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

January 27, 2011

James N. Katsiaficas, Esq.
Perkins/Thompson
Attorneys and Counselors at Law
One Canal Plaza
P.O. Box 426
Portland, ME 04112

RE: 157 High Street – 037-E-007 (the “Property”) – B-3 Zone with a Downtown Entertainment Overlay Zone also with a Historic Overlay Zone and a Pedestrian Activity District (PAD) along the Congress Street Entry

Dear Attorney Katsiaficas,

I am in receipt of your request for a determination letter concerning parking requirements for the above noted property. The property is located in a B-3 Downtown Business Zone with a Downtown Entertainment Overlay Zone along with a Historic Overlay Zone and a Pedestrian Activity District (PAD) along the Congress Street entry.

Your request concerns the number of parking spaces required by the City of Portland for the property. As you noted, the property was initially constructed in June of 1927. The earliest Zoning Ordinance I have is dated 1926. The Property at that time was located in a “G” General Business Zone. The 1926 Zoning Ordinance did not contain parking requirements for any zone.

The microfiche also shows that a 13-story steel and concrete addition 35’6” x 58’6” was constructed on the Property in 1964. I have on file a Zoning Ordinance that is dated thru the end of 1969. At that time the Property was located within the B-3 Business Zone. Section 602.10 D states: “No off-street parking shall be required in this zone.”

My research of the City records does not show any other work since 1964 to date that would necessitate a requirement of any off-street parking spaces.

Therefore, I have determined that the City of Portland never required any off-street parking spaces for the Property. There is no requirement for any off-street parking spaces for the Property at this time.

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

Sincerely,

Marge Schmuckal,
Zoning Administrator

Cc: Penny St. Louis Littell, Director of Planning & Urban Development, City of
Portland.
File