

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant Warren Avenue Assoc. Date November 5, 1987
 Mailing Address P.O. Box 1074, 04101
banquet facility
 Proposed Use of Site 1.6 / 7,290 sq. ft.
 Acreage of Site / Ground Floor Coverage 1.6 / 7,290 sq. ft.
 Address of Proposed Site 178 Warren Avenue
295-G-8
 Site Identifier(s) from Assessors Maps T-2
 Zoning of Proposed Site T-2
 Site Location Review (DEP) Required: () Yes (☒) No
 Board of Appeal Action Required: () Yes (☒) No
 Planning Board Action Required: (☒) Yes () No
 Other Comments: Demolition permits for existing bldgs should be obtained
 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
 SPACI. & BULK,
 as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC 21)	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	LOADING BAYS	
COMPLIES																		CONDITIONS SPECIFIED BELOW
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		REASONS SPECIFIED BELOW

REASONS: _____

AK W. Turner Feb 5, 1988
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

Applicant: *Warren Avenue Associates* Date: *Feb 5, 1988*
Address: *178 Warren Avenue*
Assessors No.: *295-G-8*

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - *I-2 Industrial Zone*
Interior or corner lot - *Interior*
Use - *construct Banquet facility*
Sewage Disposal - *City*
Rear Yards - *70'* *25' required*
Side Yards - *30' and 163'* *25' required*
Front Yards - *70'* *25' required*
Projections - *NA*
Height - *1 story*
Lot Area - *1.6 Acres*
Building Area - *7290*
Area per Family - *NA*
Width of lot - *321 ft*
Lot Frontage - *321 ft*
Off-street Parking - *71 car spaces*
Loading Bays -
Site Plan - *Approved by Planning Board 2/3/88*
Shoreland Zoning - *NA*
Flood Plains - *NA* *New grade 100'*



No Copo found

00012

PERMIT # CITY OF Portland BUILDING PERMIT APPLICATION MAP # LOT 4

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

Owner: Warren Avenue Assoc.
Address: P.O. Box 1074, 04101
LOCATION OF CONSTRUCTION: 478 WARREN AVENUE
CONTRACTOR: Keeley Constr. SUBCONTRACTORS:
ADDRESS: 550 Forest Avenue 773-8499

Est. Construction Cost: 200,000 Type of Use: banquet facility

Building: L W H ft. Stories Lot Size:
Is Proposed Use: Seasonal Condominium Apartment

Convention: Explain TO CONSTRUCT 5,000 SQ. FT. BANQUET HALL
COMPLETE & ONLY IF THE NUMBER OF UNITS WILL CHANGE
Additional Buildings Only:
If Of Dwelling Units: Of New Dwelling Units:

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

Floor
1. Sills Size: Sills must be anchored.
2. Girders Size:
3. Lally Columns Spacing: Size: Spacing 16" O.C.
4. Joists Size:
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls
1. Studding Size: Spacing:
2. No. of Studs:
3. No. of Joists:
4. No. of Braces: No. Sprays:
5. Bracing: Size:
6. Corner Posts: Size:
7. Insulation Type: Size:
8. Sheathing Type: Size:
9. Siding Type: Weather Exposure:
10. Masonry Material:
11. Metal Material:

Interior Walls
1. Studding Size: Spacing:
2. Header Size: Span(s):
3. Wall Covering Type:
4. Fire Wall if required:
5. Other Material:

Date: 11/5/87
Inside Fire Limits:
Block:
Fire Type:
Estimated Cost: 367,600
Value Structure: 200,000
Year: 1987
Permit:

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

Roof
1. Truss or Rafter Size: Span:
2. Sheathing Type: Size:
3. Roof Covering Type:
4. Other:

Chimneys
Type: Number of Fire Places:

Heating
Type of Heat:
Electric:
Service Entrance Size: Smoke Detector Required: Yes No

Plumbing
1. Approval of soil test if required: Yes No
2. No. of Tubs or Showers:
3. No. of Fixtures: O.C.
4. No. of Lavatories:
5. No. of Other Fixtures:

Swimming Pools
1. Type: Square Footage:
2. Pool Size:
3. Must conform to National Electrical Code and State Law.

Zoning
District: Street Frontage: Back: Side:
Required Setback:
Review Required:
Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Verdict: Site Plan: Subdivision:
Shore and Floodplain Mgmt: Special Exception:
Other: (Explain):
Date Approved:

Permit Received By: Kenneth O'Connell
Signature of Applicant: Date: Nov 5, 1987
Signature of CEO: Date:
Inspection Dates: