

Board of Appeals
Franklin G. Hinckley
Chairman

Gentlemen:

We the undersigned property owners in the North Gate area do hereby object to the construction of a one story metal building 30' X 75' for a self service car wash at 94 Auburn Street.

As granting of this variance would adversely affect our property and would be contrary to the intent and purpose of the Ordinance, we respectfully request that this appeal be denied.

NAME	ADDRESS
Georgia P. Merrill	402 Allen Ave Portland Maine
Madelina Nelson	14 Brook Rd. Portland Me
Richard Nelson	14 Brook Rd. Portland, Me.
Melvin O. Nelson	14 Brook Rd Portland Me

50 Signatures

Board of Appeals
Franklin G. Hinckley
Chairman

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As granting of this variance would adversely affect our property and would be contrary to the intent and purpose of the Ordinance, we respectfully request that this appeal be denied.

NAME	ADDRESS
John P. Hewes	47 Melody Lane
Virginia B. Hewes	47 Melody Lane
Joseph J. Madryal	1691 Washington Dr.
James T. Lalen	344 Auburn St.
Vincent J. Larson	56 Fall Lane
Clayton A. Larson	56 Fall Lane
James G. Kelly	10 Melody Lane
Norma O. Davies	40 Fall Lane
Paul K. Kelly	52 Fall Lane
Margaret J. Kelly	18 Autumn Lane
Paul Kelly	26 Fall Lane
Genevieve M. Kelly	12 Fall Lane
Marian L. Ming	59 Bartley Ave
John G. Parrott	25 Bartley Ave
Barbara Spence	38 Bartley Ave.
Julia W. Tyler	46 Bartley Ave.
Barbara P. Duggert	62 Bartley Ave.
Ernie Salpin	50 Bartley Ave.
Eveline Gress	69 Bartley Ave.
Arthur E. Smith	77 Bartley Ave
Eustace Blot	34 Melody Lane

Board of Appeals
Franklin G. Hinckley
Chairman

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As granting of this variance would adversely affect our property and would be contrary to the intent and purpose of the Ordinance, we respectfully request that this appeal be denied.

NAME	ADDRESS
Francis J. Pappas	18 Melody Lane
Ernest Bart	5 Melody Lane
Michael Smith	48 Fall Lane
Neal Hills	11 Autumn Lane
Betty Hicks	11 Autumn Lane
Ladine Benjamin	26 Autumn Lane
Edward Bergerson	26 Autumn Lane
Frank J. Farrow	25 Autumn Lane
Russell & Fannie	25 Autumn Lane
Corothy E. Angalls	49 Autumn Lane
Dorothy F. Whitney	25 Martin Road
Pauline D. Kerkjan	6 Bartley Ave.
Francis J. Curran W.P.S.	5 Bartley Ave.
Wynneful W. Whitney	43 Bartley Ave.
Maeta Kuthman	43 Bartley Ave.
Thyllis G. Graham	67 Bartley Ave.
Dorothy M. Gram	67 Bartley Ave.
Earl H. Cutting	96 Bartley Ave.
Grace M. Johnson	15 Melody Lane
Maria H. Saunders	57 Melody Lane
Norman W. Saunders	37 Melody Lane

Board of Appeals
Franklin G. Hinckley
Chairman

Gentlemen:

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As granting of this variance would adversely affect our property and would be contrary to the intent and purpose of the Ordinance, we respectfully request that this appeal be denied.

NAME	ADDRESS
Beverly E. Lyden	344 Auburn St.
Bartholomew C. Lyden	344 Auburn Street
Marguerite C. Cook	340 Auburn St.
John H. Cook	340 Auburn St.
William J. Lyden	350 Auburn St.
Wallace M. Lyden Jr.	350 Auburn St.
J. Mit H. Lawrence	347 Auburn St.

Telephone 797-3130

RICHARD E. BOYNTON, D.D.S.
9 Sanborn Street
Portland, Maine

March 31, 1966

Chairman of Board of Appeals
City of Portland,
Portland, Maine

Dear Mr. Chairman:

This is to inform the Board
of Appeals, that I am not in objection
to the proposed Self Service Car Wash
to be located on the property of
Mr. Jacob Webb on Auburn Street.

Sincerely yours,

Richard E. Boynton D.D.S.
Richard E. Boynton, D.D.S.

A.P.- 94 Auburn St.

March 16, 1966

Jacob H. Webb
51 Merrill Road
Falmouth, Maine

cc to: Corporation Counsel

Dear Mr. Webb:

Permit to construct a 1-story metal building 30'x75' to be used for a self-service car wash, at the above named location is not feasible as this use is non-conforming under Section 8-A-8 referring to the B-1 Business Zone in which this property is located.

This building is also located only 10 feet from the rear lot line instead of 20 feet as required by Section 8-C-b-1, and is to set back 25 feet from Auburn Street instead of 40 feet as required by Section 21 of the Zoning Ordinance.

An 8'x8' by 18' high sign with steady illumination and abutting the street line is contrary to Section 16-A-4-2 which excludes detached signs.

We understand that you desire to exercise your appeal rights in the 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. Hayberry
Building Inspection Director

GEM:m

March 25, 1966

Mr. Jacob H. Webb,
51 Merrill Road
Falmouth, Maine

Dear Mr. Webb:

March 31, 1966

A.F.- 94 Auburn St.

March 16, 1966

Jacob H. Webb
51 Merrill Road
Falmouth, Maine

cc to: Corporation Counsel

Dear Mr. Webb:

Permit to construct a 1-story metal building 30'x75' to be used for a self-service car wash, at the above named location is not issuable as this use is non-conforming under Section 8-A-8 referring to the B-1 business Zone in which this property is located.

