

CALLED 865
855-863 BRIGHTON AVENUE

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00433
ZONING LOCATION B-1 PORTLAND, MAINE June 10, 1982.

PERMIT ISSUED
JUN 17 1982
CITY OF PORTLAND

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

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

LOCATION 865 Brighton Avenue Fire District #1 [] #2 []
1. Owner's name and address Mobil Oil - Lincoln St. Portland Telephone 767-3251
2. Lessee's name and address Downeast Energy - Main St. So. Portland Telephone
3. Contractor's name and address Portland Pump Co. - 321 Lincoln St. S.P. Telephone 767-2336
Proposed use of building full service with self service No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Appeal Fees \$
FIELD INSPECTOR - Mr. @ 775-5451 ch Ref Use ... 25.00
Late Fee
TOTAL \$ 25.00

Change of use from full service to 1 full service with 1 self service pump island as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 3 04106

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? 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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
BUILDING CODE:
Fire Dept.
Health Dept.
Others:

Signature of Applicant Harry Wilson for Phone # same
Type Name of above Portland Pump Co. 1 [] 2 [] 3 [] 4 []
Other and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0.0433
ZONING LOCATION PORTLAND, MAINE June 10, 1982..

JUN 17 1982

CITY OF PORTLAND

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

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

LOCATION 865 Brighton Avenue Fire District #1 [] #2 []
1. Owner's name and address Mobil Oil - Lincoln St., Portland Telephone 767-3251
2. Lessee's name and address Downeast Energy - Main St. So., Portland Telephone
3. Contractor's name and address Portland Pump Co. - 321 Lincoln St. S.P. Telephone 267-2336
Proposed use of building full service with self service No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$
FIELD INSPECTOR - Mr. @ 775-5451
Appeal Fees \$
ch Use 25.00
Late Fee
TOTAL \$ 25.00

Change of use from full service to 1 full service with 1 self service pump island as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 3 04106

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? 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?

APPROVALS BY: DATE
BUILDING INSPECTION - PLAN EXAMINER
ZONING
BUILDING CODE
Fire Dept.
Health Dept.
Others

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?

Signature of Applicant Phone # same
Type Name of above Harry Wilson for 1 [] 2 [] 3 [] 4 []
Portland Pump Co. Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, August 21, 1972

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 specifications, if any, submitted herewith and the following specifications:

Location 865 Brighton Ave.

Owner's name and address Mobil Oil Corp., 48 Main St., S. Portland Within Fire Limits? _____ Dist. No. _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Portland Pump Co., 321 Lincoln St., S. Portland Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building _____ No. families _____

Last use _____ No. families _____

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

Other buildings on same lot _____

Estimated cost \$ _____

General Description of New Work

Fee \$ 5.00

To install one 4000 gal. gasoline tank. Tank will be 3' underground and painted with asphaltum. If subject to water problems it must be anchored.

Sent to Fire Dept 8/21/72
Rec'd from Fire Dept. 8/21/72

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 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? _____

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:

C. O. Ridd 8-21-72

E. A. 8/21/72

SECTION COPY

Signature of owner

By: Roger B. [Signature]
Portland Pump Co.

✓
Permit No. 721 986
Location 865 Brighton Ave
Owner Mobil Oil Corp
Date of permit 8/22/72
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
~~Form Check Notice~~ _____

NOTES

9/28/72
Completed
H

Pd. 7-20-71
C

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

H. H. Johnson
(Call. 1863) 8/12/71

VARIANCE APPEAL

Mobil Oil Corp., owner of property at 855-863 Brighton Ave.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals for a variance from the provisions
of said Ordinance to permit: to erect a detached pole sign 8 ft. 6" x 4 ft. with the
top 16 ft. 6" above the ground to be located on the premises at the above named location.
This permit is presently not issuable under the Zoning Ordinance for the following
reasons: (1) The property is located in a E-1 Business Zone where, under the provisions
of Section 602.16.4A of the Ordinance, a detached sign is not allowable. (2) The sign
which is to be located about 2 ft. back from Brighton Ave. would be an unlawful en-
croachment upon the 40 ft. setback area required by Section 602.21 for that part of
Brighton Ave. (3) This sign will be located within the corner clearance area contrary
to Section 602.19M which requires that no obstruction more than 3 ft. high be located
within a triangle formed by the street lines of intersecting streets and a line connecting
points on the street lines 25 ft. from the corner.

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 circum-
stances 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.

Mobil Oil Corp.
APPELLANT
H. H. Johnson

DECISION

After public hearing held _____, 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
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Mobil Oil Corp., owner of property at 855-863 Brighton Ave.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals for a variance from the provisions
of said Ordinance to permit to erect a detached pole sign 8 ft. 6" x 4 ft. with the
top 16 ft. 6" above the ground to be located on the premises at the above named location.
This permit is presently not issuable under the Zoning Ordinance for the following
reasons: (1) The property is located in a B-1 Business Zone where, under the provisions
of Section 602.16.4A of the Ordinance, a detached sign is not allowable. (2) The sign
which is to be located about 2 ft. back from Brighton Ave. would be an unlawful en-
croachment upon the 40 ft. setback area required by Section 602.21 for that part of
Brighton Ave. (3) This sign will be located within the corner clearance area contrary
to Section 602.19M which requires that no obstruction more than 3½ ft. high be located
within a triangle formed by the street lines of intersecting streets and a line connecting
points on the street lines 25 ft. from the corner.

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 circum-
stances 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.

Mobil Oil Corp.
APPELLANT
J. M. [Signature]

DECISION

After public hearing held _____, 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
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Mobil Oil Corp., owner of property at 855-86 Brighton Ave.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals for a variance from the provisions
of said Ordinance to permit: to erect a detached pole sign 8 ft. 6" x 4 ft. with the
top 16 ft. 6" above the ground to be located on the premises at the above named location.
This permit is presently not issuable under the Zoning Ordinance for the following
reasons: (1) The property is located in a B-1 Business Zone where, under the provisions
of Section 602.16.4A of the Ordinance, a detached sign is not allowable. (2) The sign
which is to be located about 2 ft. back from Brighton Ave. would be an unlawful en-
croachment upon the 40 ft. setback area required by Section 602.21 for that part of
Brighton Ave. (3) This sign will be located within the corner clearance area contrary
to Section 602.19A which requires that no obstruction more than 3 1/2 ft. high be located
within a triangle formed by the street lines of intersecting streets and a line connecting
points on the street lines 25 ft. from the corner.

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 circum-
stances 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 _____, 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
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Mobil Oil Corp., owner of property at 855-863 Brighton Ave.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
has respectfully petitioned the Board of Appeals for a variance from the provisions
of said Ordinance to permit: to erect a detached pole sign 8 ft. 6" x 4 ft. with the
top 14 ft. 6" above the ground to be located on the premises at the above named location.
This permit is presently not issuable under the Zoning Ordinance for the following
reasons: (1) The property is located in a B-1 Business Zone where, under the provisions
of Section 602.16.4A of the Ordinance, a detached sign is not allowable. (2) The sign
which is to be located about 2 ft. back from Brighton Ave. would be an unlawful en-
croachment upon the 10 ft. setback area required by Section 602.21 for that part of
Brighton Ave. (3) This sign will be located within the corner clearance area contrary
to Section 602.19 which requires that no obstruction more than 3 1/2 ft. high be located
within a triangle formed by the street lines of intersecting streets and a line connecting
points on the street lines 25 ft. from the corner.

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 circum-
stances 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 _____, 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
IN THE BOARD OF APPEALS

August 2, 1971

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, August 12, 1971 at 4:00 p.m. to hear the appeal of Mobil Oil Corp. requesting an exception to the Zoning Ordinance to erect a detached pole sign 8' 6" x 4' with the top 16'6" above the ground at 855-863 Brighton Avenue (called 865).

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) the property is located in a B-1 Business Zone where, under the provisions of Section 602.16.4A of the Ordinance a detached sign is not allowable; (2) the sign which is to be located about 2 feet back from Brighton Avenue would be an unlawful encroachment upon the 40 foot setback area required by Section 602.21 for that part of Brighton Avenue; (3) this sign will be located within the corner clearance area contrary to Section 602.19M which requires that no obstruction more than $3\frac{1}{2}$ feet high be located within a triangle formed by the street lines of intersecting streets and a line connecting points on the street lines 25 feet from the corner.

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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Res. 855-363 Brighton Avenue
(called 86.5)

July 14, 1971

Mobil Oil Corporation
48 Main Street
South Portland, Maine 04106

cc to: Corporation Counsel
Joyne Sign Co.
66 Cove Street

Gentlemen:

Building permit to erect a detached pole sign 8 ft. 6" x 4 ft. with the top 16 ft. 6" above the ground to be located on the premises at the above named location is not issuable under the Zoning Ordinance for the following reasons:

(1) The property is located in a B-1 Business Zone where, under the provisions of Section 602.16.4A of the Ordinance, a detached sign is not allowable.

(2) The sign which is to be located about 2 ft. back from Brighton Avenue would be an unlawful encroachment upon the 40 ft. setback area required by Section 602.21 for that part of Brighton Avenue.

(3) This sign will be located within the corner clearance area contrary to Section 602.19H which requires that no obstruction more than 3 1/2 ft. high be located within a triangle formed by the street lines of intersecting streets and a line connecting points on the street lines 25 ft. from the corner.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

Malcolm G. Ward
Inspector

MMW/c

CHECK LIST FOR SIGNS

Date - 7/14/71

Checked by - A.G.W.

Location - 855-863 BRIGHTON AVE.

- Zone Location - B-1
- ✓ Fire Zone - N
- ✓ Sign & Review Committee - over 8' in least dimension - N's
- ✓ Area of sign - 34'
- ✓ Area of existing signs - ?
- ✓ Material - ALUMINUM
- ✓ Design - OK
- ✓ Facing adjoining Residence Zone - NO
- ✓ Flashing or Steady light -
- ✓ If on state road check with State -

Attached Sign -

Height above level of roof -

Detached or pole sign -

- ✓ Height - 16'6"
- Required yards (single pole OK - 2 poles a structure) 40' setback
- Corner clearance - 25' SETBACK
- ✓ Footing - OK
- ✓ Certificate of Design - OK

Projecting Sign -

- ✓ Clearance 10' -
- ✓ Bonded -
- ✓ Height -
- ✓ Written Consent -
- ✓ Projection over sidewalk (18" from curb) -



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, July 9, 1971

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 665 Eriqhton Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Mobil Oil Corp., 48 Main St., So. Portland Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Coyne Sign Co., 66 Covey St. 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 \$ 13.40
 Estimated cost \$ _____

General Description of New Work

To erect double-faced detached pole sign 8'6" x 4' as per plan (Standard Plan)

Steady lighting

Appeal Withdrawn 8/12/71

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** Coyne 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 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? _____

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
 Mobil Oil Corp
 Coyne Sign Co.

