



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Marge Schmuckal, Zoning Administrator*

April 22, 2014

The Planning & Zoning Resource Corporation
100 NE 5th Street
Oklahoma City, Oklahoma 73104
Attn: Amber Stephens

Ref. Number: 74710-1

RE: Residence Inn Portland – 145-147 Fore Street - 020-C-010 - (the "Property") – B-5b

Dear Ms. Stephens,

I am in receipt of your request for a determination letter concerning the Property. The current zoning classification for the Property is a B-5b Urban Commercial Mixed Use Zone. All properties abutting the Property are in the same B-5b Zone. The property across the street is a B-6 business zone. The Property is not part of Planned Unit Development (PUD). There are no other Overlay zones in regard to the Property.

The Property is currently regulated by Division 12.6 (the B-5 zone) of the City of Portland's Land Use Zoning Ordinance. The Site Plan approval was under application #2006-0226. A copy of the site plan application and the Planning Board approval letter is attached. According to the zoning ordinances and regulations for this district (zone), the use of the subject property (hotel/motel) is a permitted use by right under section 14-230.1. The Property structure(s) was developed in accordance with Current Land Use Zoning requirements and is legally conforming. There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the Property.

In the event of casualty, in whole or in part, the structure located on the Property may be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s) if applicable.

To the best of my knowledge, the City records do not show any unresolved zoning code violations. No, there are no open violations on file in the City's records. To the best of my knowledge, the City records do not show any unresolved building code violations and /or complaints. No, there are no open violations on file in the City's records.

An approved site plan for the Property is on file in the Planning Division, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to the site plan approval are attached if available.

Certificates of Occupancy were issued. Copies of the Certificates of Occupancy are enclosed.



Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

Page 2

If you have any questions concerning this matter, please do not hesitate to contact me at (207) 874-8695.

Sincerely,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Marge Schmuckal
Zoning Administrator
City of Portland, Maine
mes@portlandmaine.gov

urban ms-ght 11/15/06

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2006-0226
Application I. D. Number

Shipyards Brewing Company
Applicant
86 Newbury St, Portland, ME 04102
Applicant's Mailing Address

11/15/2006
Application Date

Hotel
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 761-0807 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

127 - 127 Fore St, Portland, Maine
Address of Proposed Site
020 C009001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) Hotel

Proposed Building square Feet or # of Units 34015 Acreage of Site B-5b Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$3,000.00 Subdivision _____ Engineer Review _____ Date 11/15/2006

Zoning Approval Status:

Reviewer Marge S. Inspectors

- Approved Approved w/Conditions See Attached Denied

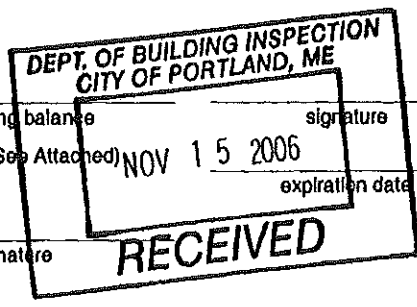
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date	NOV 15 2006	expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



CITY OF PORTLAND, MAINE
PLANNING BOARD

Michael Patterson, Chair
Janice B. Tevanian, Vice Chair
Kevin Beal
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk

Ara Aftandilian, President
Summit Hotel Properties
PO Box 394
Topsfield, MA 01983

June 14, 2007

RE: Residence Inn, Extended Stay Hotel, Fore and Hancock Streets
Norwich Partners LLC, Applicant.

CBL. 20-C-009

197 Fore St

Dear Mr. Aftandilian:

On June 12, 2007, the Portland Planning Board voted 4-0 (Beal and Odokara absent, Lowry recused) to approve the following motions regarding MDOT Traffic Movement Permit, Subdivision, waiver of certain Technical Standards, and Site Plan for the above referenced application.

A. Traffic Movement Permit

The Planning Board finds that the project is in conformance with the standards of a Traffic Movement Permit; subject to the following conditions of approval. Prior to issuance of a building permit:

- i. *The applicant shall contribute \$4,000 toward improvements at the India Street/Middle Street intersection and \$4,500 towards the conduct of a neighborhood traffic monitoring study with the contribution to be placed in an escrow account. If the escrow money is not used within ten years of the escrow agreement date, the money shall be returned to the applicant.*
- ii. *The applicant provides a revised pavement marking plan for Fore Street between India Street and Mountfort Street for review and approval by City traffic staff. Implementation of the plan, including design and material (removing existing conflicting painting, application of new paint, signs, and other miscellaneous items), is the responsibility of the applicant.*
- iii. *The applicant shall submit for review and approval by the City Public Works and Planning Authorities a traffic management plan for the valet area to ensure vehicles do not queue onto the sidewalk or other create other hazardous conditions.*

C. Subdivision

The Planning Board finds that the plan is in conformance with the subdivision standards of the land use code subject to the following condition of approval:

- i. *That the applicant provides a recording plat for Planning Board signature prior to issuance of a building permit.*

D. Waivers

1. Stormwater Quantity Standard

The Planning Board finds that an increase in the stormwater flow in the City drainage system will not cause negative downstream impacts, and therefore waives the technical standards for stormwater quantity.

