



PORTLAND MAINE

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*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