ..... 100 Devon Street
- ..... Bernard P. Quinn ..... 8 Biggs St
- ..... L. H. Horsman ..... 59 Crown St
- ..... Joseph P. Welch ..... 95 Devon St
- ..... J. J. McBarry ..... ~~J. J. McBarry~~ 813 Brighton Ave
- ✓ ..... Rev. Walter M. Colby ..... 14 Devon St
- ..... George ..... 442 Brighton Ave
- ..... Mrs. Harry H. Watts ..... 18 Dennett St

rec'd 5/3/40

11.1/25  
Local 897 Brighton Ave.  
corner Devon Street

May 8, 1940

Mr. C. H. Graves,  
897 Brighton Avenue,  
Portland, Maine

Dear Sir:

The Municipal Officers on May 6th voted to deny your appeal under the Zoning Ordinance relating to the proposed filling and automobile service station at 897 Brighton Avenue, corner Devon Street, on the basis that they felt that the appeal could not be sustained without substantially derogating from the intent and purpose of the Zoning Ordinance.

Very truly yours,

WACD/H

Inspector of Buildings

4025

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF C. M. GRAVES AT  
897 BRIGHTON AVENUE, cor. DEVON ST.

May 3, 1940

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Eskilson, Ward and Martin and the Inspector of Buildings.

Mr. Graves appeared in support of his appeal and said that he was suppose to have the Building 40 foot frontage on Brighton Avenue and 28 feet frontage on Devon Street with imitation brick siding on the front and Devon Street side and metal on the other two sides; that he thought it would be definite improvement of the situation and would give him an opportunity to get more income from the property in connection with his furniture business now there, at the same time improving the appearance of the property as the present building was not very presentable.

Frank Preti appeared against the appeal and presented a petition a petition signed by several persons against it. He said this neighborhood was already congested with filling stations and garage, and that the prop station would depreciate values.

P.B.

Mr./Flint, Rev. Walter M. Colby, James E. Vessey, Mrs. L. Mushreau and Mrs. Harry H. Watts, presumably all signers of the petition, all spoke against the proposition being among other things that the proposed station would increase the fire hazard and the traffic hazard as well as noise, that they had been trying to beautify the neighborhood and the proposed station would nullify their efforts.

Warren McDonald

40,26

May 4, 1940

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the zoning Ordinance of C. . . Graves at 887 Brighton Avenue, corner Devon Street, relating to relocation and alteration of the building there and establishing a gasoline filling and automobile service station contrary to the terms of the zoning Ordinance in the Local Business Zone where the property is located, reports that the appeal ought to be denied.

COMMITTEE ON ZONING AND BUILDING  
ORDINANCE APPEALS

\_\_\_\_\_  
Chairman

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

Room 21, City Hall  
April 30, 1940

Mr. C. H. Graves,  
897 Brighton Avenue,  
Portland, Maine

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, May 3, 1940 at two o'clock in the afternoon upon your appeal under the Zoning Ordinance relating to the relocation and construction of an addition upon the existing one story store and to install tanks, pumps, piping and to establish on the property a gasoline filling station and automobile service station at 897 Brighton Avenue.

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

COMMITTEE ON ZONING AND BUILDING  
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

40/25

CITY OF PORTLAND, MAINE  
BOARD OF MUNICIPAL OFFICERS  
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Room 21, City Hall  
April 22, 1940

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, May 3, 1940 at two o'clock in the afternoon upon the appeal under the Zoning Ordinance of C. M. Graves at 897 Brighton Avenue, corner Devon Street, relating to construction of an addition to the building there, and the installation of gasoline pumps, tanks, piping, etc., to establish there a gasoline filling and motor vehicle service station.

The Inspector of Buildings was unable to issue a permit covering these changes because the property is located in a Local Business Zone where use as a gasoline filling station and automobile service station is not ordinarily permitted under the precise terms of the Ordinance.

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

COMMITTEE ON ZONING AND BUILDING  
ORDINANCE APPEALS

W. Earle Eskilson, Chairman



City of Portland, Maine

Serial 5/6/40

*[Handwritten signature]*

4:25

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by **C. M. Graves** at **897 Brighton Avenue  
cor. Devon Street**

April 18, 19 40

To the Municipal Officers

Your applicant **C. M. Graves**

who is the **owner** of property at **897 Brighton Avenue**

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property as provided by Section 14 Paragraph x of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance

The decision of the Inspector of Buildings denies a permit to cover relocation and construction of an addition upon the existing one story store on this property, to install tanks, pumps, piping and to establish on the property a gasoline filling station and automobile service station because such a use is not allowable under the precise terms of the Zoning Ordinance in the Local Business Zone where the property is located.

The reasons for the appeal are as follows: The appellant has just acquired this property, believes that this location is advantageous for a filling station. He believes that the station would not be objectionable or detrimental to the neighborhood and that it may be conducted advantageously on the same property with his own business of furniture repairing and upholstering which he already conducts in the existing building and plans to continue.

