

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant JMI Construction Inc.
284 Fowler Road, Cape Elizabeth
 Mailing Address 3 family
 Proposed Use of Site 6,352 / 1536 sq. ft.
 Acreage of Site / Ground Floor Coverage

Date October 27, 1988
65XXX Webb Street
 Address of Proposed Site 263-D-24-29
 Site Identifier(s) from Assessors Maps D-2
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors 2
 Total Floor Area 3,072

Other Comments: _____
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK,
 as applicable

COMPLIES
 COMPLIES
 CONDITIONALLY
 DOES NOT
 COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOCAL

COPY
 SPLICED
 REAS-
 SPEC-
 REC-

REASONS: _____

D. K. McFarlane 10/27/88
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mr. Paul Nickoff, Materials Engineer, Public Works Dept. DATE: June 21, 1989
FROM: Warren J. Turner, Administrative Assistant, Inspections Services *Warren J. Turner*
SUBJECT: 71-79 Webb Street - B-2 Business Zone (R-3 Density) (Formerly R-6 Density)

The City Zoning Ordinance for computing density of the B-2 Business Zone formerly was based upon R-6 density for the Barron Center (R-6 Zone) for the project on 71-79 Webb Street, which is located in the B-2 Business Zone (same as Forest City Motors).

The Zoning Ordinance has since been amended and the new B-2 Business Zone now states that residential density in the new B-2 Zone is based upon the immediately abutting residence zone, which is now R-3 Residence for the southerly side of Webb Street.

Therefore when Mr. James Haskell filed an application for a variance to change the density from three to four family units, we received a draft of a letter from the Office of the Corporation Counsel, which is contained within the enclosed copy of a letter to Mr. Haskell, and which states that in view of the new B-2 Zone provision for determining density, we cannot take this variance request to the Board of Appeals for a change from three to four apartments.

Mr. Haskell was told that the Board of Appeals would be unable to grant this application for a variance and the owner of the property must then be bound by the decision of the Planning Board on May 25, 1988, which limited the project to two triplexes. No appeal was then made and the triplexes were constructed as approved by the Board.

Enclosure: Copy of Letter based on Decision of Office of Corporation Counsel

cc: George Flaherty, Director, Parks & Public Works
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Koffnes, Chief, Inspections Services
William D. Giroux, Zoning Enforcement Officer
Kathleen Taylor, Code Enforcement Officer
Margaret Schmuckal, Deputy Chief, Inspections Services
William Boothby, Acting City Engineer,