2. Lighting Standard

The Planning Board finds that the architectural lighting proposed by the applicant (namely uplighting of the building face and cornice shown on Attachments B.4, B.5, and B.6) will not cause undue glare or light trespass, and therefore waives the full cutoff requirement for these fixtures in the locations shown on the submitted lighting plan. This waiver is subject to the condition that the applicant submits an updated lighting plan showing wattage, location, and installation details for all fixtures.

E. Site Plan

The Planning Board finds that the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval:

- i. *The applicant shall submit the terms of the final lease for parking spaces in the Ocean Gateway Garage for review and approval of Corporation Counsel prior to issuance of a building permit. An executed lease for the spaces must be provided prior to issuance of a certificate of occupancy of the hotel.*
- ii. *The applicant shall submit a revised utility plan for underground electrical/telephone/cable connections to Public Works for review and approval prior to issuance of a building permit. This plan shall be coordinated and integrated with an electrical distribution plan under development for the district.*
- iii. *The applicant shall obtain all necessary licenses for activities in public rights of way, including foundations, utility work, awnings and overhangs.*
- iv. *The final location of the Longfellow commemorative stone is to be coordinated and confirmed in the field with Public Works prior to installation.*
- v. *Utility capacity letters for sewer and water shall be provided prior to issuance of a building permit.*
- vi. *The applicant shall submit for review and approval by the City Public Works and Planning Authorities approval prior to issuance of a building permit a traffic management plan for the valet area to ensure vehicles do not queue onto the sidewalk or other create other hazardous conditions.*
- vii. *The applicant shall submit for review and approval by the Planning Authorities prior to issuance of a building permit a screening plan for roof-top mechanical installations.*

The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #24-07, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic AutoCAD files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Bill Needelman, Senior Planner at 874-8722.

Sincerely,



Michael J. Patterson, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Bill Needelman, Senior Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Michael Bobinsky, Public Works Director
Jeanie Bourke, Inspections Division
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, Transportation Manager
Michael Farmer, Public Works
Jessica Hanscom, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1325	Issue Date: 03/07/2008	CBL: 020 C009001
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Location of Construction: 127 FORE ST	Owner Name: Chapin Realty, LLC	Owner Address: 10 Morgan Drive	Phone:
Business Name:	Contractor Name: Ledgewood Construction	Contractor Address: 27 Maine St. So. Portland	Phone 2077671866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone:

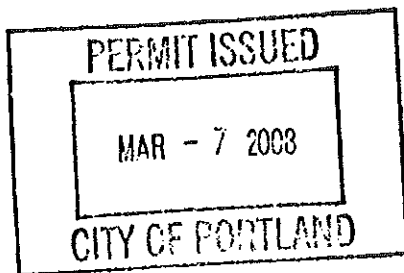
Past Use: Commercial	Proposed Use: Residence Inn by Marriott Extended Stay Hotel -Residence Inn by Marriott Extended Stay Hotel -179 rooms w/ 2000 sq ft of ground flr retail space	Permit Fee: \$166,095.00	Cost of Work: \$16,600,000.00	CEO District: 1
Proposed Project Description: Marriott Extended Stay Hotel -179 rooms w/ 2000 sq ft of ground flr retail space		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: R1/A3 Type 2A <i>2/18/08/3/7/08</i> Signature: <i>JMB per MJN</i>	

Signature: <i>JMB per Greaves</i>		Signature: <i>JMB per MJN</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature:		Date:	

Permit Taken By: ldobson	Date Applied For: 10/18/2007	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 14</i> <input type="checkbox"/> Subdivision <i>Zone C</i> <input checked="" type="checkbox"/> Site Plan <i>2006-0226</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>JMB per Marge</i> <i>2/22/08</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>JMB per Marge</i>
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Corrected

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1325	Date Applied For: 10/18/2007	CBL: 020 C009001
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Location of Construction: 127 FORE ST	Owner Name: SHIPYARD BREWING COMPAN	Owner Address: 86 NEWBURY ST	Phone:
Business Name:	Contractor Name: Ledgewood Construction	Contractor Address: 27 Maine St. So. Portland	Phone (207) 767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Residence Inn by Marriott Extended Stay Hotel -Residence Inn by Marriott Extended Stay Hotel -179 rooms w/ 2000 sq ft of ground flr retail space	Proposed Project Description: Marriott Extended Stay Hotel -179 rooms w/ 2000 sq ft of ground flr retail space
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/22/2008
Note: **Ok to Issue:**
 1) Separate permits shall be required for any new signage.
 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 03/05/2008
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 02/21/2008
Note: **Ok to Issue:**
 1) Fire alarm system requires a Masterbox connection per city ordinance.
 2) New elevators are required to fit an 80" x 24" stretcher.
 3) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
 4) The fire alarm system shall comply with NFPA 72
 5) All construction shall comply with NFPA 101
 6) The sprinkler system shall be installed in accordance with NFPA 13.
 7) Application requires State Fire Marshal approval.

Dept: Public Works **Status:** Open **Reviewer:** **Approval Date:** **Note:** **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** **Note:** **Ok to Issue:**

Dept: Parks **Status:** Open **Reviewer:** **Approval Date:** **Note:** **Ok to Issue:**

Dept: Fire **Status:** **Reviewer:** Greg Cass **Approval Date:** **Note:** **Ok to Issue:**



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

147 Fore St

CBL 020 C01000

Issued to Chapin Realty Llc /Ledgewood Construction

Date of Issue 08/26/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 07-1325, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Marriott Residence Inn

APPROVED OCCUPANCY

Extended Stay Hotel
Use Group R1/A3/M
Type 2A
IBC 2003

Limiting Conditions.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 147 FORE ST CBI. 020 C010001

Issued to Chapin Realty Llc /Shipyards Brewing Co., LLC Date of Issue 04/23/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-0803 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1st Floor

APPROVED OCCUPANCY

Business "Office"
Use Group: B
Type: 2B
IBC, 2003

Limiting Conditions:

This certificate supersedes
certificate issued

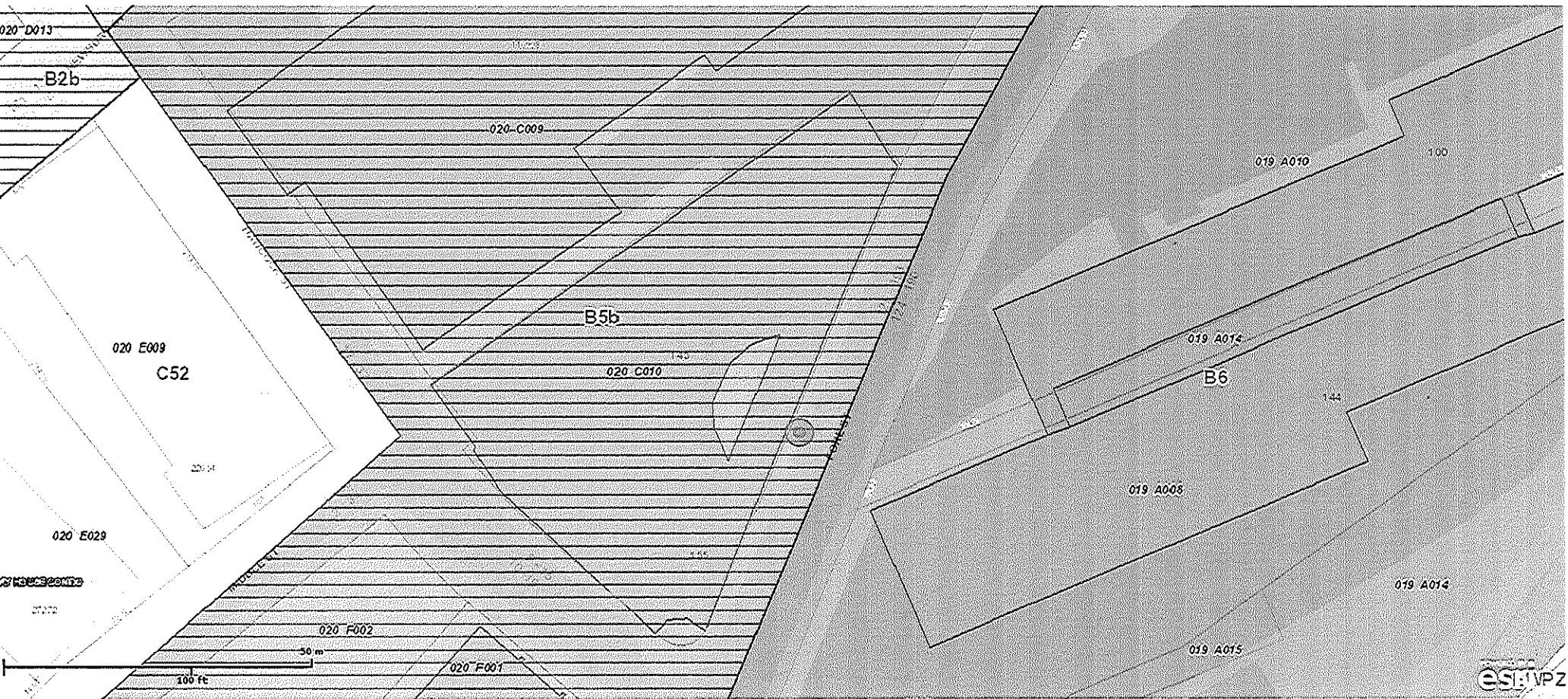
Approved:

[Signature]
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for use dollars

copy of certificate
4/23/10



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

CBL 020 C010001
Land Use Type HOTEL & MOTEL
 Verify legal use with Inspections Division
Property Location 147 FORE ST
Owner Information CHAPIN REALTY LLC
 10 MORGAN DR STE 1A
 LEBANON NH 03766
Book and Page 25688/158
Legal Description 20-C-10
 FORE ST 137-157
 HANCOCK ST
 34069 SF
Acres 0.7821

Current Assessed Valuation:

TAX ACCT NO.	50286	OWNER OF RECORD AS OF APRIL 2013
LAND VALUE	\$1,300,700.00	CHAPIN REALTY LLC
BUILDING VALUE	\$14,211,800.00	10 MORGAN DR STE 1A
NET TAXABLE - REAL ESTATE	\$15,512,500.00	LEBANON NH 03766
TAX AMOUNT	\$301,097.64	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1
Year Built 2008
Style/Structure Type HOTEL/MOTEL HIGH RISE
Units 179
Building Num/Name 1 - RESIDENCE INN BY MARRIOTT
Square Feet 130659

[View Sketch](#) [View Map](#) [View Picture](#)

Exterior/Interior Information:

Building 1
Levels 01/01
Size 27743
Use HOTEL
Height 9
Walls BRICK/STONE
Heating HEAT PUMP
A/C CENTRAL

Building 1
Levels 02/05
Size 25729
Use HOTEL
Height 9



The Planning & Zoning Resource Corporation

100 NE 5th Street · Oklahoma City, Oklahoma 73104

Telephone (405) 840-4344 · Fax (405) 840-2608

Toll Free (800) 344-2944 · Toll Free Fax Available on Request

Please fax to my direct fax number 405-562-7236

To: Marge Schmuckal
Fax: 207 874 8716
Email:
Date: 04/08/2014
Subject: Zoning Verification & Related Documents
Ref. Number: 74710-1
RE: Residence Inn Portland, 145 to 147 Fore Street, Portland, Maine

by m. smitt

BSB

Add'l Info: PARCEL NUMBER: 020 C010001.

Attached is our request for property information on the above-mentioned property. Please copy it onto your letterhead, provide the requested information, sign and return to me via either my direct fax, shown above, or via email to Amber.Stephens@pzr.com.

It is my understanding that there will be fees associated with this request. Please be advised that the total fees are not to exceed \$150.00 without my approval. If you should expect the fees to exceed this amount, please notify me as soon as possible. Furthermore, any additional costs associated with this request must be approved, in writing, prior to their incurrence.

Thank you in advance for your time and consideration on the above matter. If there are any questions you are unable to answer please let me know who I should contact. If you have any questions or concerns, do not hesitate to contact me at the toll free number 800-344-2944, extension 3275. You may also reach me by email at: Amber.Stephens@pzr.com.

Sincerely,
Amber Stephens

RECEIVED

APR 11 2014

Dept. of Building Inspections
City of Portland Maine

(PLEASE COPY ONTO YOUR LETTERHEAD)

The Planning & Zoning Resource Corporation
100 NE 5th Street
Oklahoma City, OK 73104

04/08/2014

ATTN: Amber Stephens

Ref. No. 74710-1

RE: Residence Inn Portland, 145 to 147 Fore Street, Portland, Maine

Add'l Info. PARCEL NUMBER: 020 C010001.

