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FEB 18 2011

Dept. of Building Inspections
City of Portland Maine



Doc#: 8506 Bk:28517 Pg: 290

CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

I, Philip Saucier, 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 third day of February, 2011, 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:** William A. Jipson, Jr.
2. **Property:** 1918-1920 Forest Avenue, Portland, ME CBL: 324-A-001
Cumberland County Registry of Deeds, Book 27867, Page 183
Last recorded deed in chain of Title: June 23, 2010
3. **Variance and Conditions of Variance:**
To grant relief from section 14-14-120(a) & (b) of the closest residential zone, R-5, which rules this location for residential uses, to allow approximately 5,608 square foot of land area instead of the required 6,000 square foot.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 3rd day of February 2011.

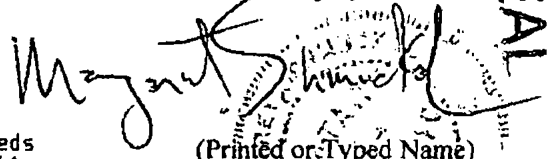

_____, Chair of
City of Portland Zoning Board, Philip Saucier

(Printed or Typed Name)

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named Philip Saucier and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on February 3, 2011

Received
Recorded Register of Deeds
Feb 11, 2011 09:35:41A
Cumberland County
Pamela E. Lovley



(Printed or Typed Name)

Notary Public
Margaret Schmuckal

My term expires June 28, 2012

SEAL

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.