

Town of Falmouth BOARD OF ZONING APPEALS
CONDITIONAL USE APPLICATION
8.3 Conditional Uses-Other

Name of Applicant: _____ Phone # _____

Address of Property _____

Map/Lot _____ Tax Sheet _____ Zone _____

Mailing Address (if different) _____

Property Owner (if not applicant) _____

Email Address: _____

This application and all documentation must be filed with the Code Enforcement Officer by the 4th Tuesday of the month. Public hearings on applications are held the following 4th Tuesday of the month at 6:30p.m. A one hundred dollar (\$100) fee and nine (9) complete copies of all information for this application are due at submission deadline.

The undersigned requests that the Board of Appeals consider the following conditional use request:
(Describe the general nature of the request.)

To the Applicant:

- The attached Conditional Use Criteria Form must be filled out explaining how your request will comply with each of the criteria listed.
- Provide a plot plan (diagram) of the property in question showing the property boundaries, structures and the distances from all structures to the boundary lines. In addition, include distances to the nearest structures on the abutting properties.
- Photos, surveys, blueprints and other documents are often very helpful in explaining your request.
- Failure to provide adequate documentation of your request may delay hearing your request until adequate information is provided.

I certify that the information contained in this application and its supplement is true and correct.

Date _____ Signed _____

***Please contact the Code office prior to submission of this application*
(207)781.5253**

CONDITIONAL USE CRITERIA – as required under 8.3

Please fully explain in the space provided or on a separate sheet how your request will meet the Ordinance criteria below.

a. Will meet the definition and specific requirements set forth in the Ordinance for such particular use.

b. Will be compatible with the general character of the neighborhood with regard to design, scale, and bulk of proposed structures.

c. Will not have a significant detrimental effect on the use and peaceful enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, light or glare.

d. Will not have a significant adverse effect on adjacent or nearby property values

e. will not have a significant adverse impact on water views from adjacent and nearby properties and public right of ways; [Adopted 7/24/06]

f. Will not result in significant hazards to pedestrian or vehicular traffic or significant traffic congestion.

g. Will not result in significant fire danger

h. Will not result in significant flood hazards or flood damage, drainage problems, ground or surface water contamination, or soil erosion.

i. Will be served adequately by, but will not overburden existing public services and facilities, including fire protection services, sanitary sewers, roads, water and storm drainage systems.