This building is also located only 10 feet from the rear lot line instead of 20 feet as required by Section 8-C-b-1, and is to set back 25 feet from Auburn Street instead of 40 feet as required by Section 21 of the Zoning Ordinance.

An 8'x8' by 18' high sign with steady illumination and abutting the street line is contrary to Section 16-A-4-2 which excludes detached signs.

We understand that you wish to exercise your appeal right. 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:m

B1 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Metal

Portland, Maine, March 14, 1966

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 94 Auburn Street Within Fire Limits? Dist. No.
Owner's name and address Jacob H. Webb, 51 Merrill Rd., Balmouth Telephone 461-2823
Lessee's name and address
Contractor's name and address not let Telephone
Architect Specifications Plans yes No. of sheets 1
Proposed use of building Self-Service Car Wash No. families
Last use No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$

General Description of New Work

To erect 1-story metal 30'x75' self-service car wash as per plans (4-bay)

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

appeal denied 3/31/66

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
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?

If a Garage

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

APPROVED:

Miscellaneous

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

CS 301

INSPECTION COPY

Signature of owner

Jacob H. Webb

ST BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____ Sign _____

Portland, Maine, March 14, 1966

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 94 Auburn Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Jacob Webb, 51 Merrill Rd., Falmouth, Maine Telephone 781-2823
Lessee's name and address _____ Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To erect 8'x8' electric sign (steady lighting) pole sign (18' from grade to top)

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

Approval denied 3/31/66

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If no, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ length _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED: _____

Miscellaneous

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

INSPECTION COPY

Signature of owner

Jacob B. Webb

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

January 2, 1964

Jacob H. & Veronica A. Webb, owner of property at 92-102 Auburn Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: permit construction of a one-story masonry service garage 28 feet by 60 feet. This permit is not issuable under the Zoning Ordinance for the following reasons: 1) The proposed use is not allowable in the B-1 Business Zone in which the property is located unless authorized as a conditional use by the Board of Appeals under the provisions of Section 8-A-12b of the Ordinance; 2) A detached pole sign and two flood lights and their poles would encroach unlawfully upon the 15-foot front yard setback required by Section 8-C-b-3; 3) The pump island, detached sign, and light poles would also encroach unlawfully upon the 40-foot setback area required by Section 21; 4) The detached pole sign advertising goods by trade name and part of which would project over the public sidewalk, is not allowable under the provisions of Section 16-A-4-a applying to signs in a B-1 Business Zone.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Ordinance.

Jacob H. Webb
A-PELLANT

DECISION

After public hearing held January 16, 1964, the Board of Appeals finds that such use of the premises will ~~not~~ adversely affect property in the same zone or neighborhood and will ~~not~~ be contrary to the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that permit should not be issued in this case.

Franklin S. Hamill
Harvey M. Smith
Philip J. Jones
BOARD OF APPEALS

*Denied 1/16/64
64/10*

DATE: January 16, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Jacob H. & Veronica A. Webb
AT 92-102 Auburn Street

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

BOARD OF APPEALS

	YES	VOTE	NO
Franklin G. Hinckley	()		(x)
Ralph L. Young	()		(x)
Harry M. Schwartz	()		(x)

Record of Hearing

Denied.

For--Canteen Co. of Maine
Petition in file.

Against--Earl J. Wahl, Esq. with petition.

Speaking--Mr. and Mrs. Donald Robinson, 17 Sanborn St.
Mr. and Mrs. D. M. Labbe, 27 Sanborn St.
Mrs. Herbert Sampson, 33 Sanborn St.
Paul Cain, 13 Sanborn St.
Mrs. E. A. Rowe, Jr., 1515 Washington Ave.
Mrs. E. A. Riner, Jr., 1515 Washington Ave.
Mrs. Charles Parker, 23 Sanborn St.
Mrs. Margaret C. Curry, 26 Sanborn St.
Earl W. Noyes, Jr., representing Council of First Lutheran Church,
132 Auburn St.
Carl Garsoe, 110 Auburn St.

Members, Board of Appeals,
Franklin G. Hinkley, Chairman,
Portland City Council,
City Building,
Portland, Maine.

24
properties

Gentlemen:

The undersigned hereby wish to register their objection to an appeal of the Sun Oil Company requesting an exception to the Zoning Ordinance to authorize construction of a one-story concrete block service station at 92-102 Auburn Street for the following reasons:

1. That proposed location, by virtue of its proximity to Sanborn Street and to Shaw's Supermarket will occasion an unwarranted additional traffic hazard in that community.
2. That said proposed usage of these premises will occasion additional traffic danger to grammar school and junior high school children attending the nearby Lyman Moore school, and the junior high school, who at the present time use said Sanborn Street as an access road into and from the school building.
3. That, in their opinion, there is no competitive need for this type of service in this immediate area. There are at the present time already more than ample facilities in the nature of gas and filling stations in the immediate community, there being eight in all within a comparatively short distance from the proposed location, one of which by apparent lack of business has not been in use for a period of nearly a year.
4. That the proposed location of the proposed structure would provide for only about a twenty foot set back from the street line instead of the forty feet now felt by experts as being necessary to eliminate traffic hazards and obstructions to passing traffic, pedestrian and motor.
5. That the proposed exceptions would substantially depreciate the value of nearby residential property on Washington Avenue, along both sides of Sanborn Street and Auburn Street.

Members, Board of Appeals,
Franklin G. Hinkley, Chairman,
Portland City Council,
City Building,
Portland, Maine.

