



Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Zoning Administrator

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

10/14/2015

ATTN: Sheneetra Scroggins

Ref. No. 88749-1

RE: Tamarlane Apartments, 988 Washington Avenue, Portland, Maine

Add'l Info. Parcel: 161 B025001 PLEASE SEE ATTACHED SURVEY

Parcel 162 B010 001

The current zoning classification for the subject property is:

R-3 Residential Zone (Primary)

R-5 Residential Zone (Secondary)

Adjacent property zoning designations:

North: R-5 & R-3

South: R-3 & R-5

East: R-3 & R-5

West: R-3 & R-5

Is the subject property part of a Planned Unit Development?

Yes, part of a PUD (See comment)

No, not part of a PUD

Comment: Permitted in the R-3 and R-5 residential zones

Is the subject property part of an Overlay District?

Yes, within an Overlay District

No, not within an Overlay District

Comment: The eastern edge of the property is within the Stream Protection Overlay Zone

The subject property is currently regulated by:

Divisions Section 4 & 6 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: *Based on survey provided, the current parking requirement is not being met and some of the setbacks of the buildings to the external property lines of the PRVD do not meet current setback requirements*

**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.

To the best of your knowledge, do your records show any unresolved fire 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 (207) 874-8709, extension — if you have questions or concerns.

Sincerely:

Name: 

Department: Inspections

Title: Zoning Administrator

Email: amachado@portlandmaine.gov

Ann B. Machado