

# CITY OF PORTLAND

## DEPARTMENT OF BUILDING INSPECTION

76-82 CROSS STREET

LOCATION

### POSTING SCHEDULE

BUILDING NO.	DATE	DOCU- MENT	WORK	INSTAL- LATION	USE	DOC NO.	PLAN FILE	SYMBOLS
								Type of Document Ap—Appeal C—Complaint Co—Cert. of Occupancy Da—Denied Applications I—Inquiry P—Permit
								Type of Work Under Permit A—Alteration Ca—Change of use D—Demolition M—Moving N—New Bldg. or Structure Re—Repair chimney Rf—Repair after fire Rfa—Repair after fire with alterations Rr—Repair roof covering
								Type of Installation Permit Ck—Cooking appliance Ev—Elevator Ht—Heating appliance Hw—Hot water heater Inf—Inflammable liquids equipment Pw—Power appliance Re—Refrigeration St—Detached sign Sp—Projecting sign Spr—Automatic Sprinklers St—Roof sign Vt—Ventilation

**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
 Processing Form

Applicant _____		Date _____
Mailing Address _____		Address of Proposed Site _____
Proposed Use of Site _____		Site Identifier(s) from Assessor's Maps _____
Acreage of Site / Ground Floor Coverage _____		Zoning of Proposed Site _____
Site Location Review (DEP) Required: ( ) Yes ( ) No		Proposed Number of Floors _____
Board of Appeals Action Required: ( ) Yes ( ) No		Total Floor Area _____
Planning Board Action Required: ( ) Yes ( ) No		
Other Comments: _____		
Date Dept. Review Due: _____		

**PLANNING DEPARTMENT REVIEW**

4/21/18  
 (Date Received)

- ☐ Major Development — Requires Planning Board Approval: Review Initiated
- ☒ Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN	
APPROVED	X	X	X	X	X	X	X	X		X	X	X	
APPROVED CONDITIONALLY									X				CONDITIONS SPECIFIED BELOW
DISAPPROVED													REASONS SPECIFIED BELOW

REASONS: ANY EXTERIOR LIGHTING TO BE APPROVED BY STAFF

(Attach Separate Sheet if Necessary)

Jamie O'Brien 4/25/18  
 SIGNATURE OF REVIEWING STAFF/DATE  
 PLANNING DEPARTMENT COPY

**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
**Processing Form**

133

Applicant Michael Young Date 4-14-78  
Mailing Address 65 Juniper Ledge, Yarmouth  
Parking lot - 23 cars Address of Proposed Site 76-82 Cross St corner Spring St.  
Proposed Use of Site 12,000 sq. ft. 38-A-10  
Acreage of Site / Ground Floor Coverage B-3 Site Identifier(s) from Assessors Maps  
Zoning of Proposed Site  
Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors \_\_\_\_\_  
Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area \_\_\_\_\_  
Planning Board Action Required: ( ) Yes ( ) No  
Other Comments: \_\_\_\_\_  
Date Dept. Review Due: 4-20-78

**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

	DATE	ZONE LOCATION	INTERIOR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER LOT	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES	✓	✓			✓													
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS  
SPECIFIED  
BELOW

REASONS  
SPECIFIED  
BELOW

REASONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form**

Applicant _____		Date _____
Mailing Address _____		Address of Proposed Site _____
Proposed Use of Site _____		Site Identifier(s) from Assessors Maps _____
Acreage of Site _____	Ground Floor Coverage _____	Zoning of Proposed Site _____
Site Location Review (DEP) Required: ( ) Yes ( ) No		Proposed Number of Floors _____
Board of Appeals Action Required: ( ) Yes ( ) No		Total Floor Area _____
Planning Board Action Required: ( ) Yes ( ) No		
Other Comments: _____		
Date Dept. Review Due: _____		

**PUBLIC WORKS DEPARTMENT REVIEW**

*April 18, 1978*  
(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED				N/A	-	N/A	-		N/A	N/A	N/A		✓	✓	-	CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY								✓								
DISAPPROVED		✓	✓							✓						REASONS SPECIFIED BELOW

REASONS: See attached sheet

\_\_\_\_\_

\_\_\_\_\_

(Attach Separate Sheet if Necessary)

*John B. Rogers* 4-19-78  
SIGNATURE OF REVIEWING STAFF/DATE  
PUBLIC WORKS DEPARTMENT COPY

April 19, 1978

Supplement to the Site Plan Review Processing Form for a 23 car parking lot at the corner of Spring Street and Cross Street - Michael Young developer.

In general, the plan as submitted is too deficient to make proper review. The areas of concern which remain unanswered are:

Access - Is the curb cut shown on the plan existing or proposed or both? Whether existing or not, the curb cut should be located in the center of the turning aisle between the two rows of parking stalls and should be at least 25 feet in width. This will allow for more proper vehicular movements to and from the site.

Lighting - Are there to be exterior lights installed. If so, lighting must meet the requirements of this Department as they pertain to intensity, height of support poles and type of the luminaire.

Drainage - Is the lot currently paved, if not, is it proposed to be paved. Is the "drain" shown on the plan an existing drain or a proposed drain.

If the lot is proposed to be paved and the drain is a proposed drain, this Department would require that the pavement area be reduced and that the developer create more "green areas" on site for which to control drainage ~~on-site~~. This can easily be accomplished without affecting the proposed use of the site, and without the use of a storm drainage system which is a cost-saving factor to the developer and at the same time eliminates storm water run-off from our sewerage systems.

John P. Rogers



## CITY OF PORTLAND

DONALD E. MEGATHLIN, JR.  
PLANNING DIRECTOR

April 24, 1978

Mr. Michael Young  
65 Juniper Ledge  
Yarmouth, ME

Dear Mr. Young:

The Planning Department staff has not yet taken action on your site plan for a parking lot at Spring Street and Cross Street. The reason for the delay is that questions have been raised concerning access, drainage and screening, and I have been unable to reach you by telephone to arrange a meeting to resolve these questions. I believe that the staff's objections to the plan at this point are relatively minor and can be resolved at a meeting.

Please call me at 775-5451 extension 269 at your earliest convenience and I will arrange a meeting in the near future.

Sincerely,

Jeremiah O'Brien  
Planning Department

JO'B/dd

cc: Donald E. Megathlin, Planning Director  
John Rague, Public Works Department  
Lt. Collins, Fire Department  
Malcolm Ward, Building & Inspection Services

Ordinance  
604.4C.1(a)-(e)

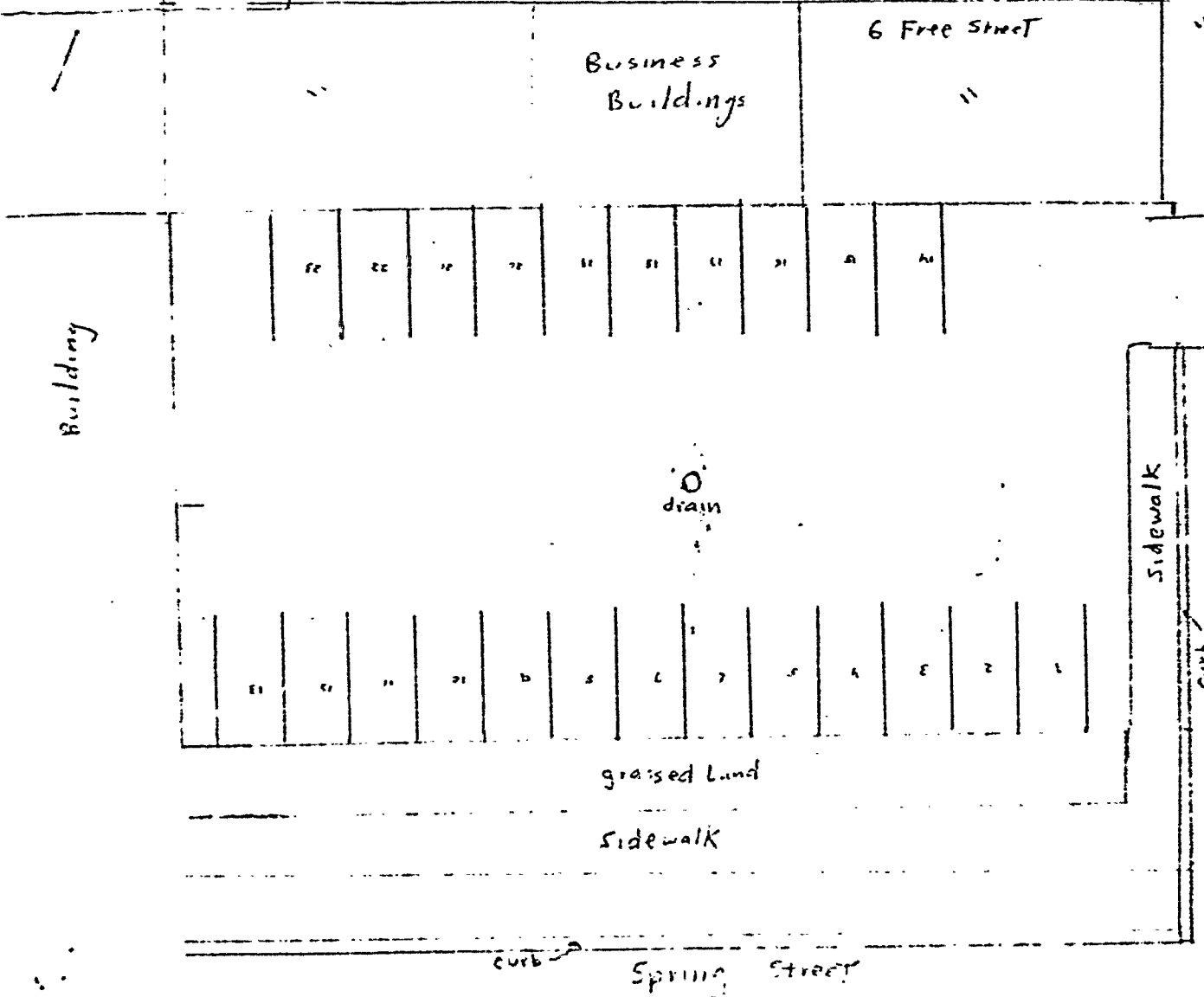
(N)

Free Street

Michael Keeney  
Young

"Mike's Parking"  
Scale  $\frac{1}{4}" = 5'$

65 Juniper  
Ledge  
Yarmouth, m  
pl# 846519.



Requirements needed for Chapter 604  
Site Plan Ordinance

604.4 C.2(a)

The proposed uses to be located on the site shall be a parking area for people's cars who may be attending a public event in the area, generally between the hours of 7 p.m. and midnight. There are appropriate spaces for twenty-three vehicles

604. C.2(b)

The total land area of the proposed site is 12,000 sq. ft.



Sec. 604.4D

The names and addresses of the  
owners of the proposed parcel  
is (are)

J. B. Brown Co.

Leasing To Michael Young

Michael Young

4/13/78

There is no cost of development.