

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

*Jeff Levine - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

July 11, 2012

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

RE: One Riverside Street, Portland, ME – 266-A-001 (the “Property”) – B-4 Zone

To Whom It May Concern:

I am in receipt of your request for a determination letter concerning the Property. The Property is currently located within the B-4 Business Zone. All of the abutting properties and properties across the street are also located in a B-4 Business Zone. The Property was not approved as a Planned Unit Development. The Property is not located in any special, restrictive or overlay district.

To the best of my knowledge the Property is in compliance with the current Zoning Ordinance. I am not aware of any legal nonconforming issues. The Property was not granted any variances, special exceptions, conditional use permits, or zoning relief of any kind.

To the best of my knowledge, our records do not show any unresolved zoning code violations. To the best of my knowledge, our records do not show any unresolved building code violations and/or complaints.

The Property was developed with a Site Plan approval and approved by the Planning Board on December 27, 1983. This office does not have a copy of the Planning Board approved plan or letter with conditions. Some of the Planning Division requirements are listed in a January 18, 1984 permit approval letter. A copy has been enclosed with this determination.

If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION **3041**
 ZONING LOCATION **B-2** PORTLAND, MAINE ... Dec. 9, 1983

DEC 20 1983

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION **Riverside Street** Fire District #1 #2
 1. Owner's name and address: **Delta Realty** Telephone: **797-8550**
Art Gerard - 999 Forest Avenue
 2. Lessee's name and address: **Michael Sparks - Park Lane, Barrington** Telephone:
New Hampshire Telephone: **603-644-9708**
 3. Contractor's name and address: **Contractors Group Inc. - State St. Augusta, Me** No. of sheets:
622-7183 No. families:

Proposed use of building: **motel**
 Last use:
 Material: No. stories: Heat: Style of roof: Roofing:
 Other buildings on same lot:
 Estimated contractual cost \$: **50,000** Appeal Fees \$:

FIELD INSPECTOR - Mr. **@ 775-5451** site plan Base Fee **260.00**
 Late Fee **300.00**
 TOTAL \$: **560.00**

Major Site Plan Review
 also excavation of foundation and utilities.

Stamp of Special Conditions
PERMIT ISSUED WITH LETTER

Send permit to HOLD, WILL PICK UP PERMIT.

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? **NO** Is any electrical work involved in this work? **NO**
 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
 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 walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 3 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?

APPROVALS BY: DATE: MISCELLANEOUS
 BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street? **NO**
 ZONING: **A.K. M.D.T. B-2 zone**
 BUILDING CODE: 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**
 Fire Dept.
 Health Dept.
 Others:

Signature of Applicant: *Michael Sparks* Phone #: **SAME**
 Type Name of above: **Michael Sparks for** 1 2 3 4

B

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0.142
ZONING LOCATION PORTLAND, MAINE Jan 9, 1984

JAN 10 1984

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

- LOCATION: 1 Rivaride Street
1 Owner's name and address: Delta Realty Inc. - 999 Forest Avenue
2 Lessee's name and address: Michael Sparks - Park Lane - Barrington, N.H.
3 Contractor's name and address: Delta Realty Inc. - 999 Forest Avenue

Proposed use of building: motor inn
Lay use
Material: No. stories, Heat, Style of roof, Roofing
Other buildings on same lot
Estimated contractual cost \$ 2,300,000

FIELD INSPECTOR: Mr. @ 775-5451

Appeal Fees \$
Base Fee \$ 6,500.00
Late Fee
TOTAL \$ 6,300.00

To construct 4 story, 50' x 230' building to be used as motor inn. Plans are on file in office.

Stamp of Special Conditions

send permit to: HOLD, WILL PICK UP PERMIT

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes
Is any electrical work involved in this work? Yes
Is connection to be made to public sewer? existing
Has septic tank notice been sent?
Height average grade to top of plate
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation 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 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 repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: BUILDING INSPECTION--PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

DATE

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

100 / 1 / 1

store



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 10, 1984

Delta Realty Inc.
999 Forest Avenue
Portland, ME 04103

RE: 1 Riverside Street (Budget Inn)

Gentlemen:

Your application to construct a 4-story 50'x230' building to be used as a motor inn has been reviewed, and a building permit is herewith issued subject to the following requirements.

