



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

October 29, 2013

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

Ref. No. 71241-180
2049 Portland, 340 Park Avenue, Portland, Maine - 065-A-003
Add'l Info. Parcel #065A003001

The current zoning classification for the subject property is a B-2 Community Business Zone. The adjacent property zoning designations are:

North: I-M Zone
South: R-6 Zone
East: B-2 Zone
West: R-6 Zone

The subject property is NOT part of a Planned Unit Development (PUD).

The subject property is NOT part of an Overlay District.

The subject property is currently regulated by Chapter 14, the Land Use Ordinance within the City of Portland Municipal Ordinance. Zoning and Site Plan regulations are outlined within the Chapter 14 Land Use regulations.

According to the zoning ordinances and regulations for this district (B-2 Zone), the use of the subject property is a permitted use by right.

To the best of my knowledge, the subject structure was developed in accordance with an approved site plan and is legally conforming to an approved site plan. If any nonconforming issues exist with respect to current zoning requirements; the subject property would be considered legally nonconforming.

There do NOT appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.



Planning & Urban Development Department

Page 2

In the event of casualty, in whole or 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).

To the best of my knowledge, our records do NOT show any unresolved zoning code violations.

To the best of my knowledge, our records do NOT show any unresolved building code violations and/or complaints.

The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence, and not available. Copies of the approval document(s) of the original site plan review are attached.

A signed approved Certificate of Occupancy was issued and is attached herein. A valid final certificate of occupancy has been issued and is in effect for the subject property. To the best of my knowledge, all required Certificates of Occupancy have been issued. Please see attached.

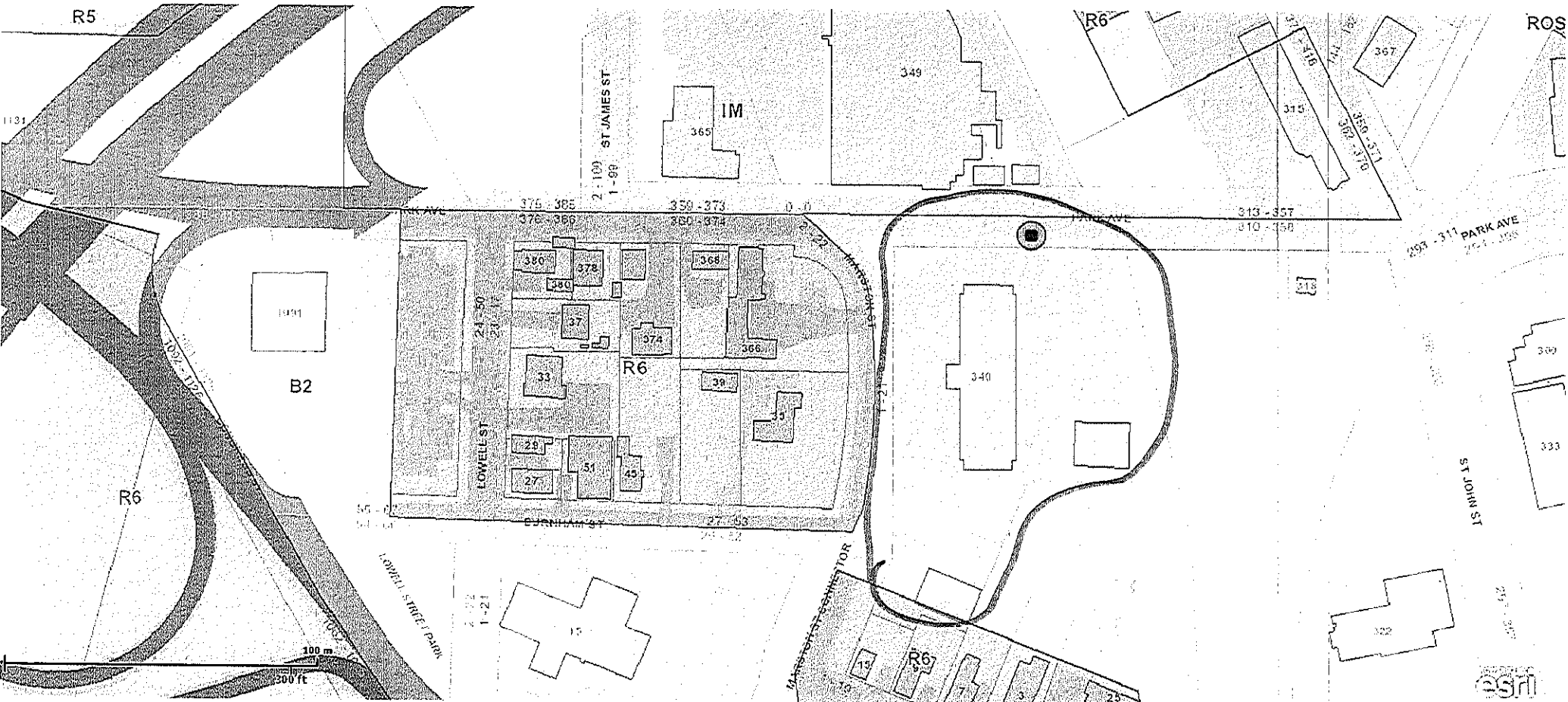
Please call the undersigned at (207) 874-8695 if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

