

703-727 FOREST AVENUE

# CITY OF PORTLAND, MAINE

## SITE PLAN REVIEW

### Processing Form

140

Applicant Delta Realty, Co. Inc. Date 7-17-78  
999 Forest Ave. Address of Proposed Site 703-727 Forest Ave.  
Retail Sales Site Identifier(s) from Assessors Maps cor. 6-22 Ocean Ave.  
Proposed Use of Site 129-B-11  
34,000 sq. ft. 6400 sq. ft. Zoning of Proposed Site B-2  
Acreage of Site / Ground Floor Coverage  
Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors 1  
Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area 6400 sq. ft.  
Planning Board Action Required: ( ) Yes ( ) No  
Other Comments: \_\_\_\_\_  
Date Dept. Review Due: 7-19-78

## 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  
☒ Use complies with Zoning Ordinance — Staff Review Below

Zoning:  
SPACE & BULK,  
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEE 22)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILD'NG AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES	✓	✓			✓	✓	✓	✓	✓								✓	✓	
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

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

*William D. Ward* 7/17/78  
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL

## CITY OF PORTLAND, MAINE

## SITE PLAN REVIEW

## Processing Form

Applicant \_\_\_\_\_ Date 7-21-78

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 6400 sq. ft.

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: 7-19-78

## FIRE DEPARTMENT REVIEW

7-21-78  
(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	✓	✓	✓	✓	✓		✓		
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

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

\_\_\_\_\_

\_\_\_\_\_

(Attach Separate Sheet if Necessary)

FIRE DEPARTMENT COPY

SIGNATURE OF REVIEWING STAFF/DATE

# CITY OF PORTLAND, MAINE

## SITE PLAN REVIEW

### Processing Form

Applicant Delta Realty, Co. Inc.  
 Mailing Address 703-727 Forest Ave.  
 Proposed Use of Site Retail Sales  
 Acreage of Site / Ground Floor Coverage 24,000 sq. ft.

Date 7-17-78  
 Address of Proposed Site 127-11  
 Site Identifier(s) from Assessors Maps 127-11  
 Zoning of Proposed Site 127-11

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

Proposed Number of Floors 1  
 Total Floor Area 24,000 sq. ft.

Other Comments \_\_\_\_\_

Date Dept. Review Due: 7-19-78

## PUBLIC WORKS DEPARTMENT REVIEW

7-17-78  
 (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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				—
APPROVED CONDITIONALLY								✓				✓	✓	✓	
DISAPPROVED															

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: IF EXTERIOR LIGHTS - NEED APPROVAL OF D.P.W.  
SEWER - TO MEET REQUIREMENTS OF SECTIONS OF  
MUNICIPAL CODE WHICH APPLY  
IF CURBING AND SIDEWALKS DO NOT EXIST, MUST  
MEET THE REQUIREMENTS OF PARA #1 OF SECTION  
705 OF MUNICIPAL CODE

(Attach Separate Sheet if Necessary)

John P. Leger 7-17-78  
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

# CITY OF PORTLAND, MAINE

## SITE PLAN REVIEW

### Processing Form

Applicant Delta Realty Co. Inc.  
 Mailing Address \_\_\_\_\_  
 Proposed Use of Site Retail Sales  
 Acreage of Site / Ground Floor Coverage \_\_\_\_\_

Date 7-17-78  
 Address of Proposed Site \_\_\_\_\_  
 Site Identifier(s) from Assessors Maps \_\_\_\_\_  
 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 \_\_\_\_\_  
 Total Floor Area 6,000 sq. ft.

Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: 7-19-78

### PLANNING DEPARTMENT REVIEW

7/17/78  
 (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	X
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

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

(Attach Separate Sheet if Necessary)

Donald E. Olson 7/19/78  
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

703-727 FOREST AVE.