Site Plan Review

Building Division:

Conditions set forth by the Planning Board in their review. 12/27/83 W.T.

Public Works

Conditions stipulated by Planning Board December 27, 1983. R.R.

Fire Department:

Provide one (1) private hydrant on site. 12/27/83 Lt. J.C.

Planning Division:

December 27, 1983 W.T. (see below)

1. The color of exterior materials are to be reviewed by the Planning staff.
2. The proposed sanitary sewer line has been relocated within the site and will connect to the existing sewer line at the northeasterly corner of the proposed motel site.
3. Public Works Department has approved the proposed drainage system and has indicated that the proposed project will not add to the existing water runoff problems which are part of the westside watershed.
4. Fencing - The developer intends to install a 5 Ft. high metal fence around the retention basin, as shown on the revised site plan. This is in the interest of public safety.

Delta Realty, Inc.
January 18, 1984
Page 2

5. The developer intends to install a sidewalk along Brighton Avenue frontage from the Turnpike overpass to the corner of Riverside Street. A pedestrian ramp will be installed from the rear of the proposed motel to the sidewalk on Brighton Avenue. The Board indicated that the installation of a sidewalk on Riverside Street should be the responsibility of the City whenever funds become available, following receipt of the fee from the Maine Turnpike Authority.
6. The proposed planting schedule has been coordinated with the City Arborist, Ms. Anne Grimes. These plantings are shown on the revised site plan. Ms. Grimes will be happy to inspect the planting materials upon arrival at the site and prior to the actual planting of them. No trees are to be planted along the Maine Turnpike Authority's right-of-way. Such trees will be planted instead within the site boundary on the easterly side.

It is understood that the remainder of the tract, which is now undeveloped, may be confronted with serious surface water drainage problems if and when it is proposed for new development.

Building and Fire Code Requirements

Use Group R-1
Type of Construction - 2 B

1. A complete approved automatic smoke and heat detection system shall be installed.
2. The stairway shall not be used to house vending machines, dryers or washers or for storage of any kind.
3. In buildings more than three stories in height, except those with a roof slope greater than 4 units vertical and 12 units horizontal (4:12), access to the roof shall be provided by means of a stairway or a ladder and trap door. The ladder shall not be on the exterior of the building.
4. The height of risers will be not greater than 7" risers and with a minimum tread of 11".

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PSH/kat



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

1 Riveridge Street

Issued to Delta Realty, Inc.

Date of Issue April 16, 1985

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. 88-0042, 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

Limiting Conditions: Entire
None

Hotel

James P. Collins

This certificate supersedes
certificate issued

temporary certificate issued 6-1-84

Approved:

(Date)

Inspector

Inspector of Buildings

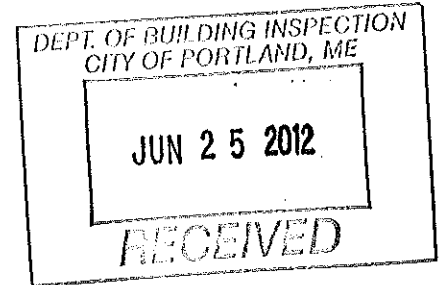
Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



The Planning & Zoning Resource Corporation

100 NE 5th Street · Oklahoma City, Oklahoma 73104
Telephone (405) 840-4344 · Fax (405) 840-2608
Toll Free (800) 344-2944 · Toll Free Fax (888) 523-9008
Please fax to my direct fax number 405-595-3648

To: Marge Schmuckal
Fax: 207 874 8716
Email:
Date: 06/22/2012
Subject: zoning verification letter and additional documents
Ref. Number: 61322-301
RE: 1273 Motel 6, One Riverside Street, Portland, Maine



B-4

Add'l Info:

266-A-1

Attached is our request for property information on the above-mentioned property. Please copy it onto your letterhead, provide the requested information, sign and return to me via either my direct fax, shown above or via email to james.farrell@pZR.com.

It is my understanding that there will be fees associated with this request. Please be advised that the total fees are not to exceed \$150.00 without my approval. If you should expect the fees to exceed this amount, please notify me as soon as possible. Furthermore, any additional costs associated with this request must be approved, in writing, prior to their incurrence.