The current zoning classification for the subject property is: _____

Adjacent property zoning designations:

North: _____

South: _____

East: _____

West: _____

Is the subject property part of a Planned Unit Development?

_____ Yes, part of a PUD (See comment)

_____ No, not part of a PUD

Comment: _____

Is the subject property part of an Overlay District?

_____ Yes, within an Overlay District

_____ No, not within an Overlay District

Comment: _____

The subject property is currently regulated by:

_____ Section _____ of the Zoning Ordinance

_____ Planned Unit Development Ordinance No. _____ (copy attached)

_____ Site Plan Approval Case No. _____ (copy of plan and case attached)

Comment: _____

According to the zoning ordinances and regulations for this district, the use of the subject property is a:

- Permitted Use by Right
- Permitted Use by Special/Specific Use Permit
- Copy Attached
- Copy Not Available (see comment)
- Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
- Non-Permitted Use

Comment: _____

The subject structure(s) was developed:

- In accordance with Current Zoning Code Requirements and is
 Legal Conforming
- Non-Conforming (see comments)
- In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is
 Legal Non-Conforming to current zoning requirements
- Prior to the adoption of the Zoning Code and is
 Grandfathered/Legal Non-conforming to current zoning requirements.
- In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: _____

Information regarding variances, special permits/exceptions, ordinances or conditions:

- There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.
- The following apply to the subject property (see comments):
 - Variance - Documentation attached or is otherwise, no longer available (see comment)
 - Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
 - Ordinance Documentation attached or is otherwise, no longer available (see comment)
 - Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: _____

Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable.
- May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or requirements. Please see section _____ of the current zoning code/ordinance for details.

Comment: _____

To the best of your knowledge, do your records show any unresolved zoning code violations?

- Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

To the best of your knowledge, do your records show any unresolved building code violations and/or complaints?

- Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

Site Plan Information:

_____ The subject property was not subject to a site plan approval process.

_____ The subject property was subject to site plan approval: a copy of the approved site plan is attached.

_____ The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (was lost or destroyed). All other existing documents applicable to site plan approval for the site are attached if available.

_____ An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.

_____ Other, (as noted here): _____

Were Certificates of Occupancy issued? If so, please provide all available copies. If copies are unavailable, please fill out our attached form letter.

Please call the undersigned at _____, extension _____ if you have questions or concerns.

Sincerely:

Name: _____ Department: _____

Title: _____ Email: _____

(PLEASE COPY ONTO YOUR LETTERHEAD)

4/8/2014

Ref. No. 74710-1

RE: Residence Inn Portland, 145 to 147 Fore Street, Portland, Maine

Add'l Info: PARCEL NUMBER: 020 C010001.

Based on our records [choose one]:

- A valid final certificate of occupancy has been issued and is in effect for the Project. To the best of our knowledge, all required Certificates of Occupancy have been issued. The absence of a certificate of occupancy for the Project is not a violation and will not give rise to any enforcement action affecting the Project. (See Attached Copy Issued)
- Certificates of Occupancy are not required. Final Building Permits have been issued and are now outstanding for the Project. (See Attached Copy Issued)
- Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The Project was constructed in _____. The absence of a certificate of occupancy for the Project is not a violation and will not give rise to any enforcement action affecting the Project. To the best of our knowledge, all required Certificates of Occupancy have been issued. A certificate of occupancy for the Project will only be required to the extent of any construction activity (such as restoring, renovating or expanding the Project or any part thereof).
- We are unable to locate a certificate of occupancy for the Project from our records. We have evidence in our records, however, one was issued and has been subsequently lost or misplaced. The absence of a certificate of occupancy for the Project is not a violation and will not give rise to any enforcement action affecting the Project. To the best of our knowledge, all required Certificates of Occupancy have been issued. A certificate of occupancy for the Project will only be required to the extent of any construction activity, restoring, renovating or expanding the Project or any part thereof.
- This site is still being constructed. The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. A certificate of occupancy for the Project will be issued when all final inspections have been passed.

Please call the undersigned at _____, extension _____ if you have questions or concerns.

Sincerely:

Name: _____

Title: _____

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1891	Applicant: CHAPIN REALTY LLC
Project Name: 147 FORE ST	Location: 147 FORE ST
CBL: 020 C010001	Application Type: Determination Letter
Invoice Date: 04/14/2014	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due		Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00		On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		\$150.00
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 020 C010001
Bill to: CHAPIN REALTY LLC
 10 MORGAN DR STE 1A
 LEBANON , NH 03766

Application No: 0000-1891
Invoice Date: 04/14/2014
Invoice No: 44683
Total Amt Due: \$0.00
Payment Amount: \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>