APPROVED:

CS 301

INSPECTION COPY

Signature of owner

By:

[Signature]

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 55106
 Issued 7-12-71
 Portland, Maine July 12, 1971

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Mobil Oil Co. Tel. 773 5641
 Contractor's Name and Address Smith & Grover Inc. Tel. 346-6754
 Location 865 BRIGHTON AVE Use of Building GASOLINE STATION
 Number of Families _____ Apartments _____ Stores _____ Number of Stories 1
 Description of Wiring: New Work Additions _____ Alterations

Pipe Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe Cable _____ Underground _____ No. of Wires _____ Size 200
 METERS: Relocated Added _____ Total No. Meters one
 MOTORS: Number Phase H. P. _____ Amps _____ Volts _____ Starter 300
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) No. Motors 1 Phase 1 H.P. _____
 Electric Heat (No. of Rooms) _____
 APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) T-100amp/100
 Elec. Heaters _____ Watts _____ 900
 Miscellaneous _____ Watts _____
 Transformers _____ Air Conditioners (No. Units) _____ Extra Cabinets or Panels _____
 Will commence _____ 19 _____ Ready to cover in _____ 19 _____ Signs (No. Units) _____
 Amount of Fee \$ 9.00 _____
 Signe Smith & Grover Inc. _____ Inspection _____
Ernest R. Grover _____ Mechanic Falls, Maine

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1	2	3
7	8	10
		5
		6
		11
		12

REMARKS: _____
 INSPECTED BY [Signature] (OVER)

LOCATION *Brighton Av. 865*
INSPECTION DATE *7/23/71*
WORK COMPLETED *7/23/71*
TOTAL NO. INSPECTIONS
REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	\$ 2.00
1 to 30 Outlets	3.00
31 to 60 Outlets	.05
Over 60 Outlets, each Outlet (Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	2.00
Single Phase	4.00
Three Phase	
MOTORS	3.00
Not exceeding 50 H.P.	4.00
Over 50 H.P.	
HEATING UNITS	2.00
Domestic (Oil)	4.00
Commercial (Oil)	.75
Electric Heat (Each Room)	
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance -- each unit	1.50
MISCELLANEOUS	1.00
Temporary Service, Single Phase	2.00
Temporary Service, Three Phase	10.00
Circuses, Carnivals, Fairs, etc.	1.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	2.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	
ADDITIONS	1.00
5 Outlets or less	
Over 5 Outlets, Regular Wiring Rates	

A. P.- 855-863 Brighton Avenue

August 8, 1966

Mobil Oil Corporation
48 Main Street
South Portland, Maine

cc to: Portland Pump Company
321 Lincoln Street
South Portland, Maine
cc to: Corporation Counsel

Gentlemen:

Permit to change face of detached pole sign with steady lighting to a rotating sign face with steady internal illumination is not issuable under Zoning Ordinance Section 16-4-a referring to the B-1 Business zone in which this property is located as this sign would face an adjoining lot in a Residence zone as it revolves.

We understand that you desire to exercise your appeal rights in this matter, therefore you will need to come to Room 113, City Hall, where forms are available for filing this appeal.

Very truly yours,

Gerald E. Mayberry
Building Inspection Director

GEM: ks

B1 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure August 1, 1966
Portland, Maine

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 865 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Mobile Oil Corp., 48 Main St., So. Portland Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Portland Pump Co., 321 Lincoln St., So. Port. Telephone 772-6336
 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 \$ _____ *not paid*

General Description of New Work

To change detached pole sign from steady lighting to rotating sign (internal lighting)
(sign to be same size and location as at present)

Appeal not filed

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 Pump 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 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? _____

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

APPROVED:

Mobile Oil Corp.
Portland Pump Co.

CS 301

INSPECTION COPY

Signature of owner

By: *Harry [Signature]*

AP - 855-863 Brighton Ave.

May 3, 1963

Portland Pump Co.
321 Lincoln Street
South Portland, Maine

cc to: Mobil Oil Co.
148 Main Street
South Portland, Me.

Gentlemen:

Zoning appeal concerning tire rack on premises of service station at the above named location having been denied, building permit for its erection cannot be issued. Under these circumstances, if you will return to this office within ten days the receipt for fee paid at time of filing application for permit, we will be able to authorize return to you by voucher of the amount paid. Fee for zoning appeal, however, is not refundable.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/h

A.P.-855-863 Brighton Ave.(called 865)corner of Essex & Dennett Streets

April 16, 1963

Nobil Oil Company
48 Main Street
South Portland, Maine

cc to: Portland Pump Company
321 Lincoln St., So. Portland
cc to: Corporation Counsel

Gentlemen:

Building permit for erection of an all metal tire rack 15 feet long (21 feet long with doors in open position) and about 9 feet high on service station premises at the above named location is not issuable under the Zoning Ordinance because the service station use to which it is to be accessory is non-conforming in the B-1 Business Zone in which the property is located, having been authorized by the Board of Appeals on December 13, 1953; and such an extension of a non-conforming use is forbidden by Section 17-B of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, April 15, 1963

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 865 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Mobil Oil Company, 48 Main St. South Portland Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Portland Pump Company, 321 Lincoln St. South Portland Telephone 2-6336
 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 \$ 400.00 Fee \$ 3.00
 pd. 4-15-63

General Description of New Work

To erect all metal tire rack 21' wide as per plan.
9' ~~10'~~ high

See Standard plan International Equipment Division, Morrison railway supply Corp.

