

## CITY OF PORTLAND

## CERTIFICATE OF VARIANCE APPROVAL

- I, Philip Saucier, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 8th day of January 2009, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.
  - 1. Current Property Owner: Franco Properties, LLC
  - 2. Property: 20-22 Federal Street, Portland, ME CBL: 020-B-011

Cumberland County Registry of Deeds, Book 09561 Page 031

Last recorded deed in chain of Title: 5/16/91

3. Variance and Conditions of Variance:

To grant relief from section 14-139(1)(d)(3) of the Zoning Ordinance allowing a 3.5 foot side setback instead of the required 10 foot; and to grant relief from section 14-139(1)(d)(1) allowing a 4 foot front setback instead of the required 5.9 foot (based on the average depth of front yards on either side); and to grant relief from section 14-139(1)(a)(1) allowing a 2820 square foot lot size instead of the minimum 4500 square foot required. Such relief is based upon the change of use of the building from a commercial use to a residential use.

IN WITNESS WHEREOF, I have hereto set my hand and seal this day of January 2009

. Chair of

City of Portland Zoning Board,

(Printed or Typed Name) Philip Saucier

STATE OF MAINE Cumberland, ss.

Then personally appeared the above-named Philip Saucier and acknowledged the above certificate to be **his** free act and deed in **his** capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on , 2009.

(Printed or Typed Name)
Notary Public
Margaret Schmuckal
My term expires June 28, 2012

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.