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properties

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4. That the proposed location of the proposed structure would provide for only about a twenty foot set back from the proposed line instead of the forty feet now felt by experts as being necessary to eliminate traffic hazards and obstructions to passing traffic, pedestrian and motor.
5. That the proposed exceptions would substantially depreciate the value of nearby residential property on Washington Avenue, along both sides of Sanborn Street and Auburn Street.

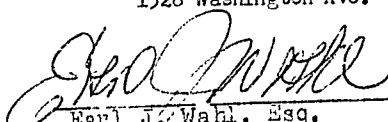
We, therefore, would appreciate your full consideration of this matter, particularly as to the objections which we hereby raise.

Respectfully,

NAME	RESIDENCE
Carl Garsoe	110 Auburn Street
Paul Cair	13 Sanborn Street
Jane Robinson	17 Sanborn Street
Margaret C. Curry	26 Sanborn Street
D. M. Labbe	27 Sanborn Street
Barbara L. Labbe	27 Sanborn Street
Maynard D. Brown, Jr.	22 Sanborn Street
Jennie E. Brown, Jr.	22 Sanborn Street
Shirley A. Cain	13 Sanborn Street
Donald N. Robinson	17 Sanborn Street
Anthony Turkoirtz	30 Sanborn Street
Charles A. DiBiase	1543 Washington Avenue
Lucien Coulombe	1493 Washington Avenue
Robert L. Feeney	1484 Washington Avenue
Edward W. Mutchins	1492 Washington Avenue
Mrs. E. A. Rowe, Jr.	1515 Washington Avenue
Mr. E. A. Riner, Jr.	1515 Washington Avenue
Mrs. Herbert Sampson	33 Sanborn Street
Doris E. York	128 Auburn Street
Lindall W. York, Jr.	128 Auburn Street
Mr. Ernest Weymouth	145 Auburn Street
Herbert A. Sampson	33 Sanborn Street
Elizabeth Parker	23 Sanborn Street
Charles Parker	23 Sanborn Street
Therese Valliere	1510 Washington Avenue
Joann H. Kostacopoulos	1495 Washington Avenue
Leopohl M. Valliere	1510 Washington Avenue

NAME
Ralph T. Morrill
Yvonne Morrill
Milton A. Christie
Mary B. Christie
John Richer
Forrest Jamrell
Eleanor Jamrell
Iola Richardson

RESIDENCE
72 Auburn Street
72 Auburn Street
32 Sanborn St.
32 Sanborn St.
1535 Washington Ave.
1532 Washington Ave.
1532 Washington Ave.
1528 Washington Ave.



Earl J. Wahl, Esq.
Attorney for Opponents
415 Congress St.,
Portland, Maine

Board of Appeals
Franklin G. Hinkley
Chairman:

We the undersigned, object to the construction of a one story service garage at 92-102 Auburn Street as this will adversely affect our property and create an additional traffic hazard.

We respectively request that this appeal be denied.
(property owners within 500 ft. of premises in question)

Carl Garsoe 110 Auburn St

Paul Cain 13 Sanborn St.

Jane Robinson 17 Sanborn St

Margaret L. Curry 26 Santon St.

D.M. Labbe 27 Sanborn St

Barbara L. Labbe 27 Sanborn St.

Maynard D. Brown Jr 22 Santon St

Jennie E. Brown Jr 22 Santon Street,

Shirley C. Cain 13 Sanborn Street

James R. Buda 17 Santon St.

Anthony Jurkovic 30 Santon St.

Charles A. D'Brise 1543 Washington Ave

James Calombe 1493 "

Robert S. Feener 1484 Washington Ave

Edward N. Hutchins 1492 Washington Ave

W
Properties

Board of Appeals
Franklin G. Hinkley
Chairman:

We the undersigned, object to the construction of a one story service garage at 92-102 Auburn Street as this will adversely affect our property and create an additional traffic hazard.

We respectively request that this appeal be denied.
(property owners within 500 ft.
of premises in question)

Mrs. E. A. Rame, Jr. - 1515 Washington Ave.,
" " " "

Mr. E. A. Rame, Jr.

Mr. Robert Sampson 33 Sanborn Street

Doris E. York 128 Auburn St.

Lindall M. York Jr. 128 Auburn St.

" West Wefermouth 145 Auburn St.

Herbert A. Sampson 33 Sanborn St.

Elizabeth Parker 28 Sanborn St.

Charles Parker 23 Sanborn St.

Therese Valliere 1510 Washington Ave.

Joann N. Kostopoulos 1495 Washington Ave.

Leopold M. Valliere 1510 Washington Ave.

Ralph J. Merrill 74 Auburn St.

Yvonne Merrill 72 Auburn St.

Board of Appeals
Franklin G. Hinkley
Chairman:

We the undersigned, object to the construction of a one story service garage at 92-102 Auburn Street as this will adversely affect our property and create an additional traffic hazard.

We respectfully request that this appeal be denied.

- Milton A. Christie 32 Sanborn St.
- Frey B. Christie 32 Sanborn St.
- John D. Nicker 1535 Washington Ave.
- Forest L. Jannell 1532 Washington Ave Portland
- Eleanor Jannell 1532 Washington Ave Portland
(this is the only partition I have signed)
- Sola Richardson 1528 Washington Ave Portland

To the Board of Appeals

City of Portland

We, the undersigned taxpayers of the City of Portland are of the opinion that the construction of a modern, three bay service station at 92-102 Auburn Street will be beneficial to the Northgate Area and the City of Portland.

Name	Address
1. Ronell E. Stark	9 Sanborn St
2. Lerla S. West	9 Sanborn St
3. Selman G. Needham	1514 Washington Ave
4. Gladys Needham	Same Portland, Me.
5. J. M. Daly	Vice President & Manager 84 Auburn St.
6. Mrs. John R. Bates	153 Washington Ave.
7. W. E. Selman	1483 Washington Ave.
8. Leonard A. Selman	1483 Washington Ave.
9. Gordon E. Curtis	1487 Washington Ave.
10. Aurelia Coulombe	1493 Washington Ave.
11. Lucien Coulombe	" " "
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To the Board of Appeals

City of Portland

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	Name	Address
1.	Summit B. Henderson	104 Summit Park Ave, Portland, Me.
2.	Thera S. Henderson	104 Summit Park Ave, Portland, Me.
3.	Eileen W. Kowen	40 Pennell Ave. City
4.	Joseph K. Kowen	40 Pennell Ave. City
5.	Fred Adams, Jr.	1267 Washington Ave. City
6.	Jean Adams	1267 Washington Ave. City
7.	Mrs. Inez Elliott	34 Summit Park Ave.
8.	Richard F. Wolf, Jr.	Hillside Road, City
9.	Mrs. Bernhard Anderson	204 Summit St.
10.	Howard C. Christiansen	1666 Washington Ave.
11.	Stana Christiansen	1666 Washington Ave.
12.	Wynne G. Lighter	744 Allen Ave
13.	Ralph M. Edwards	45 Portland Drive
14.	Joyce Blankenship	43 Pennell Ave
15.	Robert J. Curtis	60 Curtis St.
16.	Joan Evans	45 Penelock Dr.
17.	Lance Vincent	60 Curtis St.
18.	Gloria Shabem	77 Abby Lane
19.	Harriett F. Lewis	135 Summit Park Ave
20.	O.P. Levi	135 Summit Park Ave.

To the Board of Appeals

City of Portland

We, the undersigned taxpayers of the City of Portland are of the opinion that the construction of a modern, three bay service station at 92-102 Auburn Street will be beneficial to the Northgate Area and the City of Portland.

Name	Address
1. Janice C. Britton	
2. Florence J. Vacker	74 Curtis Rd. City
3. Edward S. Wolf	45 Hillside Rd. City
4. Jane M. Miles	35 Hillside Rd. City
5. Dana W. Miles	35 Hillside Rd. City
6. Paul H. Samalieu	20 Hillside Rd. City.
7. Mrs. Paul Lavalliere	20 Hillside Rd. City.
8. General P. Colton with W. Colton	1661 Washington Ave
9. Paul W. Colton	1661 Washington Ave
10. Orlando Perna	1644 Washington Ave.
11. Mary E. Perna	1644 Washington Ave.
12. Gerda M. Penderwood	11 Summit St.
13. George P. Whelan	459 SUMMIT STR
14. Paul H. Whelan	842 E. Mel. St
15. Judith E. Whelan	45 Curtis Rd.
16. Ingrid M. Anderson	204 Summit St.
17. Robert E. Anderson	77 Abby Lane
18. Rayle L. Wheeler	27 Summit Park Ave
19. John Van Penderwood	459 SUMMIT STR
20. Marilyn B. Wheeler	27 Summit Park Ave.

To the Board of Appeals

City of Portland

We, the undersigned taxpayers of the City of Portland are of the opinion that the construction of a modern, three bay service station at 92-102 Auburn Street will be beneficial to the Northgate Area and the City of Portland.

Name	Address
1. <i>James J. Burt</i>	85 Prepel St. Port.
2. <i>Robert Burt</i>	11 Jackson St. Port
3. <i>Mary Burt</i>	11 Jackson St. Portland
4. <i>Thomas M. Chamberlain</i>	221 Jackson St. Portland
5. <i>Charles E. Chamberlain</i>	22 Jackson St. Portland
6. <i>Charles B. Merrill</i>	Abbey Lane
7. <i>Amos S. Neal</i>	Abbey Lane
8. <i>L. L. Vaden</i>	72 Curtis Rd. Portland
9. <i>Ben Lewis</i>	26 Hillside Road, Portland, Greenwood Lane, Portland
10. <i>Mary Jane Lambert</i>	Greenwood Lane, Portland
11. <i>Alfred R. Lambert</i>	
12. <i>Corwin C. Chamberlain</i>	446 Washington Avenue
13. <i>Grace J. Conant</i>	515 Auburn St.
14. <i>John W. Conant</i>	515 Auburn St.
15. <i>Joseph A. Conant</i>	28 Curtis Road
16. <i>Shirley M. Conant</i>	28 Curtis Road
17. <i>M. Edith Leighton</i>	744 Allen Ave., Portland
18.	
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To the Board of Appeals

City of Portland

We, the undersigned taxpayers of the City of Portland are of the opinion that the construction of a modern, three bay service station at 92-102 Auburn Street will be beneficial to the Northgate Area and the City of Portland.

	Name	Address
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To the Board of Appeals

City of Portland

We, the undersigned taxpayers of the City of Portland are of the opinion that the construction of a modern, three bay service station at 92-102 Auburn Street will be beneficial to the Northgate Area and the City of Portland.

