



PORTLAND MAINE

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

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

March 21, 2011

Brann & Isaacson
184 Main Street
Attorneys and Counselors at Law
P.O. Box 3070
Lewiston, Maine 04243-3070
Attn: David T. Slatery

RE: 145 Jetport Boulevard (Formerly Kings Pine Blvd) – 209A-A-16 & 210A-C-1 -
AB Zone – Hilton Garden Inn (the “Property”)

Dear Attorney Slatery,

I am in receipt of your request for a determination letter regarding the Property. The Property is located in the AB Airport Business Zone. It is noted that the majority of the building relating to the Property is located within the City limits of Portland, Maine. A portion of the Property is located within the abutting community of South Portland, Maine. It is my understanding that South Portland deferred any reviews and approvals to the City of Portland concerning the Property.

The Property is operating as a hotel which is a listed permitted use in the AB Zone. Our records contain an approved Certificate of Occupancy permit dated 7/31/2001. The approved permit was for 87 guest rooms. To the best of my knowledge, all required permits and approvals, including a site plan approval, have been performed. I am unaware of any violations of current Land Use Zoning Ordinance relating to the Property,

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: file

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

Location of Construction: 145 Kings Pine Blvd. Airport Access Rd		Owner: Widewaters New Castle		Phone: 315-445-8540		Permit No: 000032	
Owner Address: ** 5786 Widewaters Pkwy P.O. Box 3		Lessee/Buyer's Name: Dewitt, NY 13214-0003		Phone:		BusinessName:	
Contractor Name: SAA		Address:		Phone:		Permit Issued:	
Past Use: Vacant		Proposed Use: Hotel		COST OF WORK: \$ 2,800,000.00		PERMIT FEE: \$ 16,824.00	
Proposed Project Description: Portland Hilton Garden Inn Hotel ⁸⁷ rooms 3 story see att. plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <u>A-1</u> Type <u>5A</u> <u>B0C996</u>		Zone: <u>AB</u> CBL: 209-AA-016	
		Signature:		Signature: <u>Hoffman</u>		Zoning Approval: <u>OK with condition</u> <u>Special Zone of Reviews.</u>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		<input type="checkbox"/> Shoreland <u>NA</u> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone - <u>Panel 12</u> <input type="checkbox"/> Subdivision <u>zone x</u> <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> <u>19990115</u>	
Permit Taken By: <u>K</u>		Date Applied For: <u>Jan 6 2000 K</u>		Signature: _____ Date: _____		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 Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <u>[Signature]</u>	

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

Jan 6 2000

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

[Signature]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 145 Kings Pine Blvd. (Airport Acces CBL 209A A0160010

Issued to Widewaters New Castle/Widewaters New Castle

Date of Issue 07/31/2001

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. 00-0032, 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

Use Group R1
Type 5A
Boca 1996

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

31 July 01

(Date)

Inspector

Inspector of Buildings

08/01/01 H.M.C. 31/5/01

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.



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , BusinessName: Zoning Determination Brann & Isaacson,
Check Number: 62921
Tender Amount: 150.00

Receipt Header:

