Town of Falmouth BOARD OF ZONING APPEALS
REQUEST FOR VARIANCE

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.

Describe the general nature of the variance request:

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To the applicant:

The goal of zoning is to provide building and use standards that apply to all properties equally within a given zone. Getting an exception or variance to zoning standards is purposely difficult because granting variances to the standards would diminish the value of zoning in protecting neighboring properties. It is important that you respond completely to the requests below:

1. Please complete the attached variance criteria form. Pay particular attention to the information provided in parentheses().

2. A detailed plot plan or diagram must be provided showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question. This plot plan should also include the distances to the nearest structures on abutting properties.

3. Blueprints, surveys, photos and other documents may be helpful in explaining your variance request and should be included in your application.

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

Date _____ Signed _____

Please contact Code office prior to submission of this application
(207)781.5253
VARIANCE CRITERIA

In order for a variance to be granted, the applicant must demonstrate to the Board of Appeals that the strict application of the terms of the zoning ordinance would cause undue hardship. There are four criteria, each of which must be met before the ZBA can find that a hardship exists. Please explain how your situation meets each of these criteria listed below, either in the space provided or on a separate sheet:

A. The land in question cannot yield a *reasonable return* unless the variance is granted. (The applicant must demonstrate that he or she will lose all or substantially all of the value and use of the property without a variance.)

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B. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood. (The applicant must show that this property has unique characteristics different from surrounding properties and that these differences are the reason for the need for a variance.)

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C. The granting of a variance will not alter the essential character of the locality.

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D. The hardship is not the result of action taken by the owners or a prior owner. (The applicant must demonstrate that the need for a variance is due to the nature of the property, not the action of owners.)

_____

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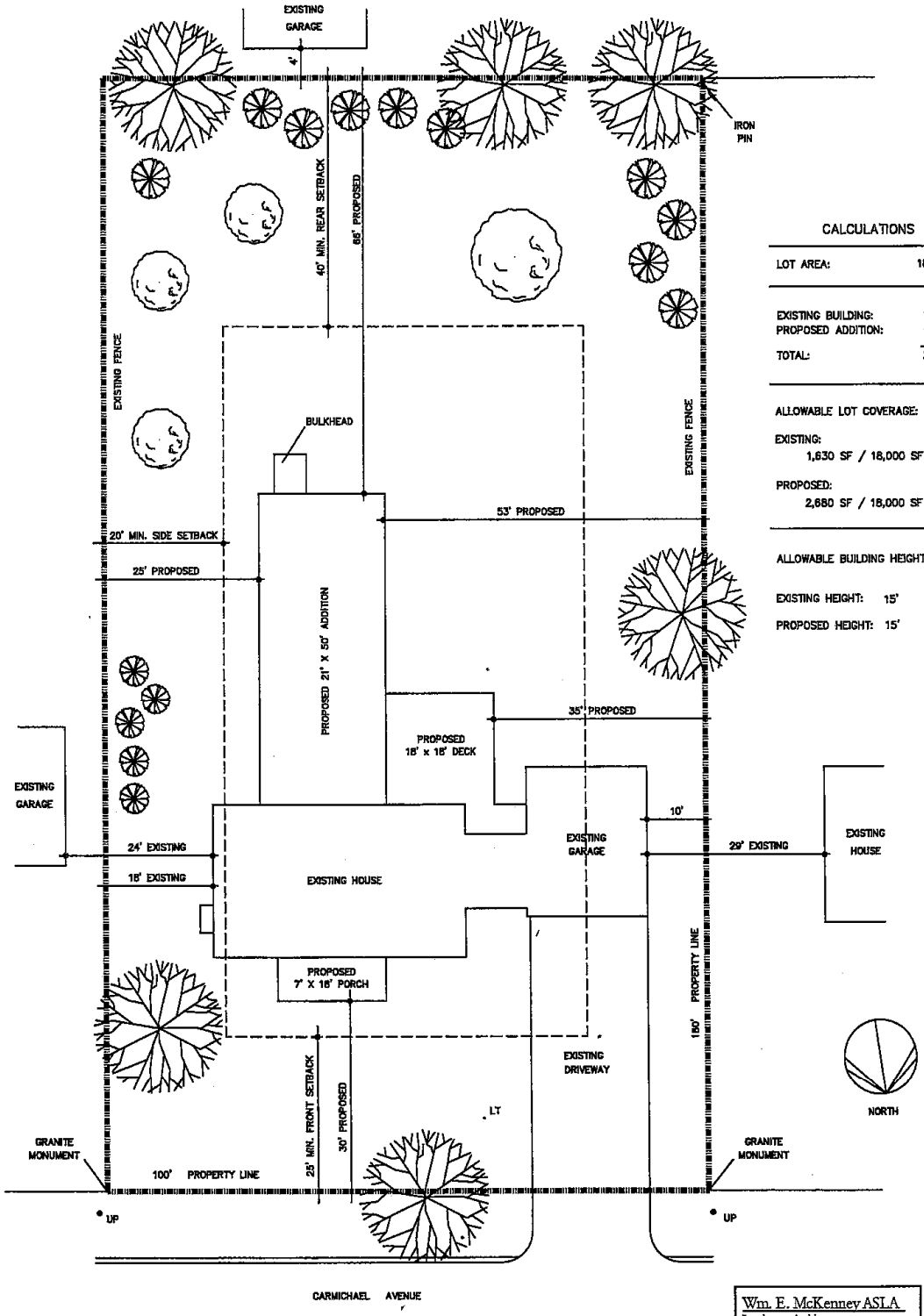
REQUIRED INFORMATION FOR BOARD of APPEALS APPLICATIONS



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'

Plan provided as a courtesy by:

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

CERTIFIED LANDSCAPE ARCHITECT WILLIAM E. McKENNEY #1540 STATE OF MAINE