Revised 5-8-63 Appeal denied: 5/2/63

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 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 _____ point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Miscellaneous

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

Portland Pump Company

CS 301

INSPECTION CO

Signature of owner

by:

J. A. Littlefield

7-1

Revised 5/2/63
63/42

DATE: May 2, 1963

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Mobil Oil Company
AT 855-863 Brighton Avenue (called 865), corner of Essex and Dennett Streets
Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Shwartz

	YES	VOTE	NO
	()		(x)
	()		(x)
	()		(x)

Record of Hearing

Opposed: Harry B. Thompson, 12 Dennett Street
Boyd Winchester, Dennett Street
Mrs. Kirk, Dennett Street

All represented by Thomas F. Monaghan, Esq.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

April 17, 1963

Mobil Oil Company, owner of property at 855-863 Brighton Ave. (called 865) corner of Esse. and Dennett Streets 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 erection of an all metal tire rack 15 feet long (21 feet long with doors in open position) and about 9 feet high on service station. This permit is presently not issuable because the service station use to which it is to be accessory is non-conforming in the B-1 Business Zone, having been authorized by the Board of Appeals on December 13, 1953; and such an extension of a non-conforming use is forbidden by Section 17-B 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.

X Mobil Oil Co.
APPELLANT *for mobil*

DECISION

After public hearing held May 2, 1963, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should not be granted in this case.

Franklin H. Hinkley
Henry M. [Signature]
Adelle [Signature]
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 11, 1963

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, May 2, 1963, at 4:00 P.M. to hear the appeal of Mobil Oil Company requesting an exception to the Zoning Ordinance to permit erection of an all metal tire rack 15 feet long (21 feet long with doors in open position) and about 9 feet high on service station premises at 855-863 Brighton Avenue, corner of Essex and Dennett Streets.

This permit is presently not issuable because the service station use to which it is to be accessory is non-conforming in the B-1 Business Zone in which the property is located, having been authorized by the Board of Appeals on December 13, 1953; and such an extension of a non-conforming use is forbidden by Section 17-B 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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Janice
5-2-63
paid \$15

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

A.P.-855-863 Brighton Ave. (called 865) corner of Essex & Dennett Streets

April 16, 1963

Mobil Oil Company
48 Main Street
South Portland, Maine

cc to: Portland Pump Company
321 Lincoln St., So. Portland
cc to: Corporation Counsel

Gentlemen:

Building permit for erection of an all metal tire rack 15 feet long (21 feet long with doors in open position) and about 9 feet high on service station premises at the above named location is not issuable under the Zoning Ordinance because the service station use to which it is to be accessory is non-conforming in the B-1 Business Zone in which the property is located, having been authorized by the Board of Appeals on December 13, 1953; and such an extension of a non-conforming use is forbidden by Section 17-B of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 22, 1963

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, May 2, 1963, at 4:00 P.M. to hear the appeal of Mobil Oil Company requesting an exception to the Zoning Ordinance to permit erection of an all metal tire rack 15 feet long (21 feet long with doors in open position) and about 9 feet high on service station premises at 855-863 Brighton Avenue, corner of Essex and Dennett Streets.

This permit is presently not issuable because the service station use to which it is to be accessory is non-conforming in the B-1 Business Zone in which the property is located, having been authorized by the Board of Appeals on December 13, 1953; and such an extension of a non-conforming use is forbidden by Section 17-B 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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 1, 1954

PERMIT ISSUED

UL 6 1954

CITY OF PORTLAND

N-NFC

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 855-863 Brighton Ave. Use of Building service station No. Stories New Building
Name and address of owner of appliance Socony-Vacuum Oil Co., 48 Main St., So. Portland
Installer's name and address Paine Heating Co., County Road, Westbrook. Telephone 3-6823

General Description of Work

To install forced warm air heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance suspended from ceiling in boiler room Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 2'
From top of smoke pipe 2' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x12 Other connections to same flue none
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? yes

IF OIL BURNER

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

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smoke pipe
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 SPECIAL INFORMATION

Bottom of unit will be 8' from floor.

N.F. 6 These suspended furnaces are now listed as "horizontal" type by Underwriter, instead of ceiling or independent. The Perfection is listed as there is no label that this is all. If you cannot get up to see label, do not bother. If furnace is

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.) on a ground or never get them in

APPROVED:

OK- 7/2/54 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

Paine Heating Co.

Signature of Installer

Handwritten signature of installer

INSPECTION COPY

- NOTES
- 1 Fill Pipe
 - 2 Vent Pipe
 - 3 Kind of Heat
 - 4 Burner Rigidity & Support
 - 5 Name & Label
 - 6 Stack Control
 - 7 High Limit Control
 - 8 Remote Control
 - 9 Piping Support & Protection
 - 10 Valves in Supply Line
 - 11 Capacity of Tanks
 - 12 Tank Rigidity & Support
 - 13 Tank Distance
 - 14 Oil Gauge
 - 15 Instruction Card
 - 16 Low Water Shut-off

Permit No. 54909
 Location 255-863 Brighton Ave
 Owner Socony Petroleum Co.
 Date of permit 4/6/54
 Approved

8-30

7-30-54 Not done

Silver label
 Super flex
 Model L 541

Particulate Stone Co
 U. G. Inc.

oil fired #
 ceiling furnace

Underwriters Requirements
 3" at top & bottom
 6" " ends & rear side
 48" " front burner side
 18" from flue pipes

15" top
 12"
 38"
 36" to cement block wall
 18" to 3'0" to flue

Red label
 Oil Burner
 U. G. Inc.