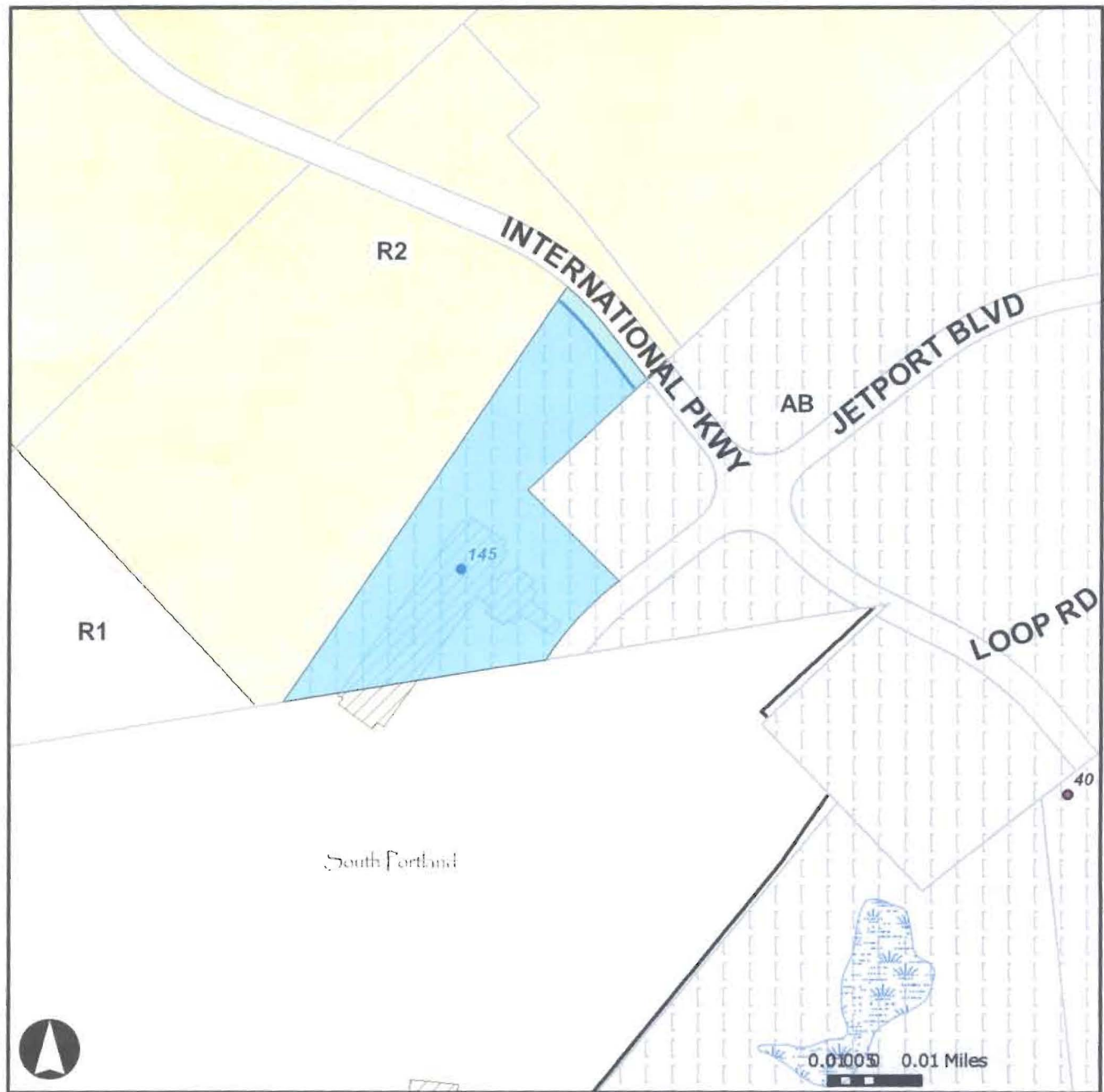
Cashier Id: ldobson
Receipt Date: 3/3/2011 12:00:00 AM
Receipt Number: 1630

Receipt Details:

Referance ID:	96	Fee Type:	FY10
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID:			
Additional Comments:			

Thank You for your Payment!

Map



Assessor's Office | 384 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8426

Home Departments City Council IF 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:

CBL 209A A016002
Land Use Type HOTEL & MOTEL
Property Location 145 JETPORT BLVD
Owner Information WIDEWATERS NEW CASTLE PORTLAND LLC
 5786 WIDEWATERS PARKWAY
 DEWITT NY 13214

Book and Page
Legal Description 209A-A-16 210A-C-1
 JETPORT BLVD 145
 BLDG ON LEASED LAND
Acres 0

AB - iSoulful
Not a Historic

Current Assessed Valuation:

TAX ACCT NO.	47196	OWNER OF RECORD AS OF APRIL 2010
		WIDEWATERS NEW CASTLE PORTLAND LLC
LAND VALUE	\$0.00	5786 WIDEWATERS PARKWAY
BUILDING VALUE	\$4,544,600.00	DEWITT NY 13214
NET TAXABLE - REAL ESTATE	\$4,544,600.00	
TAX AMOUNT	\$0.00	

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

Building Information:

Card 1 of 1
Year Built 2001
Style/Structure Type HOTEL/MOTEL LOW RISE
Units 76
Building Num/Name 1 - HILTON GARDEN INN
Square Feet 50138

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



Exterior/Interior Information:

Card 1
Levels 01/01
Size 18900
Use HOTEL
Height 8
Walls CONC-NONLOAD
Heating HEAT PUMP
A/C CENTRAL

Card 1
Levels 02/03
Size 15619
Use MOTEL
Height 8
Walls CONC-NONLOAD
Heating HEAT PUMP
A/C UNIT

Other Features:

Card 1
Structure CANOPY - ROOF/SLAB
Size 16X40

Card 1
Structure INDOOR POOL
Size 27X15

Card 1
Structure SPRINKLER - WET
Size 50500X1

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 1024x768, with Internet Explorer