Name	Address
1. Helen A. Malone	230 Prospect Street
2. Antonia C. Ciampi	200 Lombert St
3. Mrs. Ciampi	92 East St
4. Rose Russo	11 Chamblain Ave.
5. Alfred Ciampi	200 Lombert St.
6. Sylvia Steeling	312 Howard St. Portland
7. Albert Steeling	
8. Frank Malone	28 Prospect Street
9. June H. Britt	714 Allen Ave Portland
10. Donald Almon	60 Curtis Road, Portland
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January 13, 1964

Mr. Jacob H. Webb
51 Merrill Street
Falmouth, Maine

Dear Mr. Webb:

January 16, 1964,

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

January 6, 1964

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, January 16, 1964, at 4:00 p. m. to hear the appeal of Jacob H. and Veronica A. Webb requesting an exception to the Zoning Ordinance to permit construction of a one-story masonry service garage 28 feet by 60 feet at 92-102 Auburn Street.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: 1) The proposed use is not allowable in the B-1 Business Zone in which the property is located unless authorized as a conditional use by the Board of Appeals under the provisions of Section 8-A-12b of the Ordinance; 2) A detached pole sign and two flood lights and their poles would encroach unlawfully upon the 15-foot front yard setback required by Section 8-C-b-3; 3) The pump island, detached sign, and light poles would also encroach unlawfully upon the 40-foot setback area required by Section 21; 4) The detached pole sign advertising goods by trade name and part of which would project over the public sidewalk, is not allowable under the provisions of Section 16-A-4-a applying to signs in a B-1 Business Zone.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP - 92-102 Auburn Street

December 31, 1963

C
O
P
Y

Jacob H. & Veronica A. Webb
51 Merrill Street
Falmouth, Maine

cc to: Sun Oil Co.
93 Kensington St.
cc to: Corporation Counsel

Dear Mr. & Mrs. Webb:

Building permit for construction of a one story masonry service garage 26 feet by 60 feet at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The proposed use is not allowable in the B-1 Business Zone in which the property is located unless authorized as a conditional use by the Board of Appeals under the provisions of Section 8-A-12b of the Ordinance.
2. A detached pole sign and two flood lights and their poles would encroach unlawfully upon the 15-foot front yard setback required by Section 8-C-b-3.
3. The pump island, detached sign, and light poles would also encroach unlawfully upon the 40-foot setback area required by Section 21.
4. The detached pole sign advertising goods by trade name and part of which would project over the public sidewalk, is not allowable under the provisions of Section 16-A-4-a applying to signs in a B-1 Business Zone.

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 you should go to file the appeal.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/h

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

January 6, 1964

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, January 16, 1964, at 4:00 p. m. to hear the appeal of Jacob H. and Veronica A. Webb requesting an exception to the Zoning Ordinance to permit construction of a one-story masonry service garage 28 feet by 60 feet at 92-102 Auburn Street.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: 1) The proposed use is not allowable in the B-1 Business Zone in which the property is located unless authorized as a conditional use by the Board of Appeals under the provisions of Section 8-A-12b of the Ordinance; 2) A detached pole sign and two flood lights and their poles would encroach unlawfully upon the 15-foot front yard setback required by Section 8-C-b-3; 3) The pump island, detached sign, and light poles would also encroach unlawfully upon the 40-foot setback area required by Section 21; 4) The detached pole sign advertising goods by trade name and part of which would project over the public sidewalk, is not allowable under the provisions of Section 16-A-4-a applying to signs in a B-1 Business Zone.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

AP - 92-102 Auburn Street

December 31, 1963

Jacob H. & Veronica A. Webb
51 Merrill Street
Falmouth, Maine

cc to: Sun Oil Co.
93 Kensington St.
cc to: Corporation Counsel

Dear Mr. & Mrs. Webb:

Building permit for construction of a one story masonry service garage 28 feet by 60 feet at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The proposed use is not allowable in the B-1 Business Zone in which the property is located unless authorized as a conditional use by the Board of Appeals under the provisions of Section 8-A-12b of the Ordinance.
2. A detached pole sign and two flood lights and their poles would encroach unlawfully upon the 15-foot front yard set back required by Section 8-C-b-3.
3. The pump island, detached sign, and light poles would also encroach unlawfully upon the 40-foot setback area required by Section 21.
4. The detached pole sign advertising goods by trade name and part of which would project over the public sidewalk, is not allowable under the provisions of Section 16-a-4-a applying to signs in a B-1 Business Zone.

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 you should go to file the appeal.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/h



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd Class

Portland, Maine, December 30, 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 28-102 Auburn Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Jacob H. & Veronica A. Webb, 51 Merrill St. Falmouth Telephone _____
 Owner of bldg. _____
 Lessee's name and address Sun Oil Co., 93 Kensington St. Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 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 _____
 Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To construct 1-story concrete block building 60' x 28' as per plans

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 will pay legal fee.

1/22/64 - no further action taken because appeal denied.

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

If a Garage

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

APPROVED:

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

Sun Oil Co.

cs 301

INSPECTION COPY

Signature of owner

Jacob H. Webb

PH

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

March 21, 1966

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, March 31, 1966, at 4:00 p.m. to hear the appeal of Jacob H. Webb requesting an exception to the Zoning Ordinance to construct a one-story metal building 30'x75' for self-service car wash and a 8'x8'x13' high detached sign at 94 Auburn Street.

This permit is presently not issuable under the Zoning Ordinance because the proposed building is not an allowable use in the B-I Business Zone in which this property is located; and the detached sign is not an allowable use in this zone.

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

h



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 23, 1962

PERMIT ISSUED

OCT 23 1962 01395

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 94 Auburn St. Use of Building Dwelling No. Stories 1 New Building Existing " Name and address of owner of appliance Mrs. George Turner, 94 Auburn St. Installer's name and address Eastern Oil & Equipment Co. 27 Portland St. Telephone 3-6495

General Description of Work

To install Forced hot water heating system and oil burning equipment in place of gravity warm air heat.

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none If so, how protected? Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace 3' From top of smoke pipe 3 1/2' From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 6x8 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 Labelled by underwriters' laboratories? Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner Size of vent pipe Location of oil storage Number and capacity of tanks Low water shut off Make No. Will all tanks be more than five feet from any flame? How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance 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

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature] 10.23.62 [Signature]

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

Eastern Oil & Equipment Company

Signature of Installer by: Bernard F. Files

CS 300

INSPECTION COPY

11/13/59

C.S.S.:-

Does the work covered by the application include all work needing a permit that has been done? Is work that has been done O.K.? - C.S.S.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, November 12, 1959

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 94 Auburn Street
Owner's name and address William York, 94 Auburn St.
Contractor's name and address Kenneth Thomas Co., 11 Town Landing Rd., Falmouth Foreside
Proposed use of building Dwelling
Estimated cost \$ 800. Fee \$ 4.00

General Description of New Work

To remove existing basement stairs rear of building and floor over opening.
To construct new basement stairs as shown on plan 2x8 floor joists, 16" O.C., 6' span
To cut in new window in kitchen - 3'6" wide
To raise existing outside kitchen door to level of kitchen floor where stairway was removed. No change in outside steps
To cut in new door to bedroom
2/3/60 - This work was done before permit applied for so no inspection possible of framing. I decided not to issue any permit - ag
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 Kenneth Thomas 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?
Height average grade to top of plate Height average grade to highest point of roof
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 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: [Signature area]

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
William York

INSPECTION COPY

Signature of owner By: [Signature]

PK

NOTES

11/16/59. Door to bedroom
and 4'6" opening for calluses
& below as in bearing partition
All windows in side wall
has plastic Checkers and etc.

Permit No. 571
Location 9110 Williams Ave
Owner William Lopez
Date of permit 11/16/59
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

[Faint, mostly illegible text in the left column of the permit form, likely bleed-through from the reverse side.]

[Faint, mostly illegible text in the right column of the permit form, likely bleed-through from the reverse side.]

LOCATION 94 Lombard St

PERMIT 47 DATE 11/5/59

INQUIRY Returned file

COMPLAINT copy of letter

A. J. S.
Replaced two
windows with one
small window over
sinks in rear wall.

Provided a win. row
in side wall where
none existed before.

Plaster is cracking
beneath it.

Tore out one wall
section (S. side to be)
(no. bearing)

put in a couple of
doorways where none
existed before.

E. J. S.

FU- E.S.S. 11/13/59

Cplt.- 94 Auburn St.

Nov. 5, 1959

Mr. Kenneth L. Thomas
11 Town Landing
Falmouth Foreside, Maine

Dear Mr. Thomas:

It has been reported to this department that you were the contractor for alterations made in the first story of the dwelling at the above named location several months ago. Investigation by one of our field inspectors indicates that some of the alterations were of such a nature as to require a building permit. However, we have no record of an application having been filed or a permit having been issued for such work.

If you are responsible for the work done, it is necessary that you come to this office and report to the undersigned before Nov. 13, 1959 how you happened to commit this violation of the Building Code and what you propose to do about it. Failure to do so will make it necessary for me to report the violation to the Corporation Counsel of the City for the taking of whatever legal action he may deem advisable.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

AP 92-102 Auburn St.--Proposed automobile service station and
unsuccessful appeal relating thereto

July 3, 1957

Sun Oil Company
93 Kensington St.
Att: Mr. Richard Quimby

Copy to Frederick D. & Elizabeth F. Call
179 Picasani Ave.
Mrs. William York
92 Auburn St.

Gentlemen:

We have been notified by the Zoning Board of Appeals that it
was found necessary to deny zoning appeal relating to the above loca-
tion. Under these circumstances the permit is finally not issuable.

As provided by Section 105e of the Building Code, the permit
fee of fourteen dollars (\$14.00) will be refunded provided the receipt
for the fee is returned to this office not more than 10 days beyond the
date of this letter.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/B

9A

May 27, 1957

AP 92-102 Auburn St.--Proposed filling station and automobile service station and zoning appeal relating thereto

Mrs. William York
92 Auburn St.
Frederick J. & Elizabeth F. Call
179 Pleasant Ave.,
Sun Oil Company
93 Kensington St.,

• Copy to Corporation Counsel

Dear Mrs. York, Mrs. Call & Gentlemen:

Building permit and certificate of occupancy intended to authorize construction of a 1-story concrete block service station (defined as Service Carage under Building Code) about 28 feet by 46 feet, installation of tanks, pumps and piping and other appurtenances in connection with such an establishment, and use of the property for these purposes after completion, are not issuable under the Zoning Ordinance because the property is in a B1-Business Zone where, according to Section 8A of the Ordinance, such a use may be provided only as authorized by the Board of Appeals after the usual appeal procedure and provided that the proposed use will not adversely affect property in the same neighborhood or zone. The permit is also not issuable because the standard of a sign proposed to be projected over the public sidewalk of Auburn St. would be only two feet from the street line, and the pumps and concrete island structure would be about 20 feet from the street line instead of the 40 foot setback from the street line required by Section 20 of the Ordinance for every new building, structure, or sign.

Sun Oil Company which has filed the application for the permit, as agent for the owners, has indicated that the owners desire to seek such authority from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

The appeal when filed will be under the 1957 revision of the Zoning Ordinance, which is new to all of us. The Oil Company is urged to examine the revised Ordinance with care to see where any details of their proposal may be contrary to the new regulations, especially Section 8A10, which establishes definite limitations upon area and location of advertising signs some of which might have to be determined by the Board of Appeals and could well be brought up at the hearing and Section 8B relating to External Effects; also the provisions of Section 14c3 and c4 relating to Drainage and Artificial Lighting of Off-Street Parking spaces.

