



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".

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

APPLICATION FOR PERMIT

PERMIT ISSUED

B

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0.042
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 Telephone 797-0550
2 Lessee's name and address Michael Sparks - Park Lane-Barrington, R.I. Telephone 603-664-9708
3 Contractor's name and address Delta Realty Inc. - 899 Forest Avenue Telephone

No. of sheets
Proposed use of building motor inn No. families
Lay use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 1,300,000 Appeal Fees \$
FIELD INSPECTOR: Mr. @ 775-5451 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 : HOED, 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?

Handwritten signature

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 River St 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. **05-0042** 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

Notal

None

James P. Collins

This certificate supersedes certificate issued

temporary certificate issued 6-1-84

Approved:

[Signature]
(Date)

Inspector

[Signature]
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 Available on Request

Please fax to my direct fax number 4053550274

To: Marge Schmuckal
Fax: 207 874 8716
Email:
Date: 07/09/2014
Subject: Zoning Verification Letter & Additional Documents
Ref. Number: 76542-301
RE: 1273 Motel 6, One Riverside Street, Portland, Maine

Add'l Info: Parcel: 266A001001

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 kourtney.rhodes@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 3565. You may also reach me by email at: kourtney.rhodes@pZR.com.

Sincerely,
Kourtney Rhodes

(PLEASE COPY ONTO YOUR LETTERHEAD)

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

07/09/2014

ATTN: Kourtney Rhodes
Ref. No. 76542-301
RE: 1273 Motel 6, One Riverside Street, Portland, Maine

Add'l Info. Parcel: 266A001001

The current zoning classification for the subject property is: _____

Adjacent property zoning designations:

North: _____

South: _____

East: _____

West: _____

Is the subject property part of a Planned Unit Development?

_____ Yes, part of a PUD (See comment)

_____ No, not part of a PUD

Comment: _____

Is the subject property part of an Overlay District?

_____ Yes, within an Overlay District

_____ No, not within an Overlay District

Comment: _____

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.

Were Certificates of Occupancy Issued? If so, please provide all available copies. If copies are unavailable, please fill out our attached form letter.

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

Sincerely:

Name: _____

Department: _____

Title: _____

Email: _____

(PLEASE COPY ONTO YOUR LETTERHEAD)

7/9/2014

Ref. No. 76542-301

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

Add'l Info: Parcel: 266A001001

Based on our records [choose one]:

- A valid final certificate of occupancy has been issued and is in effect for the Project. To the best of our knowledge, all required Certificates of Occupancy have been issued. The absence of a certificate of occupancy for the Project is not a violation and will not give rise to any enforcement action affecting the Project. (See Attached Copy Issued)
- Certificates of Occupancy are not required. Final Building Permits have been issued and are now outstanding for the Project. (See Attached Copy Issued)
- Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The Project was constructed in _____. The absence of a certificate of occupancy for the Project is not a violation and will not give rise to any enforcement action affecting the Project. To the best of our knowledge, all required Certificates of Occupancy have been issued. A certificate of occupancy for the Project will only be required to the extent of any construction activity (such as restoring, renovating or expanding the Project or any part thereof).
- We are unable to locate a certificate of occupancy for the Project from our records. We have evidence in our records, however, one was issued and has been subsequently lost or misplaced. The absence of a certificate of occupancy for the Project is not a violation and will not give rise to any enforcement action affecting the Project. To the best of our knowledge, all required Certificates of Occupancy have been issued. A certificate of occupancy for the Project will only be required to the extent of any construction activity, restoring, renovating or expanding the Project or any part thereof.
- This site is still being constructed. The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. A certificate of occupancy for the Project will be issued when all final inspections have been passed.

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

Sincerely:

Name: _____

Title: _____



**THE PLANNING & ZONING RESOURCE
CORPORATION**

100 North East 5th Street • Oklahoma City, Oklahoma 73104
Telephone (405) 840-4344 • Fax (405) 840-2608

Please see the attached request for an updated Zoning Verification Letter. I have also attached for your reference a letter provided in 2012. If no changes have been made to the property and the information in the attached letter is still current, please update with the current date and return to me via Fed-Ex, facsimile or email. If further research is required, please see the formal attached request.

RECEIVED

JUL 10 2014

Dept. of Building Inspections
City of Portland Maine



**THE PLANNING & ZONING RESOURCE
CORPORATION**

100 North East 5th Street • Oklahoma City, Oklahoma 73104
Telephone (405) 840-4344 • Fax (405) 840-2608

Please see the attached request for copies of any unresolved zoning and/or building that have been issued for the property from 2012 to present. If you require any additional fees or information to process this request, please notify me at your earliest convenience.

RECEIVED

JUL 10 2014

Dept. of Building Inspection
City of Portland Maine



**THE PLANNING & ZONING RESOURCE
CORPORATION**

100 North East 5th Street • Oklahoma City, Oklahoma 73104
Telephone (405) 840-4344 • Fax (405) 840-2608

**Please see the attached request for copies of any current
Certificates of Occupancy that have been issued for the property
from 2012 to present. If you require any additional fees or
information to process this request, please notify me at your
earliest convenience.**

RECEIVED
JUL 10 2014
Dept. of Building Inspection
City of Portland Maine



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

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

61322-301

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.

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RECEIVED

Very truly yours,

JUL 10 2014

Dept. of Building Inspections
City of Portland Maine

Marge Schmuckal
Zoning Administrator

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-1967	Applicant: G6 HOSPITALITY PROPERTY LL
Project Name: 1 RIVERSIDE ST	Location: 1 RIVERSIDE ST
CBL: 266 A001001	Application Type: Determination Letter
Invoice Date: 07/10/2014	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due		Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00		On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 266 A001001
Bill To: G6 HOSPITALITY PROPERTY LLC
 4001 INTERNATIONAL PKWY
 CARROLLTON, TX 75007

Application No: 0000-1967
Invoice Date: 07/10/2014
Invoice No: 45737
Total Amt Due: \$0.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)