*Per order  
6/25/40*



LOCAL BUSINESS ZONE  
APPLICATION FOR PERMIT Permit No. \_\_\_\_\_

Class of Building or Type of Structure THIRD Class

Portland, Maine, April 16, 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 297 Brighton Avenue Within Fire Limits? NO Dist. No. 4-0039  
COR. Devon St.  
Owner's or lessee's name and address G. H. Graves, 297 Brighton Ave. Telephone 4-2031  
Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building Service Station and store No. families \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ \_\_\_\_\_

Description of Present Building to be Altered

Material Steel No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use store No. families \_\_\_\_\_

General Description of New Work

To build one story frame addition 12' x 16 on side of existing building  
To rebuild one story shed which is further on Devon Street side of building and locate it  
in rear of new addition as shown on plan  
To move present building back about 8' to provide space for pumps

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information, the estimated cost and pay legal fee

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.

Details of New Work

Is any plumbing work involved in this work? \_\_\_\_\_  
Is any electrical work involved in this work? \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
To be erected on 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 \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Framing Lumber—Kind \_\_\_\_\_ Dressed or Full Size? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
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 \_\_\_\_\_  
Total 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 above work require removal or disturbing of any shade 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 <sup>no</sup>

Signature of owner G. H. Graves

INSTRUCTION COPY







Permit No. \_\_\_\_\_

# APPLICATION FOR PERMIT

ISSUED 1265

Class of Building or Type of Structure \_\_\_\_\_

**Jul 25 1931**

Portland, Maine, July 25, 1931

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 897 Brighton Avenue Ward 9 Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's or Lessee's name and address Donald Davis, Vermont Telephone \_\_\_\_\_  
 Contractor's name and address Joseph Valente 195 Brighton Avenue Telephone \_\_\_\_\_  
 Architect's name and address \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
 Other buildings on same lot none \_\_\_\_\_  
 Plans filed as part of this application? no No. of sheets \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 1.50

### Description of Present Building to be Altered

Material wood No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Last use storage shed No. families \_\_\_\_\_

### General Description of New Work

To demolish building about 12' x 8'

NOTIFICATION BEFORE LATHING  
OR CLOSING-IN IS WAIVED.  
CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED.

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.

### Details of New Work

Height average grade to top of plate \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of Roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1 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 \_\_\_\_\_  
 Total 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 above work require removal or disturbing of any shade 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 \_\_\_\_\_

Donald Davis

by Ruth Walcott

2448-A



(L) LOCAL BUSINESS ZONE

PERMIT ISSUED

APPLICATION FOR PERMIT TO ERECT SIGN  
OVER PUBLIC SIDEWALK OR STREET

1075  
JUL 12 1927

July 9

27

Portland, Maine, 19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 897 Brighton Ave Ward 8 Within Fire Limits? yes Dist. No. \_\_\_\_\_

Owner of building to which sign is to be attached Jos. Valenta

Name and address of owner of sign Jos. Valenta

Contractor's name and address Flynn The Painter, Inc. Telephone 2.3833

When does contractor's bond expire? Nov. 1927

Information Concerning Building

No. stories 3 Material of wall to which sign is to be attached wood

Details of Sign and Connections

Electric? yes Vertical dimension after erection 30 in Horizontal 5 ft 6 in

Weight 75 lbs. lbs., Will there be any hollow spaces? yes Any rigid frame? no

Material of frame angle iron No. advertising faces two, material \_\_\_\_\_

No. rigid connections two Are they fastened directly to frame of sign? \_\_\_\_\_

No. through bolts one Size 1/2 inch, Location, top or bottom top

No. guys four, material rope, Size 3/8 inch

Minimum clear height above sidewalk or street 15 ft

Maximum projection into street 4 ft.

Fee \$ 1.00

APPROVED

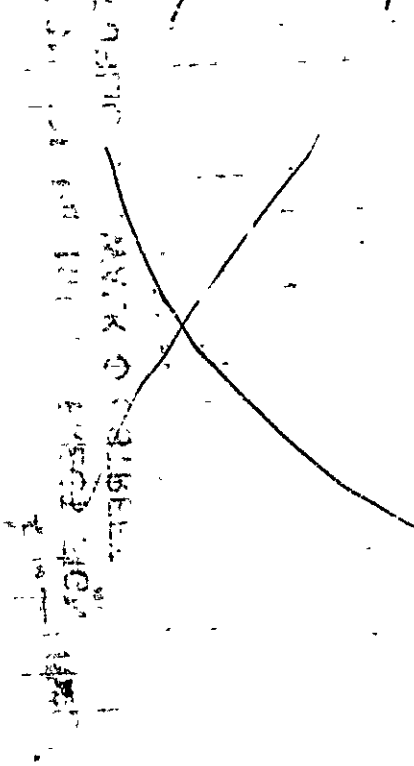
Oliver P. Searson Signature of contractor \_\_\_\_\_  
INSPECTION COPY CHIEF OF FIRE DEPT.

4012

Ward 9 Permit No. 27/1075 <sup>H 1</sup>  
Location 897 Brighton Ave  
Owner J. Talanta  
Date of permit July 12/27  
Sign Contractor  
Final Inspn. [Signature]

NOTES

Mr. Sign gambling by  
lot 450 away  
Small sign on roof





Location, Ownership and detail must be correct, complete and legible.  
 Separate application required for every building.  
 Plans must be filed with this application.