Your attention is also called to the provisions of Section 24 of the Ordinance, which provides that the appeal in question shall be commenced before 30 days have elapsed from the date of this letter.

Very truly yours,

WMcD/B

8B
Enc. to each addressee:
outline of appeal procedure

Warren McDonald, Inspector of Buildings



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second
Portland, Maine, May 9, 1957

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 92-102 Auburn Street Within Fire Limits? No Dist. No. _____
 Owner's name and address Frederick D. & Elizabeth F. Call, 179 Pleasant Ave. Telephone _____
 Lessee's name and address Mrs. William York, 92 Auburn Street Telephone 3-6467
 Contractor's name and address Not let Telephone _____
 Architect Company Specifications _____ Plans yes No. of sheets 4
 Proposed use of building Service Station No. families _____
 Last use Existing dwelling to be demolished No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 14,000.00 Fee \$ 14.00

General Description of New Work

To construct one story concrete block service station 28' x 46' as per plans

Appeal being necessary, application is to be held so that appeal may be taken under new Zoning Ordinance taking effect June 5, 1957.

28 x 46
7/1/57 - Better about refusal
perm to refund
file plan
7/1/52
 Refund 7/8/57
 B-1

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

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 Is connection to be made to public sewer? no If not, what is proposed for sewage? Septic Tank
 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:

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

Frederick D. & Elizabeth F. Call
 Mrs. William York
 by Sun Oil Company

Signature of owner

Richard H. Quincy

INSPECTION COPY

BMM



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED 01570 OB 1228

Portland, Maine, Sept. 19, 1952

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 94 Auburn St. Portland Use of Building Dwelling No. Stories 2 Existing Building Name and address of owner of appliance H. Charles Jones 94 Auburn St., Portland Installer's name and address Ballard Oil & Equip. Co. 135 Marginal Way Telephone 2-1991

General Description of Work

To install one oil burner, fully equipped with automatic controls for safe operation with hot air gravity.

IF HEATER, OR POWER BOILER

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

IF OIL BURNER

Name and type of burner Ballard Heat LC91-E Labelled by underwriter's laboratories? Yes Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? Yes bottom Type of floor beneath burner Cement Location of oil storage Basement Number and capacity of tanks 1 - 275 gal tank If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed? None Total capacity of any existing storage tanks for furnace burners None

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to wood or combustible material from top of appliance From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

RECEIVED SEP 22 1952 DEPT. OF BLD'G. INSP. CITY OF PORTLAND

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.)

APPROVED: OK 9-23-52 [Signature]

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

INSPECTION COPY

Signature of Installer Ballard Oil & Equipment co.

By: [Signature]

City of Portland, Maine
Board of Appeals
—ZONING—

57/47

denied
19 7/1/57

To the Board of Appeals:

June 19, 1957

Your appellant, Mrs. William York
Frederick D. & Elizabeth F. Call, who is the owners of
property at 92-102 Auburn Street, respectfully petitions the Board of Appeals
of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this
property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit and certificate of occupancy intended to authorize construction of
a one story concrete block service station (defined as Service Garage under Building
Code) about 28 feet by 46 feet, installation of tanks, pumps and piping and other
appurtenances in connection with such an establishment, and use of the property for
these purposes after completion, are not issuable under the Zoning Ordinance because
the property is in a B1-Business Zone where, according to Section 8A of the Ordinance,
such a use may be provided only as authorized by the Board of Appeals after the usual
appeal procedure and provided that the proposed use will not adversely affect property
in the same neighborhood or zone. The permit is also not issuable because the standard
of a sign proposed to be projected over the public sidewalk of Auburn St. would be only
two feet from the street line, and the pumps and concrete island structure would be
about 20 feet from the street line instead of the 40 foot setback from the street line
required by Section 20 of the Ordinance for every new building, structure, or sign.

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

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

Mrs. William York
Frederick D. Call
Appellants

After public hearing held on the 28 day of June, 1957,
the Board of Appeals finds that an exception is not necessary in this case to grant reasonable
use of property and cannot be granted without substantially departing from the
intent and purpose of the Zoning Ordinance.

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

Bern Bickelago
Appellant
Frederick D. Call
Elizabeth F. Call
BOARD OF APPEALS

DATE: June 28, 1957

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Mrs. William York, Frederick
D. & Elizabeth F. Call
AT 92-102 Auburn Street

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

BOARD OF APPEALS

VOTE

MUNICIPAL OFFICERS

	Yes	No
Ben B. Wilson	()	()
Sumner T. Bernstein	()	()
Ira E. Ball	()	()
Sumner S. Clark	()	()
XXXXXXXXXXXX	()	()
H. Merrill Luthe	()	()

Record of Hearing:

Sidney W. Wernick, Esq. for Appellant.

Donald A. Leadbetter for opposition with petition in file.

Speaking against:

Carl Garsoe - 110 Auburn Street
Paul R. Coin - 13 Sanborn Street
Mary Piscininni - 1495 Washington Avenue

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

May 27, 1957

AF 92-102 Auburn St.—Proposed filling station and automobile service station and zoning appeal relating thereto

Mrs. William York
92 Auburn St.
Frederick D. & Elizabeth F. Call
179 Pleasant Ave.,
Sun Oil Company
93 Kensington St.,

Copy to Corporation Council ✓

C
O
P
Y

Dear Mrs. York, Mrs. Call & Gentlemen:

Building permit and certificate of occupancy intended to authorize construction of a 1-story concrete block service station (defined as Service Garage under Building Code) about 28 feet by 46 feet, installation of tanks, pumps and piping and other appurtenances in connection with such an establishment, and use of the property for these purposes after completion, are not issuable under the Zoning Ordinance because the property is in a B1-Business Zone where, according to Section 8A of the Ordinance, such a use may be provided only as authorized by the Board of Appeals after the usual appeal procedure and provided that the proposed use will not adversely affect property in the same neighborhood or zone. The permit is also not issuable because the standard of a sign proposed to be projected over the public sidewalk of Auburn St. would be only two feet from the street line, and the pumps and concrete island structure would be about 20 feet from the street line instead of the 40 foot setback from the street line required by Section 20 of the Ordinance for every new building, structure, or sign.

