



# PORTLAND MAINE

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*Penny St. Louis Littell- Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

December 21, 2010

The Planning and Zoning Resource Corporation  
100 NE 5<sup>th</sup> Street  
Oklahoma City, OK 73104  
Attn: Cristal Bazemore

RE: Eastland Park Hotel, 157 High Street, Portland ME – 037-E-7 (the “Property”)

Dear Ms. Bazemore,

I am in receipt of your request for a Zoning Determination Letter concerning the Property. The Property is currently zones a B-3 Zone with a Downtown Entertainment Overlay Zone and with a Historic Overlay Zone and with a Pedestrian Activity District (PAD) along the Congress Street entry. The abutting zoning designation to the North is a B-3 Zone and B-3c Zone with a Downtown Entertainment Overlay Zone. The abutting zoning designation to the South is a B-3 Zone and a B-3c Zone with a Downtown Entertainment Overlay Zone with a Pedestrian Activity District (PAD) along the Congress Street entry and a Historic Overlay Zone. The abutting zoning designation to the East is a B-3 Zone and B-3c Zone with a Downtown Entertainment Overlay Zone along with a Historic Overlay Zone. The abutting zoning designation to the West is a B-3 Zone which abuts High Street. Please refer to the attached Zoning and Historic maps.

This Property was not developed as a Planned Unit Development.

All the overlay districts have been outlined above.

I have not been given any existing conditions plan to determine whether the Property is in compliance with current Zoning. It is noted that the Property was originally developed prior to the basis of the current Zoning Ordinance which was accepted by the City Council in 1957. To the best of my knowledge the Property is in compliance or legally nonconforming in regards to the current Zoning Ordinance. Without an existing plan submittal, I cannot delineate what, if any, legal nonconforming issues exist on the Property.

I am only aware that the Property was granted a rooftop sign variance in the past. I am not aware of any other variances, special exceptions, conditional use permits or other zoning relief of any kind.

To the best of my knowledge, the records do not show any unresolved Zoning Code violations and/or complaints regarding the Property.

To the best of my knowledge, I am unaware of any unresolved Building Code violations and/or complaints regarding the Property. Please note that extent of my authorities cover Land Use Zoning only.

To the best of my knowledge, I am unaware of any unresolved Fire Code violations and/or complaints regarding the Property. Please note that the extent of my authorities cover Land Use Zoning only.

The Property was not developed with site plan approval when it was built prior to 1957.

Certificates of Occupancy have been issued for the Property and are attached. It is noted that the most current Certificate of Occupancy issued is labeled a “Temporary” occupancy permit.

If there are further questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Sincerely,

Marge Schmuckal  
Zoning Administrator

Cc: file