December 5, 2016

Noel Poirier

280 Brighton Ave.

Portland, ME 04102

Re: 111 Cobb Avenue, Portland, ME 04102; 210-A-10 & 210-A-11; R-2 Residential Zone

Dear Ms. Poirier:

On December 1, 2016, the Zoning Board of Appeals voted 5-0 (Larsson recused) to grant a Practical Difficulty Variance to reduce the street frontage requirement to 25 feet. I am enclosing a copy of the Board’s decision.

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 December 1, 2016, when it was signed.** Failure to record the Certificate will result in your variance 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 [cstacey@portlandmaine.gov](mailto:cstacey@portlandmaine.gov).

Sincerely,

Christina Stacey

Zoning Specialist

cc: file