Sun Oil Company which has filed the application for the permit, as agent for the owners, has indicated that the owners desire to seek such authority from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

The appeal when filed will be under the 1957 revision of the Zoning Ordinance, which is new to all of us. The Oil Company is urged to examine the revised Ordinance with care to see where any details of their proposal may be contrary to the new regulations, especially Section 8A10, which establishes definite limitations upon Area and location of advertising signs some of which might have to be determined by the Board of Appeals and could well be brought up at the hearing and Section 8B relating to External Effects; also the provisions of Section 14c3 and c4 relating to Drainage and Artificial Lighting of Off-Street Parking Spaces.

Your attention is also called to the provisions of Section 24 of the Ordinance, which provides that the appeal in question shall be commenced before 30 days have elapsed from the date of this letter.

Very truly yours,

Warren McDonald, Inspector of Buildings

WMCD/H
Enc. to each addressee:
outline of appeal procedure

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 25, 1957

Mrs. William York
92 Auburn Street
Frederick D. & Elizabeth F. Call
179 Pleasant Avenue
Sun Oil Company
93 Kensington Street

Dear Mrs. York, Mrs. Call & Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, June 28, 1957, at 10:30 a.m. 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

Ben B. Wilson

Chairman

S
cc: Sidney W. Wernick, Esq.
85 Exchange Street

Portland, Maine, June 23, 1957.

Members, Board of Appeals,
Benjamin B. Wilson, Chairman,
Portland City Council,
City Building,
Portland, Maine.

Gentlemen:

The undersigned hereby wish to register their objection to an appeal of the Sun Oil Company requesting an exception to the Zoning Ordinance to authorize construction of a one-story concrete block service station at 92-102 Auburn Street for the following reasons:

1. That proposed location, by virtue of its proximity to Sanborn Street and to Shaw's Supermarket will occasion an unwarranted additional traffic hazard in that community.
2. That said proposed usage of these premises will occasion additional traffic danger to school children attending the nearby Lyman Moore school, who at the present time use Sanborn Street as an access road into and from the school building.
3. That, in their opinion, there already are more than ample facilities in the nature of gas and filling stations in the immediate community, there being eight (8) in all within a comparatively short distance from the proposed location, one of which by apparent lack of business has been not in use for a period of nearly a year.
4. That the proposed location of the proposed structure would provide for only about a twenty foot set back from the street line instead of the forty feet now felt by experts as being necessary to eliminate traffic hazards and obstructions to passing traffic, pedestrian and motor.
5. That the proposed exceptions would substantially depreciate the value of nearby residential property on Washington Avenue, along both sides of Sanborn Street, and Auburn Street.

We, therefore, would appreciate your full consideration of this matter, particularly as to the objections which we hereby raise.

Respectfully,

NAME	RESIDENCE
Paul R. Cain	13 Sanborn St.
Dorothy N. Garver	110 Auburn St.
Carl Harvøe	110 Auburn St.
Edward A. Gomez	1515 Washington Ave
Alice M. Brown	1515 Washington Ave
Kenneth R. Alling	32 Sanborn St.
Bruce J. Alling	32 Sanborn St.
Herbert A. Sampson	33 Sanborn St.
Eugene Sampson	33 Sanborn St.
Margaret C. Curry	26 Sanborn Street
Clyde W. Curry	1507 Washington Ave.
Shirley A. Curry	1507 Washington Ave.
Howard M. Broder	1520 Washington Ave
Thyllis M. Brown	1520 Washington Ave
Joseph Guerin	1495 Washington Ave
Mary Guerin	1495 Washington Ave
Rosella Dyer	1495 Washington Ave.

Lucille Culombe 1493 Wash Ave
 Robert H. Christie 1487 Wash. Ave.
 Louise B. Christie 1481 Wash. Ave.
 Wallace S. Brown 1479 Wash. Ave.
 Helen M. Brown 1479 Wash. Ave.
 Emily S. Brown 1468 Wash. Ave.
 J. Alfred White 1473 Washington Ave
 E. H. Carter 23 Sanborn St.
 Donald W. Johnson 17 Sanborn St
 Mona M. Mann 22 Sanborn St.
 Linnard D. Messer 22 Sanborn St.
 Robert S. Peeney 1484 Washington Ave
 Shirley M. Cain 13 Sanborn St.
 P. Jack Robinson 17 Sanborn St.
 Morris E. York 128 Auburn St
 Lindell M. York Jr 128 " "
 Lawrence E. Willey 137 Auburn St.
 Emma M. Foster 165 Auburn St.
 Arnold G. Foster 165 Auburn "
 Barbara L. Lathe 27 Sanborn St.
 D. M. Lathe 27 Sanborn St
 John D. Ricker 1535 Washington Ave
 Rosemary Ricker 1535 Washington Ave.
 Charles W. Pease 1543 Washington Ave
 Bernadette D. Pease 1543 Washington Ave
 Annie Christian 1543 Washington Ave
 Florence S. Gilman 1483 Washington Ave
 Warren E. Gilman 1483 Washington Ave.

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