



City of Portland Zoning Board of Appeals

October 21, 2010

Edgar Beaulieu
27 Cypress Street
Portland, ME 04103

Dear Mr. Beaulieu,

On March 5, 2010 you were sent a letter informing you that at the March 4, 2010 Zoning Board of Appeals Meeting, the Board voted 5-0 to grant the practical difficulty appeal to increase the maximum allowable lot size, so the new small residential lot could be split off from the original house lot. This letter had two conditions that you had to meet in order for the practical difficulty appeal to be upheld.

The first condition was that a building permit had to be applied for to build the new single family home within six months of the date of the hearing. Our office never received a building permit application. Since the six month period was up September 4, 2010, your Zoning Board of approval has expired.

The second condition was that the Certificate of Variance Approval needed to be recorded at the Cumberland County Registry of Deeds within 90 days of March 4, 2010 when it was signed. Jon Wittig was to record this and provide our office with a copy of the recorded Certificate of Variance showing the recorded book and page. We have not received a copy of the recorded Certificate of Variance. If it was not recorded within the 90 day period, it is void.

At this time if you decide to split the lot to create a small residential lot, you will have to apply for new practical difficulty appeal, since the one granted on March 4, 2010 has expired.

Please feel free to contact me if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc: File