

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Peter Coyne  
Philip Saucier-chair  
Deborah Rutter  
Jill E. Hunter  
Gordan Smith-secretary  
William Getz  
Sara Moppin

May 5, 2009

Karen & Ed Rea  
122 Pine Street  
Portland, ME 04102

RE: 122 Pine Street  
CBL: 062 B008  
ZONE: R-6

Dear Mr. & Mrs Rea:


As you know, at the April 16, 2009 meeting, the Board voted 5-0 to approve your Practical Difficulty Variance Appeal for your side set back and maximum allowable lot coverage to enclose the existing porch and add the deck.

I am enclosing your Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of May 04, 2009, when it was signed.** Failure to record the Certificate will result in it being voided. This office shall be provided with a copy of the recorded certificate of Variance showing the book and page recorded.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guertin  
Office Assistant

CC: file

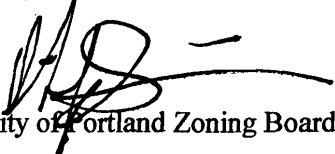


**CITY OF PORTLAND**  
**CERTIFICATE OF VARIANCE APPROVAL**

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 16th day of April, 2009, 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: Edward M. & Karen A. Rea**
2. **Property: 122 Pine Street, Portland, ME CBL: 062-B-008**  
Cumberland County Registry of Deeds, Book 23912 Page 309  
Last recorded deed in chain of Title: 05/02/2006
3. **Variance and Conditions of Variance:**  
To grant relief from Section 14-139(1) (d)(e) of the Land Use Zoning Ordinance to allow a side yard setback of approximately 5 feet instead of the required 10 foot side yard setback.. And to grant relief from Section 14-139(1)(e) of the Land Use Zoning Ordinance to allow a lot coverage of approximately 54.49% instead of the maximum lot coverage of 50%.

IN WITNESS WHEREOF, I have hereto set my hand and seal this <sup>4<sup>th</sup></sup> day of May, 2009

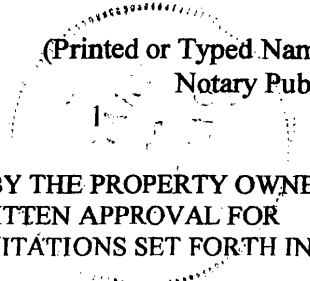
  
\_\_\_\_\_, Chair of  
City of Portland Zoning Board,  
Philip Saucier (Printed or Typed Name)

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 May 4<sup>th</sup>, 2009.

  
**KATE E. HATCH**  
Notary Public, Maine  
My Commission Expires August 2, 2012

(Printed or Typed Name)  
Notary Public



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.