~~Handwritten notes and diagrams, including a circular stamp and the words 'Metal', 'Metal', 'plan', 'number', 'OK', 'U.G.', 'Fireproof'.~~



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, May 27, 1954

PERMIT ISSUED
00779
JUN 11 1954
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

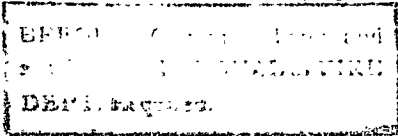
N-NFC

The undersigned hereby applies for a permit to ~~erect~~ ~~repair~~ ~~maintain~~ 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 855-863 Brighton Ave. Within Fire Limits? no Dist. No. _____
Owner's name and address Socony Vacuum Oil Co., 18 Main St., So. Portland Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Portland Pump Co., 321 Lincoln St., So. Portland 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 _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install 1-3900 and 1-4000 gallon gasoline and 1-500 gallon fuel oil and 1-500 gallon waster oil tank. Gasoline storage to be for public use. Tanks will be 3' underground and painted with asphaltum. Tanks bear Underwriters labe. New installation. Four electric pumps to be installed. 2" vent pipe. 1 1/2" piping from tank to pump.



Permit Issued with Letter

6/27/54
6/8/54

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 Pump 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 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 _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

H. W. Mack
Act

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

Socony Vacuum Oil Co.
Portland Pump Co.

Signature of owner by: *Portland Pump Co. Saw*

INSPECTION COPY

June 10, 1954

At 855-863 Brighton Ave.--gasoline tanks, fuel oil and waste oil tanks
for Socony Vacuum Oil Company

Portland Pump Co.
322 Lincoln St.
South Portland, Me.

Copies to: Socony Vacuum Oil Co.
48 Main St. So. Portland
Acting Fire Chief

Gentlemen:

Issued herewith is a permit for the above installations though it is understood that much of the work, if not all, has been completed without the permit having been issued.

Please note the following:

It becomes evident from our record that there has been unusual and perhaps unnecessary delay in issuing the building permit which you applied for on May 27. Every organization has some kind of a "hitch" in its operations occasionally, and we in the City are no exception, especially when more than one department is involved in approval and issuance of a building permit.

Despite that delay, however, there is no good reason for going ahead with any project without the required permit being in possession of owner or contractor, because to do so is in violation of law.

In future cases it is important that you do not start the work in any manner until you have the building permit in your possession, and the receipt for the building permit fee is not a permit. If it occurs that the issuance of a permit is delayed beyond your expectations, we shall always appreciate a telephone call to see the cause of the delay. Sometimes the delay means that we are unable to issue the permit, often on account of control of the Zoning Ordinance. In such a case it is doubly important that the work shall not be started before the permit is issued.

The difficulties of examining applications for permits and determining whether or not the permits are issuable, are far greater than most people realize, but we are trying to do it the best we can, realizing also that time is also very essential to contractors and others who are also being hurried.

We shall expect your cooperation in these matters in the future.

As regards the job at 855-863 Brighton Ave., the Fire Department inspector reports that the waste oil tank was not set the required distance below the surface of the ground. Presumably he notified you or your workmen of that fact and the matter has or will be taken care of. The permit, of course, is issued on that condition. OK
7/7

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B



SOCONY-VACUUM OIL COMPANY
INCORPORATED

48 Main Street, So. Portland 2, Maine
(P. O. Box 1521, Portland 2, Maine)

November 5, 1953.

Mr. G. Warren McDonald,
building Inspector
City of Portland
City Hall
Portland, Maine.

Dear Sir:

Socony-Vacuum Oil Company, Incorporated, is requesting a permit to construct a two-bay cement block service station with Mirawal front and right side at 855-863 Brighton Avenue, Portland, Maine.

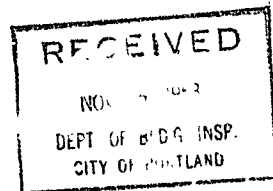
This location is between Essex and Dennett Streets in a local business zone.

Attached please find blueprints and building plans for this structure.

Yours very truly,

A. E. Willis
District Manager

AEW:mib
Attachments





APPLICATION FOR PERMIT

PERMIT ISSUED 00371 APR 6 1954

Class of Building or Type of Structure Second Class Portland, Maine November 5, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Revised plans received 3/24/54

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 855-863 Brighton Ave. Within Fire Limits? no Dist. No. Owner's name and address Socony Vacuum Oil Co., 48 Main St., So. Portland Telephone Lessee's name and add. Contractor's name and address not let P. Romano, 322 Spr. no 5 Telephone Architect Specifications yes Plans yes No. of sheets 3 Proposed use of building Service Station No. families Last use No. families Material No. stories Heat Style of roof Roofing Other buildings on same lot Fee \$ 12.00 Estimated cost \$ 12,000.

General Description of New Work

To construct 1-story concrete block Service Station as per plans

Permit Issued with Letter

12/31/53

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 owners

Is any plumbing work involved in this work? Is any electrical work involved in this work? 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 Girt or ledger board? Size Girders Size Columns under girders S e 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 height? If one story building with masonry walls, thickness of walls?

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 Socony-Vacuum Oil Co.

APPROVED: with letter by [Signature]

Signature of owner By: [Signature]

INSPECTION COPY

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **Socony Vacuum Oil Co.**

LOCATION **855-863 Brighton Ave.**

Date of Issue **Aug. 18, 1954**

This is to certify that the building, premises, or part thereof, at the above location, built ~~as per~~ **under Building Permit No. 54/374**, 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.

ENTIRE
PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY
Service Station

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

8/17/54 *Melvin F. Cartwright*
(Date) **Inspector**

Waverly
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.

*File memo
with
Mr. Hooper
6/16/54*



SOCONY-VACUUM OIL COMPANY
INCORPORATED

648 Beacon Street, Boston 15, Mass.
(P. O. Box 2196—Boston 6, Mass.)

June 14, 1954

City of Portland, Maine
Dept. of Building Inspection
Portland, Maine

Att: Mr. Warren McDonald



Dear Mr. McDonald:

With reference to your letter of June 9 regarding the planting of a screen of trees along the rear line of our property at 855-863 Brighton Ave., Portland, we wish to advise that we fully understand the terms under which the Zoning Board of Appeals granted our appeal and that we will abide by those terms.

It is our intention to set out Arborvitae trees, ten to twelve feet in height and approximately seven feet on centers which according to local nurseries will make a most effective screen. Previous to our placing the order for these trees, we will consult with you to be sure that all requirements are met.

Very truly yours,

H. V. McAdam
Operating Manager
New England Division

WGHoopers:am

BY *W. E. Hooper*

June 9, 1954

BP - 855-863 Brighton Ave.
Socony-Vacuum Oil Co. new Service Station

Copy to: Mr. A. E. Willis, Sales Manager
Socony-Vacuum Oil Co.
48 Main St.
South Portland, Me.

Socony-Vacuum Oil Co.
Att: Mr. George W. Lesure, Div. Engineer
648 Beacon St.
Boston, Mass.

Dear Mr. Lesure:-

Presumably you have a copy of our letter of April 5th addressed to Mr. Willis and referring to conditions under which a building permit was issued for your new service station at 855-863 Brighton Ave., Portland. At any rate in addressing the letter to Mr. Willis we gave him also a copy for your department.

The particular item of interest at the moment is the condition attached by the Zoning Board of Appeals in granting the appeal for the station without which the building permit could not have been issued.

Among other conditions the Board stipulated that a screen of evergreen trees shall be placed and forever maintained along the rear line of the property and that said trees shall be of sufficient height and density to actually screen the adjoining property.

This letter of April 5th repeated this condition and the postscript at the end drew attention to the fact that these trees are required, that a certificate of occupancy from this department is necessary before the building or the land can be used legally for the purposes intended, and that this certificate could not be issued until satisfactory trees were in place and approved for the purpose by some competent party. The postscript further suggested that the summer time is not a good time to be setting out trees and that in all probability the company is planning to operate the station before Fall. Thus, it becomes important to set out the trees before warm weather shall come, and as far as we know it may be at hand now.

The postscript also suggested that you advise this office what height, spacing and type of evergreens you intend to put out before you buy them so we may find out from some competent party whether or not your proposal satisfies the requirements of the Zoning Board of Appeals.

Will you be good enough to advise us before June 16th what you have in mind in this connection?

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/G



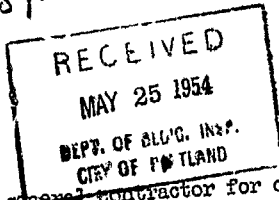
SOCONY-VACUUM OIL COMPANY
INCORPORATED

648 Beacon Street, Boston 15, Mass.
(P. O. Box 2196--Boston 6, Mass.)

May 24, 1954

City of Portland
Dept. of Building Inspection
Portland, Maine

*copy to file
J. W. [unclear]
5/24/54*



Gentlemen:

We wish to advise that the general contractor for our new service station at 855-863 Brighton Ave. will be Ralph Romano, Jr. whose office is at 322 Spring St., Portland, Maine.

Very truly yours,

H. V. McAdam
Operating Manager
New England Division

By *H. V. McAdam*

WGHcoper:am

AP 855-863 Brighton Ave.

April 5, 1954

Copy for engineering dept.

Mr. A. E. Willis, Sales Manager
Socony Vacuum Oil Co.
48 Main St.
South Portland, Me.

Dear Mr. Willis:-

The appeal under the Zoning Ordinance having been sustained conditionally, building permit for construction of a one story concrete block motor vehicle service station about 28 feet by 44 feet at 855-863 Brighton Ave., is issued herewith based on revised plans and specifications filed March 24, 1954, but subject to the following conditions:-

1. The setback of the building from the rear lot line and the line of Essex St. and the planting of a screen of trees along the rear lot line are to be provided as stipulated in the conditions under which the appeal was sustained and as indicated on the revised plot plan which has been filed.

2. Wherever roof joists are to rest on masonry walls, fire cuts are required on the ends of the timbers and strap iron anchors not less than $3/8"$ x $1\frac{1}{2}"$ x $16"$ long are required to be fastened to the bottoms of the timbers at intervals of not over eight feet. Where the joists run parallel to the wall, the anchors are required to be long enough to engage three timbers.

3. Wherever wood strapping is to be attached to the inside face of the walls, incombustible firestopping is required between the strapping at the ceiling line.

4. Thickness of the masonry walls of the building is required to be not less than eight inches at all locations. A section of the wall above the lintel over the show window on the end of the building is indicated as only six inches thick.

5. Concrete fireproofing of the 2 1/2 inch Lally column supporting the corner of the building where the show window occurs is required to be of poured concrete not less than two inches in thickness.

6. All floor drains are required to be equipped with a grease and oil separator approved by the Chief of the Fire Department.

7. The airwall covering on the outside of the walls is required to be supported and attached in a manner prescribed in the Recommendations on Thin Veneers for Building Exteriors of Building Officials Conference of America, which has been adopted as a standard for such construction by the Municipal Officers.

8. A separate permit, issuable only to the actual installer, is required for the installation of the heating equipment. Any suspended warm air furnace to be installed is required to bear the label of Underwriters' Laboratories, Inc. approving it for use in locations where flammable vapors may be present. If there are to be return air ducts running to the furnace from the several rooms in the building, the bottoms of the inlets to such ducts are required to be kept not less than four feet above the floor.

9. Installation of tanks and pumps is required to be covered by a separate permit issuable only to the actual installer.

Mr. A. E. Willis, Sales Manager - - - -//2

April 5, 1954

10. If there is to be any sign projecting more than 12 inches over the public sidewalk, a permit issuable only to a bonded sign hanger is required for its erection.
11. We understand that there are no trees located in the public street which are to be removed. The Park Department should be consulted before any steps are taken toward removal of any trees within the limits of any street.
12. Notification is to be given this department of the name of the contractor as soon as he has been selected.
13. Notification for inspections by this department is required before any lath or wall board is applied to walls, partitions, or ceilings and before the building is put into use.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

P. S. With reference to Par. 1 above, please note that one condition attached to granting zoning appeal reads: ". . . a screen of evergreen trees shall be placed and forever maintained along the rear line of this property, said trees to be of sufficient height and density to adequately screen the adjoining property."

This seems to mean that these trees when set out will be of such height and density as to perform the intended purpose from the outset. It is suggested that you advise the height, spacing and type of evergreen trees before you lay, so that the opinion of some competent party may be secured as to their adequacy for the purpose intended. On this account it is especially important that your progress schedule be arranged to make sure that the building and land are not occupied or put to use as a service station until the legally required certificate of occupancy for both building and land is issued from this department. Obviously the certificate cannot be issued until the screen of trees is in place satisfactorily. If you wish to avoid setting the trees in warm weather and desire to open the station before fall, it would be well to get this matter cleared up, and the trees set before warm weather comes. With reference to Par. 11, you should secure approval from the traffic board of the 30-foot wide approaches over public sidewalks, if you have not already done so. Also, please note that granting the appeal does not authorize relocation of utility poles.

Copy



(1) LOCAL

APPLICATION FOR PERMIT

PERMIT ISSUED
00307
MAR 24 1954
CITY of PORTLAND

Class of Building or Type of Structure Third Class
Portland, Maine, March 24, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~excavate~~ ~~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 855-863 Brighton Ave. Within Fire Limits? no Dist. No. _____
 Owner's name and address Socony Vacuum Oil Co., Inc., 48 Main St., So. Port. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address not let Berger Building Co. Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use _____ stores and apartment No. families 1
 Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 1.00
 Estimated cost \$ _____

General Description of New Work

To demolish 2-story ~~frame~~ ^{masonry} building 35' x 45'.
Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Department of Public works of the City of Portland? YES

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately; and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Socony-Vacuum Oil 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 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 _____ Girders _____ edge board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

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

Socony-Vacuum Oil Co.

APPROVED:

Signature of owner by: W. S. Hooper

INSPECTION COPY

1P 855-863 Brighton Ave.,

November 9, 1953

Mr. A. E. Willis, Sales Mgr.
Socony Vacuum Oil Co.,
48 Main St.
South Portland, Me.

Copy to: Corporation Counsel

Dear Mr. Willis:

Building permit intended to cover construction of a one story concrete block motor vehicle service station building about 25 feet by 44 feet and the installation of gasoline pumps, tanks and piping at 855-863 Brighton Ave., between Essex and Bennett Streets, is not issuable under the Zoning Ordinance because this proposed use of building and land is not allowable in the Local Business Zone where the property is located, according to Section 6A of the Ordinance, unless first authorized by the Board of Appeals after the usual appeal procedure.

It is my impression that you were aware of this limitation when you filed the application for the permit and that you desire to seek special authorization by appeal from the Board of Appeals; so there is enclosed an outline of the appeal procedure. If Socony does not yet have title to the land, the appeal may be taken in the name of and with the consent of the present owners, and the resulting decision apply to the property rather than any particular owner.

Early action is desired, the appeal should be filed at the office of Corporation Counsel before the close of business on Thursday, November 12.

It may be well to remind you, however, that should the right to establish the station be granted by the Board of Appeals, the construction work would have to commence within six months of the date of the grant and the station put into service within one year of that date, or the rights under the grant would lapse.

Very truly yours,

WMcD/B

Warren McDonald
Inspector of Buildings

P. S. With reference to the third paragraph, Thursday, November 19 is the latest date of filing to secure earliest attention of the Board.

TO THE CITY OF PORTLAND, MAINE, BOARD OF APPEALS:

Whereas Forrest A. Graves et als are the Appellants in the matter of requesting exception to the Zoning Ordinance to cover construction of a one-story concrete block motor vehicle service station building about 25 feet by 44 feet and the installation of gasoline pumps, tanks and piping at 851-863 Brighton Avenue, between Essex and Bennett Streets, to be used by Society Vacuum Oil Co.; and Whereas said permit is not issuable under the Zoning Ordinance because the proposed use of building and land is not allowable in the Local Business Zone where the property is located according to Section 6A of the Ordinance unless first authorized by the Board of Appeals after the usual appeal procedure:

We, the undersigned, taxpayers and/or residents or both living within Five Hundred (500) feet of said premises in question, hereby object to the issuance of a permit as requested for the following reasons:

1. That said use would be non-conforming use under the Zoning Ordinance;
2. That if permit is granted, gasoline storage tanks would be near the public school and church, both within said Five Hundred (500) feet of said premises;
3. That it would add to the noise already existing on the Avenue during school hours and also during church services;
4. That it is now necessary to maintain a Traffic Officer at said school when children are entering or leaving said school daily and said use of the premises for a filling station would create an additional hazard at this focal point where the children are going to school;
5. That there is no need of a filling station at said place to service the public at the present time;
6. That the undersigned feel that the same is not considered in the light of a necessity but in the light of a dangerous hazard to all at this particular point considering all points involved.

