



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator
July 15, 2014

Kourtney Rhodes
c/o The Planning & Zoning Resource Corporation
100 NE 5th Street
Oklahoma City, Oklahoma 73104

RE: Motel 6 – One Riverside Street – 266-A-001 (the “Property”) – B-4 Zone
Ref. Number: 76542-301

Dear Ms. Rhodes,

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 the 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.

I have rechecked our files for any current complaints, or compliance issues. 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. However, some of the Planning Division requirements are listed in a January 18, 1984 permit approval letter. A copy has been enclosed with this determination. A copy of an approved building permit for the Property along with a Certificate of Occupancy are also enclosed with this letter.

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

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

B

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0.14.2
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 Riverside Street
1 Owner's name and address Delta Realty Inc. - 999 Forest Avenue Fire District #1 [] #2 [] Telephone 797-8550
2 Lessee's name and address Michael Scarke - Park Lane-Barrington, N.H. Telephone 603-664-9708
3 Contractor's name and address Delta Realty Inc. - 999 Forest Avenue Telephone

Proposed use of building motor inn No. of sheets
Log use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 1,300,000

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

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?

M. J. P. I.

same



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 18, 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 Riverside Street

Issued to **Delta Realty, Inc.**

Date of Issue

April 18, 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. **BA-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

at James Collins

This certificate supersedes certificate issued

temporary certificate issued 6-1-84

Approved:

[Signature]
Inspector

[Signature]
Inspector of Building

(Date)

Notice: This certificate certifies 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.