

GRANTOR: CITY OF PORTLAND

GRANTEE: OLD PORT HOSPITALITY, LLC

CITY OF PORTLAND
CERTIFICATE OF SUBDIVISION WAIVER APPROVAL

I, Alex Jaegerman, Planning Division Director, acting on behalf of the the duly appointed Chair of the Planning Board for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 13th day of April 2010, the Portland Planning Board, acting pursuant to 30-A M.R.S.A. §§ 4403(7) and 4406(B) and section 14-506 of the Portland Code, granted to applicant Old Port Hospitality, LLC the following waiver from subdivision approval standard found in section 14-220(c) of the Portland Code.

- 1. Current Property Owner: Old Port Hospitality, LLC
2. Property: 207 & 209 Fore Street, Portland ME
CBL: 029-L-001,002,003
Cumberland County Registry of Deeds reference: Warranty Deed from PME I, Limited Partnership to Old Port Hospitality, LLC dated January 29, 2010 and recorded in Book 27567, Page 40
3. Waiver: "The Planning Board found that the increased building setback beyond the requirements set forth in Section 14-220 (c), namely that all buildings or structures shall be located within five (5) feet of the property line along street frontages:
(a) (Does) Provide substantial and viable publicly accessible open space or other amenity at the street level that supports and reinforces pedestrian activity and interest;
(b) (Does not) substantially detract from the prevailing street wall character;
(c) (Does not) detract from existing publicly accessible open space; and,
(d) The area of setback (is) of high quality and character of design and of acceptable orientation to solar access and wind impacts as to be attractive to pedestrian activity."

Therefore the Board (waives) the 5-foot maximum building set back as per Site plan standard 14-526(a)16 b.2.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 1st day of July, 2010.

Received
Recorded Register of Deeds
Jul 09, 2010 09:29:43A
Cumberland County
Pamela E. Lovley

Alex Jaegerman
Alex Jaegerman, Planning Division Director
City of Portland Planning and Urban
Development Department

STATE OF MAINE
CUMBERLAND, ss.

PERSONALLY APPEARED the above-named Alex Jaegerman and acknowledged the above certificate to be his free act and deed in his capacity as Planning Division Director, with his signature witnessed on this 1st day of July 2010.

THERESA L. BOURGOIN
MY COM. 06/01 EXPIRES
OCTOBER 26, 2014

Theresa L. Bourgoin
Notary Public/ Attorney at Law
THERESA L. BOURGOIN

