



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Acting Zoning Administrator*

April 23, 2015

Massey Consulting Group
2723 NW 17th St.
Oklahoma City, OK 73107
Attn: Dianna Ogg

Re: 155 Riverside Street (Ramada Inn) – 267-B-001 & 268-A-011 – the “Property” – B-4 Commercial Corridor Zone

Dear MS. Ogg,

I am in receipt of your request for a Zoning Verification Letter for the property located at 155 Riverside Street, Portland Maine. It is located in the B-4 Commercial Corridor Zone. As you can see by the zoning map provided, the properties adjacent to the “Property” are all also located in the B-4 Commercial Corridor Zone.

The certificate of occupancy for permit #70/65 for a “Motel and Restaurant” was issued on June 16, 1971. The certificate of occupancy for permit #73/01429 for a “Restaurant and Facility” was issued on May 25, 1976 for the restaurant and conference center located behind the original motel and restaurant. A building permit was issued on September 3, 1987 “to erect a storage building 16’ x 24’ “. There were two variances approved by the Zoning Board of Appeals for signs. The first was approved on July 2, 1970 for “the erection of a double pole sign 11’8” x 16’4” (35’ high)”. The second was approved on July 11, 1974 for “the erection of an attached sign, 3’x 30’ “. There are no special permits or planned unit development restrictions that affect the site.

It is my understanding that a recent survey of the property shows that the 16’ x 24’ storage building does not meet the current required setback of ten feet for a one story accessory structure [section 14-229.13(c)(3)]. Since the 16’ x 24’ storage shed was permitted in 1987, it is considered to be legally nonconforming.

I am not aware of any outstanding zoning code violations affecting the Property.

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

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

Yours truly,

A handwritten signature in black ink, appearing to read "ABM", with a long horizontal flourish extending to the right.

Ann B. Machado

Acting Zoning Administrator

City of Portland, Maine

amachado@portlandmaine.gov

207.874.8709