

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Brigit King
The Planning & Zoning Resource Corporation
25 South Oklahoma Avenue, Suite 300
Oklahoma City, Oklahoma 73104

August 8, 2000

RE: Pine Tree Shopping Center - 1030-1132 Brighton Avenue, Portland, ME
B-2 Zone - 263A-A-4 & 265-B-1

Dear Brigit,

The Pine Tree Shopping Center is located within a B-2 business zone. The allowable uses within this zone include retail, restaurants, and personal services (see B-2 Zone attachment). I am not aware that there are any illegal uses at this site. There are no special overlay zones in this area of the City. This development was not approved as a PRUD, or a Planned Residential Unit Development. I am not aware that any zoning variances were necessitated by any development in this complex. I do not believe that there are any legal nonconformities in connection with this property.

The original site was developed prior to site plan review requirements. The most recent site plan approvals were given approximately two years ago when Applebee's Restaurant was constructed. Parking and traffic flow of the entire site was reviewed and approved at that same time. Attached is a copy of the review approval sheets that show the conditions attached. Although a temporary certificate of occupancy was given, there is no record of a final occupancy permit as having been issued.

There are no pending legal actions at this location. However, it is noted that there is an illegal temporary sign on site that should be removed.

There is an I-M industrial zone that is located to the rear of this property. On both sides of the property is a continuation of the B-2 business zone.

Very truly yours,

Marge Schmuckal
Zoning Administrator

cc: file

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



**CITY OF PORTLAND
INSPECTION SERVICES
Room 315
389 Congress Street
Portland, Maine 04101
Phone 207-874-8730
Fax 207-874-8716
FAX COVER SHEET**

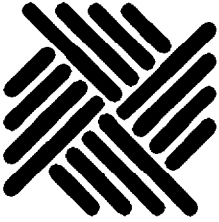
Date: 8/8/00
To: Brigit King
Business: The PLANNING & Zoning Resource Corp.
Fax Number: 1 (405) 840-2608

From: Marge Schuckel

Re: Pine Tree Shopping Center - 1096
Brighton Ave

Number of pages 2 including cover sheet.

The original letter & attachments are
being mailed



THE PLANNING & ZONING RESOURCE CORPORATION

25 SOUTH OKLAHOMA AVENUE, SUITE 300 • OKLAHOMA CITY, OKLAHOMA 73104

TELEPHONE (405)840-4344 • FAX (405)840-2608

TOLL FREE (800) 344-2944

To: City of Portland
Attn: Ms. Schmuckal

Date: July 26, 2000

Subject: Zoning Verification Letter for:
Pine Tree Shopping Center - 1096 Brighton Avenue

We have been engaged to prepare a Zoning and Site Summary report for the above mentioned site. Please consider this a formal request for a letter outlining the Zoning Designation and a Brief Description of the property, as follows: What is the current zoning of the property? Is the property in any special, restrictive or overlay district? What are the abutting zoning designations? Was this a Planned Unit Development? If so, can we please get a copy of the PUD?

Was this property granted any variances, special exceptions, or conditional use permits or zoning relief of any kind? If so, can we please get a copy of them? If these are not available, would you briefly outline the conditions of the applicable document? Was this site developed with Site Plan Approval? - *Appalbee's*
If so, can we get a copy of it? Are there any legal nonconforming issues? To the best of your knowledge, do your records show any outstanding Zoning or Building Code Violations and/or complaints? Is this site in compliance with the current Zoning Ordinance Code?

Please provide as much information as possible in writing. If there are any questions you are unable to answer, please let us know whom we should contact. Because we are working on a very strict timeline, we further request a faxed copy of the letter prior to its being mailed.

Our deadline for this information is ASAP, so we would appreciate any help you can give us prior to that time.

Thank you, in advance, for your time and consideration on the above matter. If you have any questions or concerns, please do not hesitate to give me a call at the toll free number above, extension 619.

Sincerely: Brigit King