



Received  
 Recorded Register of Deeds  
 Oct 21, 2015 01:57:39P  
 Cumberland County  
 Nancy A. Lane

**CITY OF PORTLAND**

**CERTIFICATE OF DISABILITY VARIANCE APPROVAL**

I, Kent Avery, the duly appointed Acting Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 1st day of October, 2015, 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:** Stewart M. Moss
2. **Property:** 224 Island Avenue, Peaks Island **CBL: 087-W-007**  
 Cumberland County Registry of Deeds, **Book: 19156 Page: 22**  
 Last recorded deed in chain of Title: 4/7/2003
3. **Variance and Conditions of Variance:**  
 To grant relief from section 14-145.11(c)(1) of the Land Use Zoning Ordinance which requires a minimum front setback of twenty-five (25) feet instead of the seven (7) feet shown and from section 14-145.11(c)(3) of the Land Use Zoning Ordinance which requires a minimum side setback of twenty (20) feet instead of the fifteen foot, six inches (15'6") shown for the installation of a handicap accessible ramp.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 1st day of October, 2015

*Ann B. Machado*  
 Acting Chair of  
 City of Portland Zoning Board,  
 Kent Avery (Printed or Typed Name)

STATE OF MAINE  
 Cumberland, ss.

Then personally appeared the above-named Kent Avery and acknowledged the above certificate to be his free act and deed in his capacity as Acting Chairman of the Portland Board of Appeals, with his signature witnessed on October 1, 2015.

*Ann B. Machado*  
 (Printed or Typed Name)  
 Notary Public  
 Ann B. Machado  
 My term expires February 6, 2021

**SEAL**

PURSUANT TO 30-A M.R.S.A. SECTION 4353(S), 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.