Enclosures



CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

381

Applicant: Chalet Suisse International, Inc. Date: July 10, 1984
 Mailing Address: Wilton, New Hampshire Address of Proposed Site: 9-21 Marston St. Cor. of 336-352 Park Ave.
 Proposed Use of Site: Motor Inn Site Identifier(s) from Assessors Maps: T-2
 Acreage of Site / Ground Floor Coverage: 87,425 sq. ft. / 11,368 sq. ft. Zoning of Proposed Site: _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: 4
 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

(Date Received) _____

- Major Development — Requires Planning Board Approval. Review Initiated
 Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERNS	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SCALE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓	✓	✓				✓	✓	✓	✓	✓
APPROVED CONDITIONALLY					✓	✓	✓					
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

- REASONS:
- The proposed sidewalk on Park Avenue will be paved with bituminous gaging material.
 - The main Department of Transportation must approve the proposed signage of this project.
 - A 12 (or 16) foot wide sidewalk and a six (6) foot wide grass easement will be built along Park Ave. with the backside of the sidewalk on the side of the City street.
 - The manhole and drop inlet shall be constructed to city standards and specifications.
 - The type of flow regulator to be used is subject to Public Works approval. (Attach Separate Sheet if Necessary) prior to installation.
 - The recommendation of Charles Susio, Vegetation Management Coordinator, shall be incorporated into the subject copy of this memorandum is attached.

Barbara B. Bright Aug 7, 1984
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

SEP 24 1984

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION

01188

ZONING LOCATION

PORTLAND, MAINE July 9, 1984

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION **65-A-1 9-21 Marston St. Corner of 130-252 Park Avenue** Fire District #1 #2
1. Owner's name and address **Chaire Suisse International Inc., 4111 Ave. B.** Telephone **603-654-2000**
2. Lessee's name and address _____ Telephone _____
3. Contractor's name and address **Owner** Telephone _____
Proposed use of building **motor inn** No. of sheets _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated contractual cost \$ **1,020,000**

FIELD INSPECTOR - Mr. _____ @ 775-5451
Appeal Fees \$ _____
Base Fee **Attachment** \$ **5,110.00**
Late Fee \$ _____
TOTAL \$ _____

Send permit to: Suisse International - Brighton Avenue
Attn: Barbara Devers Stamp of Special Conditions
Major site plan review
To construct 58' x 196' 4 story building high to be used as motor inn.

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
If connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, iron _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness top _____ bottom _____ cellar _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girder? _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16' O. C. Bridging in every floor and flat roof span over 8-feet
Joists and rafters 1st floor _____ 2nd _____ 3rd _____ roof _____
On centers 1st floor _____ 2nd _____ 3rd _____ roof _____
Maximum span 1st floor _____ 2nd _____ 3rd _____ roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

IF A GARAGE

No. cars now accommodated on same lot _____ to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVALS BY: _____ DATE _____ MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER _____ Will work require disturbing of any tree on a public street? _____
ZONING _____
BUILDING CODE _____ Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____
Fire Dept. _____
Health Dept. _____
Others _____

Signature of Applicant _____ Phone # _____
Type Name of Applicant **Chaire Suisse International Inc.** 2 3 4
Other _____
and Address _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Marston Street

Issued to Susse Chalet

Date of Issue July 26, 1985

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. _____, 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

APPROVED OCCUPANCY

ENTIRE

HOTEL

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

26 July 1985 *[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 one dollar.

R.L.

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

Location of Construction: 340 PARK AVE		Owner: OLYI LLC SUSSE CHALET		Phone: 882-0505		Permit No: 010009
Owner Address:		Lessee/Buyer's Name:		Business Name:		
Contractor Name: *** BMA ARCHITECTURAL GROUP 12 MIDDLE ST		Address: XXXXX AMHERST NEW HAMPSHIRE		Phone: 03031**** 603-673-1001		Permit Issued: JAN 3 2001
Past Use: HOTEL		Proposed Use: SAME		COST OF WORK: \$ 350,000 PERMIT FEE: \$ 2,124.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-1 Type: 2B Signature: <i>[Signature]</i>		
Proposed Project Description: INTER RENO AND NEW LOBBY ENTRANCE on existing area				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: B-2 CBL: 065-A-008 Zoning Approval: <i>[Signature]</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland with conditions <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm signed by <i>S.H. Ay</i> Zoning Appeal <i>[Signature]</i> <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
Permit Taken By: K		Date Applied For: DEC. 18 2000		K		

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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.

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: December 22, 2000	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT **3**

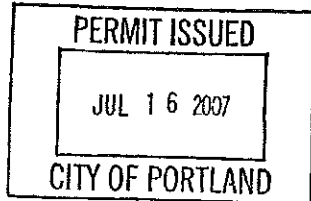
City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0597	Issue Date:	CBL: 065 A003001
-----------------------	-------------	---------------------

Location of Construction: 340 PARK AVE	Owner Name: LQ PORTFOLIO EAST LLC	Owner Address: 909 HIDDEN RIDGE STE 600	Phone:
Business Name:	Contractor Name: ROK Builders LLC	Contractor Address: One Chalet Dr Wilton	Phone: 6036542040
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2

Past Use: Commercial / Hotel (La Quinta)	Proposed Use: Commercial / Hotel (La Quinta) Interior renovations incl changing storage room to an exercise room & new ramp at rear of bldg.	Permit Fee: \$360.00	Cost of Work: \$33,200.00	CEO District: 1
Proposed Project Description: Interior renovations incl changing storage room to an exercise room & new ramp at rear of bldg.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>R-1</i> Type: <i>2B</i> <i>IBC-2003</i>	
		Signature: <i>Greg Carr</i>	Signature: <i>MB 7/16/07</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: dmartin	Date Applied For: 05/21/2007	Zoning Approval		
<ol style="list-style-type: none"> 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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/condition</i> Date: <i>6/4/07</i> <i>ABF</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 <i>ABM</i> Date: _____



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: 07-0597	Date Applied For: 05/21/2007	CBL: 065 A003001
-----------------------	---------------------------------	---------------------

Location of Construction: 340 PARK AVE	Owner Name: LQ PORTFOLIO EAST LLC	Owner Address: 909 HIDDEN RIDGE STE 600	Phone:
Business Name:	Contractor Name: ROK Builders LLC	Contractor Address: One Chalet Dr Wilton	Phone (603) 654-2040
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Hotel (La Quinta) Interior renovations incl changing storage room to an exercise room & new ramp at rear of bldg.	Proposed Project Description: Interior renovations incl changing storage room to an exercise room & new ramp at rear of bldg.
---	--

Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 06/04/2007
 Note: 105 rooms. Will have 107 parking spaces so OK to remove one. Ok to Issue:
 1) 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 with Conditions Reviewer: Jeanine Bourke Approval Date: 07/16/2007
 Note: Ok to Issue:
 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
 2) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Greg Cass Approval Date: 06/07/2007
 Note: Ok to Issue:
 1) No means of egress shall be blocked during construction
 2) All construction shall comply with NFPA 101
 3) Installation of Fire alarm equipment shall comply with NFPA 72



PORTLAND MAINE

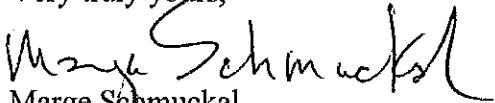
Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

To Whom It May Concern:

Under the City's Land Use Ordinance 14-385 (see attached), there is an allowance to rebuild a legal, nonconforming building after it is destroyed by sudden or accidental acts. This section of the Ordinance applies to all areas and zones within the City of Portland, Maine.

Very truly yours,


Marge Schmuckal
Zoning Administrator

3/5/13

Sec. 14-385. Restoration or reconstruction within an existing footprint of damaged nonconforming structure.

A nonconforming structure damaged by fire, explosion, flood, riot, act of the public enemy, accident of any kind, decay or otherwise may be restored or rebuilt only where:

- (a) The restoration or reconstruction is of a building which is nonconforming only as to land area, setbacks or any other dimensional requirements; and
- (b) Where the restoration or reconstruction will occur entirely within the existing footprint and previous shell of the building and will not create a new nonconformity; and
- (c) Restoration or reconstruction occurs within one (1) year for a nonconforming non-residential structure, or two (2) years for a nonconforming residential structure, of the initial damage where such damage is sudden and accidental. Note that for buildings in SHoreland zones, stte regulations may also govern and provide for a shorter period for restoration or reconstruction of non-conforming structures; and
- (d) Restoration or reconstruction necessitated by decay must be completed within one (1) year of the demolition of the building or the commencement of the restoration or reconstruction, whichever occurs first; and
- (e) Any reconstruction, under this provision, in the residential R-6 zone on a lot with 10,000 square feet or less, other than the exact restoration of a previously existing building on the site, shall comply with the applicable standards contained within the Planning and Development Design Manual; and
- (f) A nonconforming building located in the R-6 which is destroyed by fire, explosion, flood, riot, act of the enemy, or accident may be rebuilt under the small residential lot development provisions of the R-6 zone as if the lot were vacant as of January 1, 2005 and such reconstruction shall meet the setback requirements contained therein to the extent practicable; otherwise the building shall be reconstructed within the footprint of the previously existing building such that any nonconformity will not be enlarged.

For the purpose of this section, the footprint of a building is the perimeter of the foundation supporting a structure.

(Code 1968, § 602.17.E; Ord. No. 89-88, 7-19-88; Ord. No. 284-99, §2, 5-17-99, enacted as an emergency; Ord. No.254-05/06, 6-5-06; Ord. No. 61-07/08, 10-1-07; Ord. No. 240-09/10, 6-21-10; Ord. No. 139-12/13, 2-4-13)

*Editor's note—Ord. No. 89-88, adopted July 19, 1988, amended this section to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 89-88.

3/5/13

Assessor's Office | 359 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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

CBL 065 A003001
Land Use Type HOTEL & HOTEL
Verify legal use with Inspections Division
Property Location 340 PARK AVE
Owner Information LQ PORTFOLIO EAST LLC
 909 HIDDEN RIDGE STE 600
 IRVING TX 75038
Book and Page 24827/127
Legal Description 65-A-3
 MARSTON ST 1-21
 PARK AVE 336-352
 87425 SF
Acres 2.007

Current Assessed Valuation:

[browse city services a-z](#)

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

TAX ACCT NO. 10576 **OWNER OF RECORD AS OF APRIL 2013**
 LQ PORTFOLIO EAST LLC
LAND VALUE \$815,100.00 **909 HIDDEN RIDGE STE 600**
BUILDING VALUE \$4,179,400.00 **IRVING TX 75038**
NET TAXABLE - REAL ESTATE \$4,994,500.00
TAX AMOUNT \$96,943.26



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

Building Information:

Building 1
Year Built 1985
Style/Structure Type HOTEL/MOTEL HIGH RISE
Units 105
Building Num/Name 1 - LAS QUINTAS
Square Feet 46632
[View Sketch](#) [View Map](#) [View Picture](#)



Best viewed at 800x600, with Internet Explorer

Exterior/Interior Information:

Building 1
Levels 01/01
Size 11736
Use HOTEL
Height 8
Walls CONC-NONLOAD
Heating HOT AIR
A/C UNIT

Building 1
Levels 02/04
Size 11632
Use HOTEL
Height 8
Walls CONC-NONLOAD
Heating HOT AIR
A/C UNIT

Other Features:

Building 1
Structure ELEVATOR - ELEC, PASSENGER
Size 2500X120

Building 1
Structure SPRINKLER - WET
Size 46632X1

Outbuildings/Yard Improvements:



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 405-241-9673

To: Marge Schmuckal
Fax: 207 874 8716
Email:
Date: 10/18/2013
Subject: Zoning Verification Letter and Associated Documents
Ref. Number: 71241-180
RE: 2049 Portland, 340 Park Avenue, Portland, Maine

Add'l Info: Parcel#: 065A003001

RECEIVED
OCT 21 2013
Dept. of Building Inspections
City of Portland Maine

B-2
65-A-003

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 rae.ross@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 3388. You may also reach me by email at: rae.ross@pZR.com.

Sincerely,
Rae Ross

(PLEASE COPY ONTO YOUR LETTERHEAD)

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

10/18/2013

ATTN: Rae Ross

Ref. No. 71241-180

RE: 2049 Portland, 340 Park Avenue, Portland, Maine

Add'l Info. Parcel#: 065A003001

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)

10/18/2013

Ref. No. 71241-180

RE: 2049 Portland, 340 Park Avenue, Portland, Maine

Add'l Info: Parcel#: 065A003001

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: 0000-1813	Applicant: LQ PORTFOLIO EAST LLC
Project Name: 340 PARK AVE	Location: 340 PARK AVE
CBL: 065 A003001	Application Type: Determination Letter
Invoice Date: 10/22/2013	

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
		<u>\$150.00</u>
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	\$0.00

CBL 065 A003001
Bill to: LQ PORTFOLIO EAST LLC
 909 HIDDEN RIDGE STE 600
 IRVING , TX 75038

Application No: 0000-1813
Invoice Date: 10/22/2013
Invoice No: 43119
Total Amt Due: \$0.00
Payment Amount:

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>