

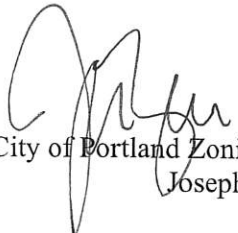


**CITY OF PORTLAND, MAINE
CERTIFICATE OF VARIANCE APPROVAL**

I, Joseph Zamboni, 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 7th day of September, 2023, 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.

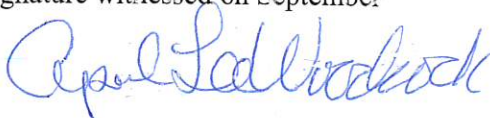
1. **Current Property Owner: City of Portland**
2. **Property: 18 Central Avenue, Peaks Island Maine CBL: 087 EE012**
Cumberland County Registry of Deeds, **Book: 15101 Page: 002**
Last recorded deed in chain of Title: **10/12/1999**
3. **Variance and Conditions of Variance:**
To reduce the required minimum lot area of 20,000 sf for residential use in the IR-2 zone (Table 7-D, Chapter 14 of the City of Portland Code of Ordinances) to 5,646 sf. .

IN WITNESS WHEREOF, I have hereto set my hand and seal this 11th day of September, 2023

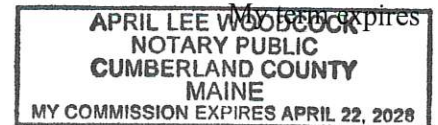

Chair of
City of Portland Zoning Board,
Joseph Zamboni

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named Joseph Zamboni and acknowledged the above certificate to be his free act and deed in his capacity as Chair of the Portland Zoning Board of Appeals, with his signature witnessed on September 11, 2023.



Notary Public
April Woodcock



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.