



CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

I, Kent Avery, 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 1st day of December, 2016, 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: Noel Poirier**
- 2. **Property: 111 Cobb Avenue, Portland, ME CBL: 210-A-010 & 011**
 Cumberland County Registry of Deeds, Book: 32936 Page: 34
 Last recorded deed in chain of Title: 02/24/2016
- 3. **Variance and Conditions of Variance:**
 To grant relief from section 14-80(c) of the Land Use Zoning Ordinance to allow twenty-five (25) feet of street frontage instead of the required fifty (50) feet, with the condition that unless and until the private rights on the vacated way are terminated, the front setback for any residence constructed on the lot shall be measured from the ~~northern~~ ^{southern} edge of the vacated right of way and not the centerline of the vacated way.

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IN WITNESS WHEREOF, I have hereto set my hand and seal this 1st day of December, 2016

Kent Avery, 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 Chair of the Portland Board of Appeals, with his signature witnessed on December 1, 2016.

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

Received
Recorded Register of Deeds
Dec 16, 2016 01:19:49P
Cumberland County
Nancy A. Lane

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.