



Permitting and Inspections Department
Michael A. Russell, MS, Director

Ann Machado, Zoning Administrator

April 21, 2017

Northeast Air
Attn: Mark Goodwin
1011 Westbrook St.
Portland, ME 04102

Re: 1101 Westbrook Street, CBL 199 A001013; A-B Airport Business Zone

Dear Mr. Goodwin:

On April 20, 2017 the Zoning Board of Appeals voted 5-0 to grant a Practical Difficulty Variance to reduce your front setback to 7.5 feet, for the purpose of reconstructing and expanding an aircraft hangar. I am enclosing a copy of the Board's decision.

Now that the variance has been granted, you will need to apply for a building permit to for the project (checklist: <http://www.portlandmaine.gov/DocumentCenter/Home/View/2301>; application form: <http://www.portlandmaine.gov/DocumentCenter/View/15138>). As you know, the project will also require Site Plan approval through the Department of Planning and Urban Development. Please contact that Department directly for more details on the Site Plan approval process.

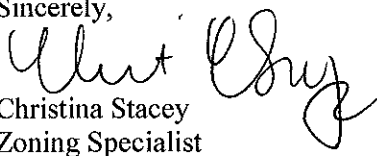
Under Section 14-474(f) of the ordinance and the board's decision, you have twelve months from the date of the meeting (April 20, 2017), to obtain the Site Plan and permit approvals and to start construction, or your Zoning Board approval will expire.

I am also enclosing the Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of April 20, 2017, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page before a building permit can be approved.

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Should you have any questions, please contact me at (207) 874-8695 or estacey@portlandmaine.gov.

Sincerely,


Christina Stacey
Zoning Specialist

cc: file