Some of the undersigned prior to December 1, 1953, signed a petition by the Appellants and we now wish that our signature on the Appellants' petition be ignored as we wish same deleted from said petition we having changed our minds in relation to said appeal.

DATE: DECEMBER 31, 1953

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF FORREST A. GRAVES, ET AL
AT 855-863 BRIGHTON AVENUE

Public hearing on above appeal was held before the BOARD OF APPEALS

Board of Appeals

VOTE

Municipal Officers

	Yes	No
WILLIAM H. O'BRIEN	(X)	()
HELEN C. FROST	(X)	()
EDWARD T. COLLEY	(X)	()
JOHN W. GRAVES	()	()
HARRY K. TORREY	(X)	()
BEN B. WILSON	(X)	()
	()	()
	()	()

PROVIDED THAT THE BUILDING TO BE
CONSTRUCTED ON THESE PREMISES
SHALL BE LOCATED AT LEAST 12 FEET
FROM THE REAR LOT LINE AND 7
FEET FROM THE STREET LINE OF ESSEX
STREET, WHICH IS THE SIDE LOT LINE,
AND PROVIDED FURTHER, THAT A SCREEN OF
EVERGREEN TREES SHALL BE PLACED AND
FOREVER MAINTAINED ALONG THE REAR LINE
OF THIS PROPERTY, SAID TREES TO BE
OF SUFFICIENT HEIGHT AND DENSITY TO
ADEQUATELY SCREEN THE ADJOINING
PROPERTY.

Record of Hearing:

IN FAVOR:

Forrest Graves, owner
Mr. and Mrs. Philip Duff - 49 Dennett Street
Letters and petition in file

OPPOSED:

Petition in file
Carl Austin, 12 Dennett Street
Mr. and Mrs. Norman Bruce, 56 Deanett Street
Herbert Crommett, Esq. representing Marie Addario
James Duffy, 55 Raymond Road
Linwood Ashton, 27 Raymond Road
Archie Thompson, 23 Raymond Road

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

December 21, 1953

NOTICE OF SECOND HEARING

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, December 31, 1953 at 10:00 a. m. Eastern Standard Time to hear the appeal of Forrest A. Graves, et al requesting exception to the Zoning Ordinance to cover construction of a one-story concrete block motor vehicle service station building about 25 feet by 40 feet and the installation of gasoline pumps, tanks and piping on Brighton Avenue, between Essex and Dennett Streets, to the property of Colony Vacuum Oil Co.

This permit is presently not issuable under the Zoning Ordinance because this proposed use of building and land is not allowable in the Local Business Zone where the property is located, according to Section 6A of the Ordinance, unless first authorized by the Board of Appeals after the usual appeal procedure.

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

This is the same appeal heard by the Board of Appeals on December 4th, 1953 involving the same property and the same proposed use. A second hearing is required on this appeal because at the December 4th hearing the Board of Appeals postponed its decision in order to receive the recommendation of the School Committee on the matter, and in the interim the membership of the Board of Appeals changed.

BOARD OF APPEALS

William H. O'Brien

Chairman

K

OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

SCHOOL DEPARTMENT

To: Mr. Robert W. Donovan, Asst. Corporation Counsel
From: Harrison C. Lyseth, Superintendent of Schools
Subject: Filling Station at #855 Brighton Avenue

DATE: December 15, 1953

The following is the action taken by the School Committee in relation to the proposed filling station:

"Moved that we communicate to the Zoning Board through the channels requested that after careful consideration and a hearing it is the opinion of this Committee that while a filling station in the vicinity of a school ordinarily does present a hazard to school children, the building of a filling station at #855-863 Brighton Avenue, near the Chapman School will not increase the hazard to the pupils of that school which presently exists, rather it will lessen such hazard and does not create as great a hazard as many businesses which may be operated at said location without our consideration.

Voted"

Harrison C. Lyseth

Harrison C. Lyseth
Superintendent of Schools

Harrison C. Lyseth, Superintendent of Schools

December 4, 1953

Robert W. Donovan, Assistant Corporation Counsel

Proposed Filing Station at 855-863 Brighton Avenue

At its meeting on Friday, December 4th, the Board of Zoning Appeals considered the appeal of Forrest Graves for an exception from the Zoning Ordinance to permit construction of a filing station at 855-863 Brighton Avenue.

The Board thought it would be advisable to request the opinion of the School Board as to whether a filing station in such a location close to a public school would be desirable. Will you please take this matter up with the School Board and inform the Zoning Board through this office of your recommendations. The decision of the Board will be deferred until we receive your recommendations.

Thank you.

Robert W. Donovan
Assistant Corporation Counsel

K

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

December 1, 1953

Mr. A. E. Willis
Exec Manager
Socony Vacuum Oil Co.
42 Main Street
South Portland, Maine

Re: 855-863 Brighton Avenue

Dear Mr. Willis:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, December 4, 1953 at 10:30 a. m. Eastern Standard Time to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Eduard T. Colley

Chairman

K