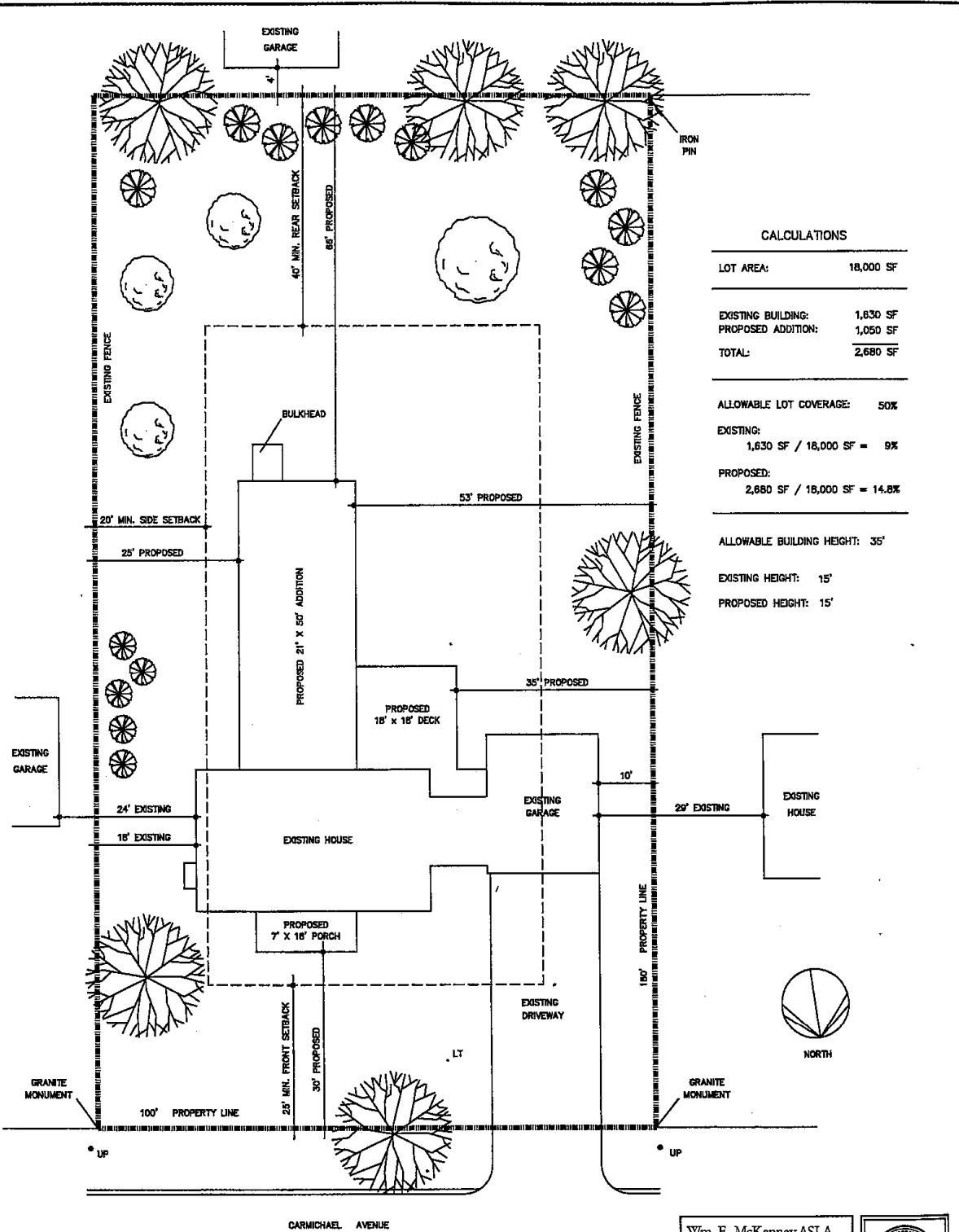
j. upon a showing that a proposed use is a conditional use in the district where it is to be located, a conditional use permit shall be granted unless the Board determines that the proposed use will not meet one of the standards set forth in paragraphs a. through i. of this subsection, or paragraphs a. through g. of subsection 8.7, due to unique or distinctive characteristics or effects associated with the proposed use or its location which differ substantially from the characteristics or effects which would normally occur from such a use in that district. [Adopted, 4/27/87.]

8.7 Conditions

In hearing appeals under this Section 8, the Board shall determine whether the appellant's proposal will satisfy the following criteria, and in granting any appeal it may impose such conditions as it deems necessary to assure compliance with the applicable requirements set forth in subsection 8.3 and 8.4 and with the following criteria:

- a. The proposal must include any special screening, fencing, or other buffer necessary to set off the subject property from abutting uses or to assure the continued enjoyment of abutting uses;
- b. The proposal must adequately provide for drainage through and for preservation of existing topography within its location, particularly in minimizing any cut, fill, or paving intended;
- c. The proposal must not create or increase any fire hazard or any hazards to safe, convenient pedestrian or vehicular flow;
- d. The proposal must prevent or avoid the creation of any nuisance affecting adjacent properties;
- e. The proposal must include provision for adequate, lawful sewage disposal and healthful domestic water supplies;
- f. The proposal should not have a significantly adverse effect on adjacent or nearby property values.
- g. The appellant must be found to have adequate financial and technical capacity to satisfy the foregoing criteria and to develop and thereafter maintain the proposed project or use in accordance with all applicable requirements.

REQUIRED INFORMATION FOR BOARD OF APPEALS APPLICATIONS



CALCULATIONS

LOT AREA:	18,000 SF
EXISTING BUILDING:	1,630 SF
PROPOSED ADDITION:	1,050 SF
TOTAL:	2,680 SF
ALLOWABLE LOT COVERAGE:	50%
EXISTING:	1,630 SF / 18,000 SF = 9%
PROPOSED:	2,680 SF / 18,000 SF = 14.8%

ALLOWABLE BUILDING HEIGHT: 35'

EXISTING HEIGHT: 15'

PROPOSED HEIGHT: 15'

CARMICHAEL AVENUE

Wm. E. McKenney ASLA
 Landscape Architecture
 16 Carmichael Ave.
 Falmouth, Maine 04105-1404
 (207) 671-1058



Plan provided as a courtesy by: