



PORTLAND MAINE

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Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

September 23, 2012

Drummond Woodsum
84 Marginal Way, Suite 600
Portland, ME 04101-2480
Attn: Kimberly Sweatt

RE: 1150 Brighton Avenue – 264-A-001 & 265-B-2 & 5 (the "Property") – B-2 Zone

Dear Ms. Sweatt:

I am in receipt of your request for a zoning determination letter concerning the Property. The entire parcel is located in a B-2 business zone. The B-2 zone specifically allows hotels and motels as a listed permitted use. Our records show permits and certificates of occupancy for the motel uses. Such paper work is attached.

The Property has two variances approved for over size signage, in 1960 and 1967. Copies of the approved sign variances are attached. My search did not locate any other variances that affect the Property.

To the best of my knowledge and research of Inspection Services files, there are no current violations concerning the Property. I am not aware of any City of Portland pending or anticipated legal actions against the Property. Please note that Life Safety Code is enforced by the City of Portland Fire Prevention Bureau which is a separate entity from Inspection Services. Inspection Services does not house Fire Prevention Bureau reports.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

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

Marge Schmuckal
Zoning Administrator



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Oct. 2, 1959

PERMIT ISSUED
01451
OCT 19 1959
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Brighton Ave. (1136-1150) Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Cross Roads Realty Corp. Brighton Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Fred I Morrill Inc. 187 Sawyer St. So. Portland Telephone 9-1541
 Architect _____ Specifications _____ Plans yes No. of sheets _____
 Proposed use of building Motel on original application _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

For excavation and foundation only for a 1-story and 2-story motel ~~and restaurant~~.

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO contractor**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? yes
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation concrete at least 4' below grade Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 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 girders _____ Size _____ Max. on centers _____
 Kind and thickness of outside sheathing of exterior walls _____
 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 automobiles repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

with letter by *[Signature]*

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to _____

BF- 59/1626- 1136- 1150 Brighton Ave.

Dec. 15, 1959

Engineering Services, Inc.
844 Stevens Avenue
Fred I. Merrill, Inc.
187 Sawyer Street
South Portland, Maine

cc to: Cross-Roads
Realty Corp.
30-50 York Street
cc to: for foreman on job

Gentlemen:

At the meeting of the Municipal Officers on December 7, 1959 an amendment to the Building Code was passed allowing the use of "dry wall" construction having a rating of at least 45 minutes fire-resistance on both sides of interior partitions, the inside of exterior walls enclosing public halls and stair halls and the undersides of public stairways in hotels, motels, apartment and lodging-houses. This amendment will not become effective until 30 days from that date or January 6, 1960. Thus, if you so desire, it will be permissible to use construction of this type in such locations in the motel under construction at the above named location in lieu of the incombustible lath and plaster specified.

It should be borne in mind, however, that if one-half inch thick gypsum wall board is used for this purpose, it must be of a special type known as Fire-Shield in order to provide the required fire-resistance, since the ordinary gypsum board of this thickness has a lesser rating. However, where stairways are required to be enclosed in the two story portions of the building, a fire-resistance rating of not less than one-hour is required, and the use of the 5/8 inch thick Fire-Shield board will be necessary at such locations. If you decide to substitute "dry wall" construction for the lath and plaster specified, please notify this office to that effect so that our records may be corrected.

Very truly yours,

Albert J. Seers
Inspector of Buildings

AJS:im



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 112

Portland, Maine, April 25, 1960

PERMIT ISSUED

APR 26 1960

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 59/1626 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 1136-1150 Brighton Ave. Within Fire Limits? Dist. No.

Owner's name and address Cross Roads Realty Corp. Brighton Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address Fred I Merrill, Inc. 187 Sawyer St. So. Portland Telephone 9-1541

Architect Plans filed No. of sheets

Proposed use of building Hotel & Restaurant No. families

Last use No. families

Increased cost of work 15,000.00 Additional fee 50

Description of Proposed Work

1-story
 To construct 13' x 8' concrete block addition on rear of existing building.
 To construct 14' x 50' frame 1-story addition on front of existing building.
 all as per plans.

Permit Issued with Letter

Details of New Work permit to Fred I. Merrill

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders 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.....

Approved:

Cross Roads Realty Corp.
Fred I Merrill Inc.

Signature of Owner

Fred I Merrill
Albert J. Beard

Approved:

Inspector of Buildings



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00645
JUN 3 1960

Class of Building or Type of Structure Structure

Portland, Maine May 31, 1960

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 1136-1150 Brighton Ave. Within Fire Limits? Dist. No.

Owner's name and address Cross Road Realty Corp., Brighton Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address Catalina Pools of New England, Inc., Telephone
3 Malden St., Natick Mass.

Architect Specifications Plans yes No. of sheets 2

Proposed use of building Swimming Pool No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot Hotel and restaurant

Estimated cost \$ 6000. Fee \$ 6.00

General Description of New Work

To construct 20' x 40' reinforced concrete swimming pool as per plan.

Permit Issued with Lett

Sent to Health Dept. 5/31/60
Rec'd. from Health Dept. 6/9/60

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Catalina Pools of New England, Inc.

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is 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, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

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 girders Size Max. on centers

Kind and thickness of outside sheathing of exterior walls?

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 reparing be done other than minor repairs to cars habitually stored in the proposed building?

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

March 21, 1960

Cross Roads Realty Corp., owner of property at 1136-1150 Brighton Avenue, requests the Board of Appeals for a variance from the provisions of said Ordinance to permit the following signs on the premises at this location: (1) Detached Sign A having overall dimensions of 16 feet by 22 feet with a maximum height of 32 1/2 feet above the ground, (2) Detached Sign B having overall dimensions of 26 feet with a maximum height of 50 feet above the ground, and detached Sign C 15 feet high by 50 feet long with a maximum height of 21 feet above the ground. The permits for Signs A and B are presently not issuable because the signs are to be located within the 50 foot front yard setback area required by Section 21 of the Ordinance and are to extend beyond the allowable 20 foot maximum height above the ground limit set by Section 16-A-5 of the Ordinance, and the permit for Sign C is not issuable because the sign would exceed the allowable 20 foot maximum height set by Section 16-A-5, and further more, the total area of the signs proposed on the premises, including a marquee sign with an approximate area of 40 square feet and two signs attached flat against the wall of the restaurant building having a combined area of about 110 square feet, is to be about 1560 square feet instead of the maximum allowable area of 200 square feet set by Section 16-A-5 of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Cross Roads Realty Corp.

By: Lawrence H. Lewis
APPELLANT

DECISION

After public hearing held April 14, 1960, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case, provided that sign B shall have a maximum height of 32-1/2 feet only with the same maximum overall dimensions of 26 feet.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case, as above provided.

Granted May 6, 1960

Franklin D. Hildrey
John L. Young
Robert G. Wilson
BOARD OF APPEALS



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine, January 28, 1960

PERMIT ISSUED
SEP 21 1960
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter~~ ~~repair~~ ~~demolish~~ ~~install~~ the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 1136-1150 Brighton Ave. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Cross Road Realty Corp. Brighton Ave. Telephone _____

Lessee's name and address Vallo's Steak House 660 Forest Ave. Telephone _____

Contractor's name and address United Neon Display, 74 Elm St. Telephone 2-0695

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building Restaurant No. families _____

Last use _____ No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To erect a detached sign 20' x 60' as per plan.

Permit Issued with Letter

Approved by Municipal Officers 9/19/60

Issued 9/4/60

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the care of the heating contractor. **PERMIT TO BE ISSUED TO** contractor

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Is 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, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

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 girders _____ Size _____ Max. on centers _____

Kind and thickness of outside sheathing of exterior walls? _____

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 _____

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second and Third
Portland, Maine, January 24, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following,
in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the C.
specifications, if any, submitted herewith and the following specifications:

Location 1150 Brighton Ave. Within Fire Limits? *equipment plans and*

Owner's name and address Cross Roads Realty Corp. 30 York St. Telephone

Lessee's name and address Telephone

Contractor's name and address Seaboard Engineering Corp. 144 Thadous St. Tel. none

Architect Specifications Yes Plans Yes No. of sheets 4

Proposed use of building Hotel No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost \$45,000.00 Fee \$ 290.00

General Description of New Work

To construct and 1 and 2 story frame and masonry addition 205' long x 52' wide for hotel as per plans, and specifications.

Permit Issued with 1 letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** contractors

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent? yes

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories below solid or filled land? earth or rock?

Material of foundation concrete 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 girders Size Max. on centers

Studs (outside wall 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?

APPROVED:

[Handwritten signature]

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Cross Roads Realty Corp.
Seaboard Engineering Corp.

(COPY)



Copy to: CITY OF PORTLAND, MAINE
Charter House Motel Inc. Department of Building Inspection
1150 Brighton Ave.
City

Certificate of Occupancy

LOCATION 1150 Brighton Ave.

Issued to Cross Road Health Corp.

Date of Issue July 19, 1963

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. 63/88, 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 (500 Building)

Hotel

Limiting Conditions Areas 114 and 116
as shown on plans
not to be used as meeting room.

This certificate supersedes
certificate issued

Approved:

(Date)

Wilson C. Carlsberg, Jr.
Inspector

Albert J. Sears
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.

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #1140 Brighton Ave.

Issued to Hotel Corporation of America
1140 Brighton Ave.

Date of Issue February 23, 1965

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. 64/1355, 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 Office.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Nelson F. Cartwright

Albert J. Sears

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.

1315 Pden

Granted 9/31/67

67/49

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Cross Roads Realty, owner of property at 1150 Brighton Ave.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals for a variance from the provisions of
said Ordinance to permit: erection of a detached pole sign 6'6" x 7'4", 17'4" high.
This permit is presently not issuable under the Zoning Ordinance because the area
of signs now on the premises, totaling approximately 1700 square feet is in excess
of the 300 square feet permitted by Section 16-A-5 of the Ordinance pertaining to
the Business-2 Zone in which the property is located and the proposed sign will
further increase by about 47.5 square feet the non-conformity in this respect.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals
finds that the strict application of the provisions of the Ordinance would result in
undue hardship in the development of property which is inconsistent with the intent and
purpose of the Ordinance; that there are exceptional or unique circumstances relating
to the property that do not generally apply to other property in the same zone or
neighborhood, which have not arisen as a result of action of the applicant subsequent
to the adoption of this Ordinance whether in violation of the provisions of the
Ordinance or not; that property in the same zone or neighborhood will not be adversely
affected by the granting of the variance; and that the granting of the variance will
not be contrary to the intent and purpose of the Ordinance.

Cross Roads Realty
By: Carroll L. Lusk
APPELLANT

DECISION

After public hearing held August 31, 1967, the Board of Appeals finds that
all of the above conditions do exist with respect to this property and that a
variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance
should be granted in this case.

Frederic J. Hinckley
Harry M. Adams
W. L. [Signature]
BOARD OF APPEALS

Zoning Division
Margo Schmuckal
Zoning Administrator



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

CITY OF PORTLAND

Robert E. Danielson
482 Congress Street, Suite 400
Portland, ME 04101

March 12, 1998

RE: 150 Bright Street 264-A-1, 256-B-2, 265-B-5 - B-2 Zone

File

Dear Mr. Danielson,

I have reviewed the information supplied to me which includes a copy of the City of Portland's 1983 Zoning Ordinance of the B-2 Zone provided by the City Clerk's office, and a copy of the 1983 deed which described the conveyance of the front property from the whole.

A review of this information brought me to the determination that I believe that the lot was properly divided by the ordinances at that time and this division would be allowed to continue legally even though the Zoning Ordinance may have changed.

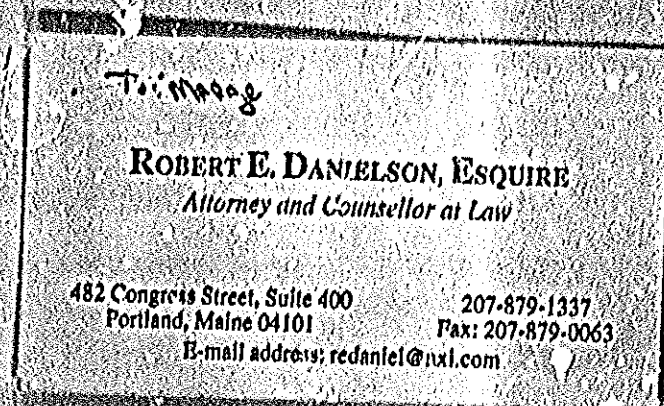
Since I believe this to be a legal division, your application for a functional division miscellaneous appeal would not be needed.

If you have any other questions regarding this matter, please do not hesitate to contact me.

Very Truly Yours,

Margo Schmuckal
Margo Schmuckal
Zoning Administrator

File



DrummondWoodsum

Kimberly Sweatt

(207) 772-1941
(207) 772-3627 Fax
(800) 727-1941

ksweatt@dwmlaw.com

84 Marginal Way, Suite 600
Portland, ME 04101-2480

www.dwmlaw.com

Daniel Amory*
David J. Backer*
S. Campbell Badger*
Michael L. Boescher*
Alexandra E. Cauffield*
Jerrol A. Crouter*
George T. DiKworth*
Peter C. Felnly*
Erin R. Feltes†
Adrienne E. Fouts*
Sara S. Holstedt*
Eric R. Herlan**†
Melissa A. Hewey**†
Michael E. High*
David M. Kellin*
John S. Kaminski*
Edward J. Kelleher*
James T. Kibbreth*
Jeanne M. Kincaid**†
Peter D. Klein*
Rodney A. Lake*
Benjamin E. Marcus*
Elek A. Miller*
Mona T. Movafaghit
Michael J. Murray*
Robert P. Nadeau*
Daina J. Nathanson**†
Kimberly A. Pacelli*
Jeffrey T. Piampiano*
William L. Plouffe*
Aaron M. Pratt**†
Harry R. Pringle*
Kerian Romant
Daniel J. Rose**†
George Royle V*
Gregory W. Sample*
Jessica M. Scherb**†
David S. Sherman, Jr.*
Richard A. Shinay*
Christina R. Simpson†
Kaighn Smith, Jr.*
Bruce W. Smith*
Richard A. Spencer**†
Christopher G. Stevenson*
E. William Stockmeyer**†
Amy K. Tchao**†
Joanna B. Tourangeau**†
M. Thomas Trenholm*
Matthew H. Upton†
Gary D. Vogel*
Ronald N. Ward*
Thomas R. Watson†
Brian D. Wilting*
Reade E. Wilson*
Gerald M. Zefint

August 30, 2012

Ms. Marge Schmuckal
City of Portland
389 Congress Street
Portland, ME 04101

Re: 1150 Brighton Avenue, Portland, Maine
CBL - 264 A001001 (Motel Parcel)

Dear Marge:

We represent Sai Prasad, LLC which owns the above noted property. We kindly request that you prepare a zoning determination letter to address any land use or zoning issues which may exist.

Specifically, we would like to verify the use as a motel is lawful and that there are no outstanding zoning, building or life safety code violations. Please also provide copies of any certificates, permits, approvals or violations which pertain to the property.

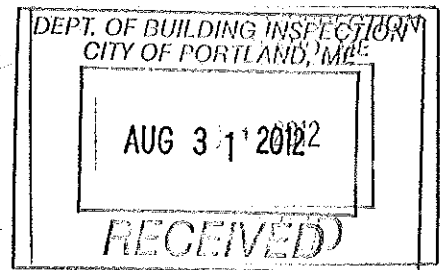
I am enclosing a firm check in the amount of \$150.00 for your services. Thank you for your assistance in this matter.

Sincerely,

Kimberly Sweatt
Paralegal

Enclosure

B-22ae



265-B-2

*265-B-5
of file in*

Consultants

Ann S. Chapman
Policy & Labor Relations

Roger P. Kelley
Labor Relations &
Conflict Management

Michael J. Opuda Ph.D.
Special Education

Of Counsel

Joseph L. Delafield III*
Robert L. Gips*
Donald A. Kopp*
Hugh G. E. MacMahon*
Harold E. Woodsum, Jr.*

* Admitted in Maine

† Admitted in New Hampshire

MERITAS



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 103798

Tender Amount: 150.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 9/4/2012

Receipt Number: 47791

Receipt Details:

Referance ID:	494	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: 1150 Brighton Ave			

Thank You for your Payment!

CPURICES

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z



Best viewed at 800x600, with Internet Explorer

Land Use Type HOTEL & HOTEL
Property Location 1150 BRIGHTON AVE
Owner Information SAI PRASAD LLC
 1150 BRIGHTON AVE
 PORTLAND ME 04102
Book and Page 28644/253
Legal Description 264-A-1 265-B-2
 BRIGHTON AVE 1136-1150
 REAR
 354582 SF
Acres 8.1401

Current Assessed Valuation:

TAX ACCT NO.	30600	OWNER OF RECORD AS OF APRIL 2012	SAI PRASAD LLC
LAND VALUE	\$1,020,800.00	1150 BRIGHTON AVE	PORTLAND ME 04102
BUILDING VALUE	\$331,870.00		
NET TAXABLE - REAL ESTATE	\$1,352,670.00		
TAX AMOUNT	\$25,457.26		

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

Building Information:

Building 1
Year Built 1960
Style/Structure Type HOTEL/MOTEL LOW RISE
Units 122
Building Num/Name 1 - RODEWAY INN
Square Feet 50244

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Exterior/Interior Information:

Building 1
Levels 01/01
Size 34646
Use MOTEL
Height 9
Walls FRAME
Heating HW/STEAM
A/C UNIT

Building 1
Levels 02/02
Size 15598
Use MOTEL
Height 9
Walls FRAME
Heating HW/STEAM
A/C UNIT

Other Features:

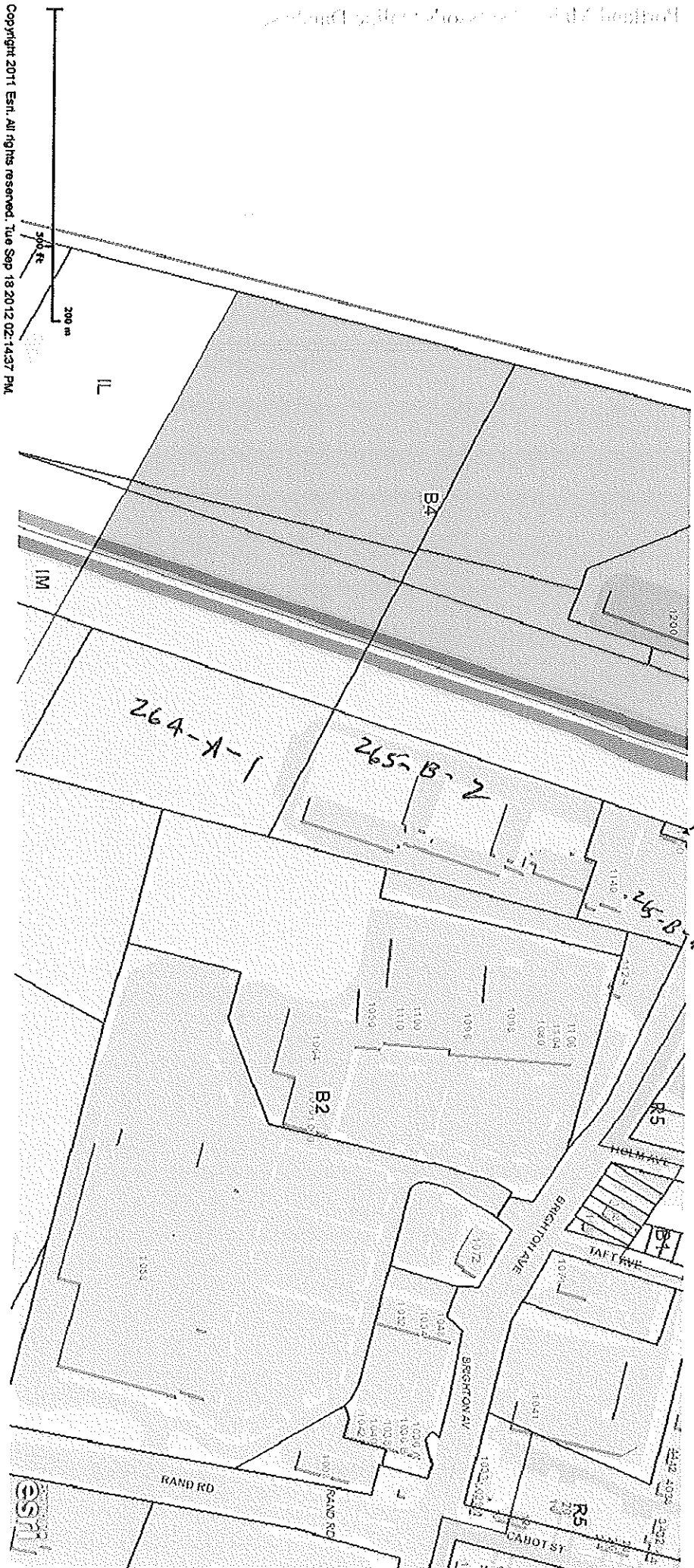
Building 1
Structure CANOPY - ROOF/SLAB
Size 8X17

Outbuildings/Yard Improvements:

Building 1
Year Built 1987
Structure SHED-FRAME
Size 6X13
Units 1
Grade C

1150 Brighton Ave

264-A-1 & 265-B-2



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