Thank you in advance for your time and consideration on the above matter. If there are any questions you are unable to answer please let me know who I should contact. If you have any questions or concerns, do not hesitate to contact me at the toll free number 800-344-2944, extension 3358. You may also reach me by email at: james.farrell@pZR.com.

Sincerely,

(PLEASE COPY ONTO YOUR LETTERHEAD)

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

06/22/2012

ATTN:

Ref. No. 61322-301

RE: 1273 Motel 6, One Riverside Street, Portland, Maine

Add'l Info.

What is the current Zoning of the property? _____

What are the abutting zoning designations? North _____ South _____ East _____ West _____

Was this a Planned Unit Development? Yes No

If so, could we please get a copy of the PUD?

Is the property in any special, restrictive or overlay district?

Is this site in compliance with the current Zoning Ordinance?

Are there any legal nonconforming issues?

Was this property granted any variances, special exceptions, conditional use permits, or zoning relief of any kind?
If yes, please provide a copy of all the documents. If copies are unavailable, would you briefly outline the conditions of
the applicable document (excluding signage)? Yes No

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.

Was this property developed with a Site Plan approval? Yes No

If so, could we get a copy of the approved plan and/or conditions, which includes information pertaining to: use,
density, setbacks, height and parking?

Please call the undersigned at _____, extension _____ if you have questions or concerns.

Sincerely:

Name: _____

Title: _____



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 72361

Tender Amount: 150.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 6/26/2012

Receipt Number: 45339

Receipt Details:

Reference ID:	441	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: One Riverside St.			

Thank You for your Payment!

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Phone 115 | (207) 874-8456

City Home Departments City Council E-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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 266 A001001
Land Use Type HOTEL & MOTEL
Property Location 1 RIVERSIDE ST
Owner Information MOTEL 6 OPERATING LP
 PO BOX 117508
 CARROLLTON TX 75011
Book and Page 25524/045
Legal Description 266-A-1
 BRIGHTON AVE 1177-1203
 RIVERSIDE ST 1-25
 132351 SF
Acres 3.038

Current Assessed Valuation:

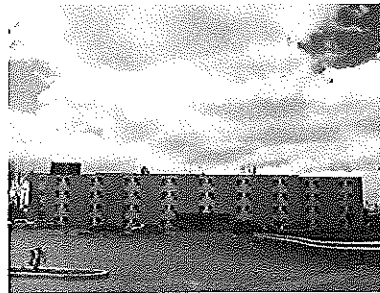
TAX ACCT NO. 30622 **OWNER OF RECORD AS OF APRIL 2011**
 MOTEL 6 OPERATING LP
LAND VALUE \$847,000.00 **PO BOX 117508**
BUILDING VALUE \$3,409,400.00 **CARROLLTON TX 75011**
NET TAXABLE - REAL ESTATE \$4,256,400.00
TAX AMOUNT \$77,807.00

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

Building Information:

Building 1
Year Built 1984
Style/Structure Type HOTEL/MOTEL LOW RISE
Units 130
Building Num/Name 1 - MOTEL 6
Square Feet 44944

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



Exterior/Interior Information:

Building 1
Levels 01/01
Size 11236
Use MOTEL
Height 9
Walls CONC. BLOCK
Heating UNIT HEAT
A/C UNIT

Building 1
Levels 02/04
Size 11236
Use MOTEL
Height 9
Walls CONC. BLOCK
Heating UNIT HEAT
A/C UNIT

Other Features:

Building 1
Structure ELEVATOR - HYD. PASSENGER
Size 2500X100

Building 1
Structure CANOPY - ROOF/SLAB
Size 22X38

Outbuildings/Yard Improvements:

Building 1
Structure ...
Size ...

browse city services a-z

browse facts and links a-z



Best Viewed at 800x600, with Internet Explorer

FAX



James Farrell

To: Planning & Zoning Resources Corp

Fax Number: 405-595-3648

From: Marye Schmutz

Fax Number:

Date: 7/12/12

Regarding: One Riverside Street - Portland

Total Number Of Pages Including Cover:

Phone Number For Follow-Up:

James,

Comments:

here is your requested fax.
The original package is being Fed-exed
today

Marye

City Of Portland, Maine

Inspections Division Services

389 Congress St Room 315 Portland Me 04101-3509

Phone: (207) 874-8703 or (207) 874-8693

Fax: (207) 874-8716

<http://www.portlandmaine.gov/>