## Application for Permit for Alterations, etc

To the Portland, August 12, 1920 191  
 INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following-described building:—

Location 627 Brighton Avenue Ward 8 in fire-limits? NO

Name of Owner or Lessee, Trott P. Davis Address 895 Brighton Avenue

" " Contractor, not let "

" " Architect, \_\_\_\_\_ "

Description of Present Bldg.

Material of Building is wood Style of Roof, pitch Material of Roofing, asphalt

Size of Building is 18 ft feet long; 36 ft feet wide. No. of Stories, 1

Cells: Wall is constructed of ports is \_\_\_\_\_ inches wide on bottom and batters to \_\_\_\_\_ inches on top.

Underpinning is \_\_\_\_\_ is \_\_\_\_\_ inches thick; is \_\_\_\_\_ feet in height.

Height of Building, 10 ft Wall, if Brick; 1st, \_\_\_\_\_ 2d, \_\_\_\_\_ 3d, \_\_\_\_\_ 4th, \_\_\_\_\_ 5th, \_\_\_\_\_

What was Building last used for? church No. of Families? \_\_\_\_\_

What will Building now be used for? dwelling

### DETAIL OF PROPOSED WORK

Change church into dwelling by making interior alterations

All to comply with the building ordinance

Estimated Cost \$ 200.

### IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? \_\_\_\_\_; No. of feet wide? \_\_\_\_\_; No. of feet high above sidewalk? \_\_\_\_\_

No. of Stories high? \_\_\_\_\_; Style of Roof? \_\_\_\_\_; Material of Roofing? \_\_\_\_\_

Of what material will the Extension be built \_\_\_\_\_ Foundation? \_\_\_\_\_

If of Brick, what will be the thickness of External Walls? \_\_\_\_\_ inches; and Party Walls \_\_\_\_\_ inches.

How will the extension be occupied? \_\_\_\_\_ How connected with Main Building? \_\_\_\_\_

### WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? \_\_\_\_\_ Proposed Foundations \_\_\_\_\_

No. of feet high from level of ground to highest part of Roof to be? \_\_\_\_\_

How many feet will the External Walls be increased in height? \_\_\_\_\_ Party Walls \_\_\_\_\_

### IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? \_\_\_\_\_ in \_\_\_\_\_ Story.

Size of the opening? \_\_\_\_\_ How protected? \_\_\_\_\_

How will the remaining portion of the wall be supported? \_\_\_\_\_

Signature of Owner or Authorized Representative

*Trott P. Davis*

Address 770 Brighton Ave

BEGINNING WORK

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



899 Brighton Avenue

MERRILL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

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

January 19, 1988

Mr. Gordon Richardson  
Strictly Kitchens  
899 Brighton Avenue  
Portland, Maine 04102

Dear Mr. Richardson:

At the meeting of the Board of Appeals on Thursday evening, January 14th, the Board voted by a unanimous vote of six members present to deny your variance request for a free-standing pole sign for your retail store "strictly kitchens" at 899 Brighton Avenue in Portland. This variance request is required in order to obtain approval of a freestanding pole sign for use in the B-1 Business Zone.

A copy of the Board's decision is enclosed for your records. I am sorry that my reply to you can not be more favorable in this matter.

Sincerely,

Warren J. Turner  
Zoning Enforcement Inspector

cc: Paul J. Beaulieu, Strictly Kitchens, 899 Brighton Avenue, Portland 04102  
Rudolph Gagnon, 899 Brighton Avenue, Portland 04102  
Merrill S. Seltzer, Chairman Board of Appeals  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief, Inspection Services  
Kevin Carroll, Code Enforcement Officer

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



MERRILL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

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

899 Brighton Avenue

December 23, 1987

Mr. Paul J. Beaulieu, Partner  
Strictly Kitchens  
899 Brighton Avenue  
Portland, Maine 04102

Dear Mr. Beaulieu:

Receipt is acknowledged of your application for a variance to permit the installation of a two pole sign in the B-1 Business Zone to be located at the front of your building on Brighton Avenue. The proposed sign would be sited 13½ feet from the side line of the street. Please furnish this office with details concerning the overall height of this sign request.

This variance request will be scheduled for review at the January 14th meeting of the Board of Appeals at 7 P.M. in Room 209, City Hall, Portland, P. J. Construction has advised that the proposed sign would be 14 feet in overall height, if this variance is granted. Consent of the owner of the building will also be required.

This variance will appear on the agenda for the January 14th 1988 meeting of the Board of Appeals. Copies of the agenda for that meeting will be distributed as soon as printed copies become available for mailing.

Sincerely,

*Warren J. Turner*

Warren J. Turner  
Zoning Enforcement Inspector

cc: Merrill S. Seltzer, Chairman, Board of Appeals  
Rudolph Gagnon, 899 Brighton Avenue, Portland 04102  
Joseph L. Gray, Jr., Director, Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief, Inspection Services  
Kevin Carroll, Code Enforcement Officer



284-C-5

899 Brighton Ave  
Andy Hayton  
284-C-5

284-C-6 Donald R + Rose-Marie Dugas  
13 Devon St 04102  
4 Appel

284-A-1 Robert H + Jacqueline B Hallant  
114 Hatley St 04103

A-28 Edwin + John F. Clifford  
14 Devon St 04102

260-B-17 Richard A + Elizabeth Monaghan-Dee  
86 Morning St 04101

B-18 James H. McCann  
465 Congress St 04102

B-19

B-20

284-C-3 Appel

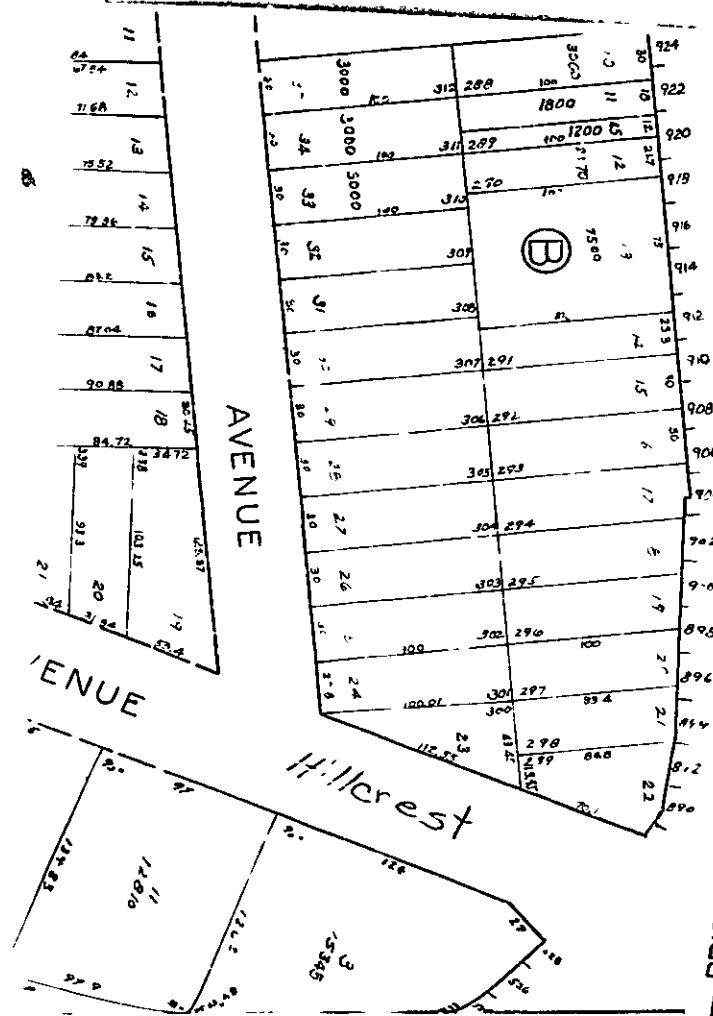
C-28 Fred A Jr + Joan F. Adams  
18 Kent St 04102



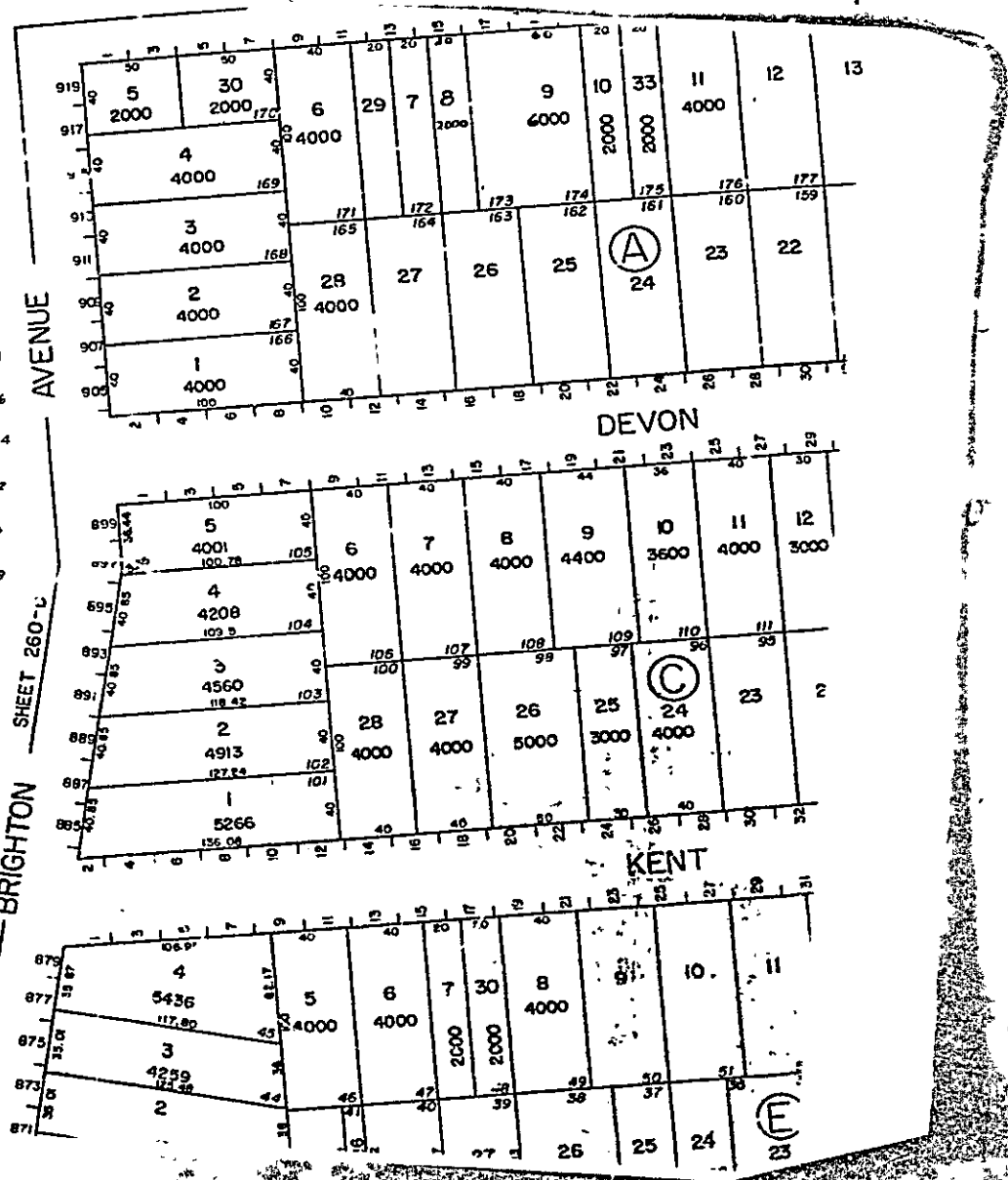
284-E 4 Dale C Miles  
873 Brighton Ave 04102

E-5 Richard J Profenno  
11 Kent St 04102

E-6 Everett J + Roberta J Platts  
15 Kent St 04102



BRIGHTON SHEET 260-L



AVENUE

AVENUE

Hillcrest

AVENUE

BRIGHTON SHEET 260-L

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



MERRILL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

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THOMAS F. JEWELL  
DAVID L. SILVERHILL  
MICHAEL E. WESTORT  
CHRISTOPHER DINAN

899 Brighton Avenue

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday evening, January 10, 1988 at 7:00 P.M. This notice of required public hearing has been sent to the owners of property directly abutting and directly across a street or alley from the property as required by the Ordinance.

Strictly Kitchens, lessee of the property at 899 Brighton Avenue, under the provisions of Section 14-473(c)1 of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petition the Board of Appeals to request a variance allowing them to erect a between pole style sign 36-1/2" high, 72-1/2" long and 10-3/4" deep at this address which is located in the B-1 Business Zone unless authorized by the Board of Appeals.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-473(c)1 of the Zoning Ordinance have been met.

John C. Knox  
Secretary

/e1  
12/7/87

Applicant: *Strictly Kitchens, Kesse* Date: *Jan 14, 1988*  
Address: *899 Brighton Ave.*  
Assessors No.: *284-C-1 to 5*

CHECK LIST AGAINST ZONING ORDINANCE

Date -  
Zone Location - *B-1 Business Zone*  
Interior or corner lot -  
Use - *Erect Pole sign*  
Sewage Disposal -  
Rear Yards -  
Side Yards -  
Front Yards -  
Projections -  
Height -  
Lot Area - *22948 (Owner Rudolph J. Lagrou)*  
Building Area -  
Area per Family - *Total 1988 assessment*  
Width of Lot - *\$*  
Lot Frontage - *257,370*  
Off-street Parking - *253,840*  
Loading Bays -  
Site Plan -  
Shoreland Zoning -  
Flood Plains -

FINDINGS OF FACT  
ALL APPEALS

TYPE OF APPEAL Variance

1. Name of Applicant Strictly Kitchens
2. Address of Applicant 899 Brighton Avenue
3. Right of applicant to appeal.  
Owner \_\_\_\_\_  
Option to Purchase \_\_\_\_\_  
Lessee X
4. Location of property under appeal 899 Brighton Ave.
5. Zone in which the property is located B-1
6. Present use of property Retail Store
7. Proposed use if the appeal is granted. Retail Store

8. Names and addresses of those appearing in support of the application:

Gordon Richardson - Owner

9. Names and addresses of those appearing in opposition to the application:

Frank ~~Smith~~ Reali

10. Listing of the documentary evidence presented to the Board (e.g., plans, photos, maps, etc.)

VARIANCES

A variance may be granted if the Board finds that it will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Ordinance would result in "undue hardship". The following questions must all be answered, with supporting findings of fact, in order to grant the appeal.

1. Can the land yield a reasonable return (not the highest return) without the granting of a variance?

No 6 deny the appeal)  
Yes 0

Reasons (including evidence) Free-standing sign not  
essential to reasonable return

2. Are there factors which are unique to this property, and not to the general conditions of the neighborhood, which create a need for a variance?

Yes 0  
No 6 (deny the appeal)

Reasons (including evidence) \_\_\_\_\_

3. Will the granting of the variance alter the essential character of the locality?

Yes 6 (deny the appeal)  
No 0

Reasons (including evidence) Altering the character of  
non-sy residential zone will be affected

4. Is the hardship a result of action taken by the applicant or a prior owner (self-created hardship)?

Yes 6 (deny the appeal)  
No 0

Reasons (including evidence) \_\_\_\_\_



If the appeal is granted, does the Board wish to impose conditions which will further the intent and purpose of this Ordinance?

Yes \_\_\_\_\_  
No \_\_\_\_\_

Specific Conditions \_\_\_\_\_

Reasons \_\_\_\_\_

Date of Public Hearing Jun 14, 1988

Motion \_\_\_\_\_

(including conditions and findings of fact) \_\_\_\_\_

Votes in Favor - 0

Votes Opposed - 6

*John C. Knox*  
*Robert J. Morelli*  
*Thomas J. [unclear]*  
*Marvin S. [unclear]*  
*David [unclear]*  
*Christopher C. Deman*

PERMIT # \_\_\_\_\_ CITY OF Portland BUILDING PERMIT APPLICATION MAP # \_\_\_\_\_ LOT# \_\_\_\_\_

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

Contractor Rudy Gagnon, 899 Brighton Ave., Portland 04102

Address Lessee: Strictly Kitchens, 899 Brighton Avenue 04102

LOCATION OF CONSTRUCTION 899 Brighton Avenue

CONTRACTOR: \_\_\_\_\_ SUBCONTRACTORS \_\_\_\_\_

ADDRESS \_\_\_\_\_

Est. Construction Cost: \_\_\_\_\_ Type of Use: ~~XXXXXXXXXX~~ retail

Past Use: \_\_\_\_\_

Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Sq Ft. \_\_\_\_\_ # Stories: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Is Proposed Use: \_\_\_\_\_ Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Apartment \_\_\_\_\_

\_\_\_\_\_ Conversion - Explain appeal for sign in B-1 zone, variance

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE Section 14-366

Residential Buildings Only:

# Of Dwelling Units \_\_\_\_\_ # Of New Dwelling Units \_\_\_\_\_

Foundation:

- 1 Type of Soil \_\_\_\_\_
- 2 Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
- 3 Footings Size \_\_\_\_\_
- 4 Foundation Size \_\_\_\_\_
- 5 Other \_\_\_\_\_

Floor:

- 1 Sills Size \_\_\_\_\_ Sills must be anchored
- 2 Girder Size \_\_\_\_\_
- 3 Lally Column Spacing: \_\_\_\_\_ Size \_\_\_\_\_
- 4 Joists Size: \_\_\_\_\_ Spacing 16" OC
- 5 Bridging Type \_\_\_\_\_ Size \_\_\_\_\_
- 6 Floor Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
- 7 Other Material \_\_\_\_\_

Exterior Walls:

- 1 Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
- 2 No windows \_\_\_\_\_
- 3 No Doors \_\_\_\_\_
- 4 Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
- 5 Bracing Yes \_\_\_\_\_ No \_\_\_\_\_
- 6 Corner Posts Size \_\_\_\_\_
- 7 Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
- 8 Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
- 9 Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
- 10 Masonry Materials \_\_\_\_\_
- 11 Metal Materials \_\_\_\_\_

Interior Walls:

- 1 Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
- 2 Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
- 3 Wall Covering Type \_\_\_\_\_
- 4 Fire Wall if required \_\_\_\_\_
- 5 Other Materials \_\_\_\_\_

For Official Use Only	
Date <u>11/25/87</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost _____	Permit Expiration: _____
Value/Structure _____	Ownership: _____ Public _____ Private _____
Fee _____	

Ceiling:

1. Ceiling Joists Size: \_\_\_\_\_
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_
3. Type Ceilings: \_\_\_\_\_
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
5. Ceiling Height \_\_\_\_\_

Roof:

- 1 Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_
- 2 Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
- 3 Roof Covering Type \_\_\_\_\_
4. Other \_\_\_\_\_

Chimneys:

Type \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:

Type of Heat \_\_\_\_\_

Electrical:

Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:

1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_
2. No. of Tubs or Showers \_\_\_\_\_
3. No. of Flushes \_\_\_\_\_
4. No. of Lavatories \_\_\_\_\_
5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:

- 1 Type: \_\_\_\_\_
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_
3. Must conform to National Electrical Code and State Law.

Zoning:

District \_\_\_\_\_ Street Frontage Req.: \_\_\_\_\_ Provided \_\_\_\_\_

Required Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

Review Required:

Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Conditional Use: \_\_\_\_\_ Variance Y \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_

Shore and Floodplain Mgmt \_\_\_\_\_ Special Exception \_\_\_\_\_

Other (Explain) \_\_\_\_\_

Date Approved \_\_\_\_\_

Permit Received By Kandi Cote

Signature of Applicant [Signature] Date 11/25/87

Signature of CEO Gordar Richardson Date 11/25/87

Inspection Dates \_\_\_\_\_



*file*

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



899 Brighton Avenue

MERRILL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

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

January 19, 1988

Mr. Gordon Richardson  
Strictly Kitchens  
899 Brighton Avenue  
Portland, Maine 04102

Dear Mr. Richardson:

At the meeting of the Board of Appeals on Thursday evening, January 14th, the Board voted by a unanimous vote of six members present to deny your variance request for a free-standing pole sign for your retail store "Strictly Kitchens" at 899 Brighton Avenue in Portland. This variance request is required in order to obtain approval of a freestanding pole sign for use in the B-1 Business Zone.

A copy of the Board's decision is enclosed for your records. I am sorry that my reply to you can not be more favorable in this matter.

Sincerely,

*Warren J. Turner*

Warren J. Turner  
Zoning Enforcement Inspector

cc: Paul J. Beaulieu, Strictly Kitchens, 899 Brighton Avenue, Portland 04102  
Rudolph Gagnon, 899 Brighton Avenue, Portland 04102  
Merrill S. Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief, Inspection Services  
Kevin Carroll, Code Enforcement Officer

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



MERRILL S. SELTZER  
Chairman

JOHN J. O'NEILL  
Secretary

PETER J. ...  
THOMAS F. JEWELL  
DAVID L. SILVERNAIL  
MICHAEL E. WESTORT  
CHRISTOPHER DINIAR

899 Brighton Avenue

December 23, 1987

Mr. Paul J. Beaulieu, Partner  
Strictly Kitchens  
899 Brighton Avenue  
Portland, Maine 04102

Dear Mr. Beaulieu:

Receipt is acknowledged of your application for a variance to permit the installation of a two pole sign in the B-1 Business Zone to be located at the front of your building on Brighton Avenue. The proposed sign would be sited 13 1/2 feet from the side line of the street. Please furnish this office with detail concerning the overall height of this sign request.

This variance request will be scheduled for review at the January 14th meeting of the Board of Appeals at 7 P.M. in Room 209, City Hall, Portland, P. J. Construction has advised that the proposed sign would be 14 feet in overall height, if this variance is granted. Consent of the owner of the building will also be required.

This variance will appear on the agenda for the January 14th 1988 meeting of the Board of Appeals. Copies of the agenda for that meeting will be distributed as soon as printed copies become available for mailing.

Sincerely,

*Warren J. Turner*

Warren J. Turner  
Zoning Enforcement Inspector

cc: Merrill S. Seltzer, Chairman, Board of Appeals  
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Joseph E. Gray, Jr., Director, Planning & Urban Development  
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ZONING BOARD OF APPEALS



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MICHAEL E. WESTORT  
CHRISTOPHER DINAN

899 Brighton Avenue

December 23, 1987

Mr. Paul J. Beaulieu, Partner  
Strictly Kitchens  
899 Brighton Avenue  
Portland, Maine 04102

Dear Mr. Beaulieu:

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This variance will appear on the agenda for the January 14th 1988 meeting of the Board of Appeals. Copies of the agenda for that meeting will be distributed as soon as printed copies become available for mailing.

Sincerely,

A handwritten signature in cursive script that reads "Warren J. Turner".

Warren J. Turner  
Zoning Enforcement Inspector

cc: Merrill S. Seltzer, Chairman, Board of Appeals  
Rudolph Gagnon, 899 Brighton Avenue, Portland 04102  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief, Inspection Services  
Kevin Carroll, Code Enforcement Officer



# CITY OF PORTLAND

## VARIANCE APPEAL

### APPLICATION

Applicant's name and address: Strictly Kitchens, 899 Brighton  
Avenue, Portland, ME 04102

Applicant's interest in property (e.g., owner, purchaser, etc.):  
Tenant

Owner's name and address (if different):  
Rudy Gagnon, 899 Br'ghton Ave., Portland, ME 04102

Address of property (or Assessor's chart, block and lot number):  
899 Brighton Avenue, Portland, ME 04102

Zone: B-1 Present use: Retail Store

Variance from: Section 14- 366

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a variance as above-described, and certifies that all information herein supplied by him is true and correct to the best of his knowledge and belief.

Dated: 11-19, 1987

Rudy Gagnon  
Signature of Applicant

**STRICTLY KITCHENS**

889 Brighton Avenue  
Portland, ME 04101

207-875-1111

November 19, 1987

Portland Board of Appeals  
City Hall  
Portland, ME 04101

To Whom It May Concern:

We are requesting a Vairance to erect a sign,(as described in the enclosed materials) on the property that we are renting at 899 Brighton Avenue, Portland, Maine.

Your favorable consideration would be appreciated.

Sincerely,

STRICTLY KITCHENS

Paul J. Beaulieu  
Partner

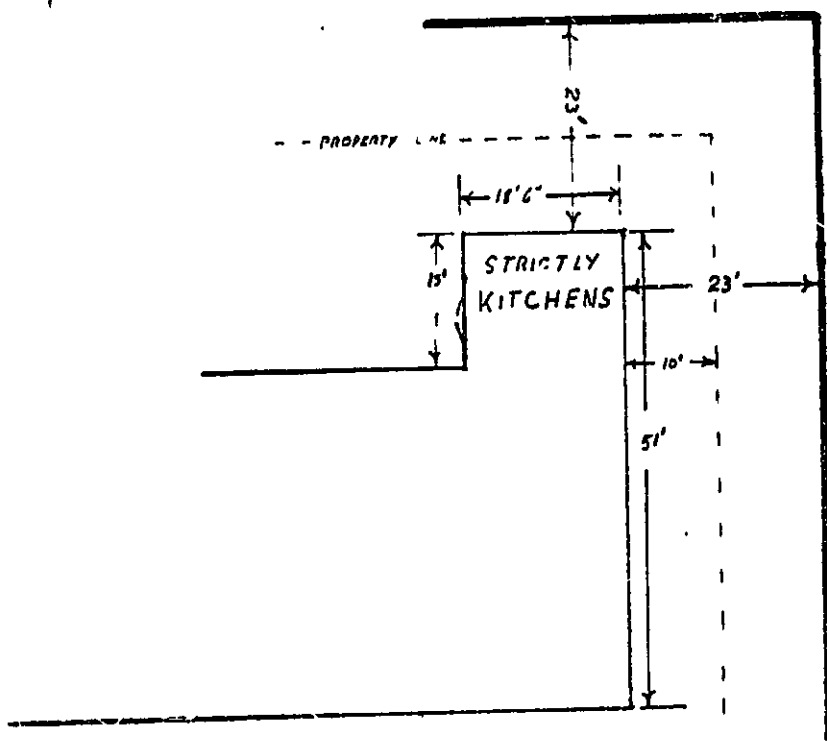


899 Brighton Ave.

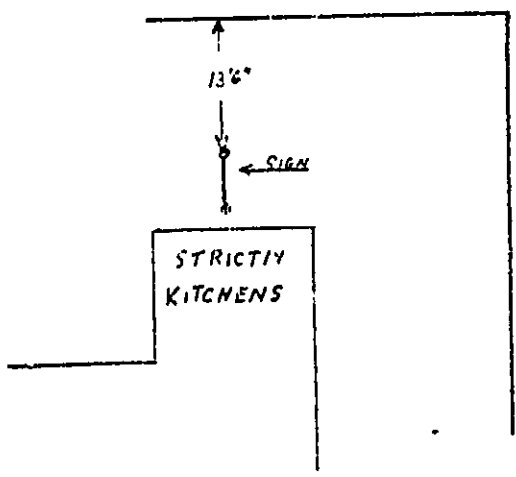
NAME STRICTLY KITCHENS  
 ADDRESS 899 BRIGHTON AVE  
 CITY PORTLAND STATE ME ZIP 04102  
 TELEPHONE 761-6697 DATE 11-17-87

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16  
 ← BRIGHTON AVENUE →

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②



BRAMMER MANUFACTURING COMPANY • Davenport, Iowa

TCS Form 200

# STRICTLY KITCHENS

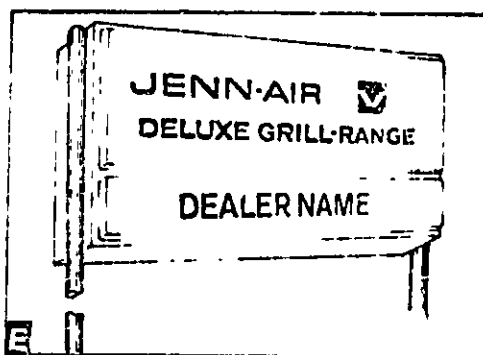
889 Brighton Avenue  
Portland, Maine 04102

207-761-0697



Double Face  
Order No. 53-915

Dimensions 36 1/2" high, 72 1/2" long, 10 1/4" deep  
Weight 75 lbs. Shipping weight, 105 lbs.  
Illumination 3 six ft. HOCW fluorescent tubes.



Between Pole Style

**STRICTLY KITCHENS**

669 Brighton Avenue  
Portland, Maine 04103

207-761-6697

*899 Brighton Ave.*

December 28, 1987

Mr. Warren J. Turner  
Zoning Enforcement Insp.  
City of Portland, ME  
City Hall  
Portland, ME 04101

Dear Mr. Turner:

Please be advised that the overall height of the sign to be erected at 899 Brighton Avenue, Portland, Maine will be 14'.

Sincerely,

STRICTLY KITCHENS

*Paul J. Beaulieu*

Paul J. Beaulieu  
Partner



WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED  
TO BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES  
AT 899 Brighton Ave. IN PORTLAND, MAINE

Rudolph J. Gagnon being the owner of the premises  
at Brighton Ave in Portland, Maine hereby  
gives consent to the erection of a certain sign owned by  
~~Rudolph J. Gagnon~~ <sup>Paul E. Beaulieu</sup> Scrubby Ditcher projecting over the public  
sidewalk from said premises as described in application to the  
Inspector of Buildings of Portland, Maine for a permit to cover  
erection of said sign;

And in consideration of the issuance of said permit  
Rudolph J. Gagnon, owner of said premises,  
in event said sign shall cease to serve the purpose for which  
it was erected or shall become dangerous and in event the owner  
of said sign shall fail to remove said sign or make it permanently  
safe in case the sign still serves the purpose for which it was  
erected, hereby agrees for himself or itself, for his heirs,  
its successors, and his or its assigns, to completely remove  
said sign within ten days of notice from said Inspector of  
Buildings that said sign is in such condition and of order from  
him to remove it.

In Witness whereof, the owner of said premises has signed this  
consent and agreement this 25th day of  
December 1967.  
Rudolph J. Gagnon