

Town of York – Board of Appeals
APPLICATION for "Minor Dimensional" VARIANCE

York Zoning Ordinance 18.8.2.10 "provides the Appeals Board with a limited degree of flexibility to help property owners better utilize their property for building purposes". A variance under this section may be granted **only** for 1) road frontage and 2) setbacks from property boundaries **and** the variance may not reduce the dimensional requirement to less than 80% of the originally required measure **and only if** the property is not located in whole or in part in the Shoreland Overlay District.

MAP _____ LOT _____ ZONE _____

APPLICANT'S
 NAME _____
 ADDRESS _____
 PHONE NUMBER _____
 OWNER'S
 NAME _____
 ADDRESS _____
 PHONE NUMBER _____

If you will be represented by an attorney or other individual, you MUST complete the authorization below.

Has this map and lot previously been before the Board of Appeals? ___ Yes ___ No Reason: _____

This property is fronting on a ___ private way, ___ public road, ___ other. If other, explain: _____

Street Address of property: _____

Lot Size: _____ Lot Frontage (Existing): _____ Lot Frontage (Proposed): _____

SETBACKS:	<u>Existing</u>	<u>Proposed</u>	<u>Allowed per Ordinance</u>
FRONT	_____	_____	_____
SIDE	_____	_____	_____
REAR	_____	_____	_____

A minor variance from dimensional standards shall be issued only when the petitioner demonstrates that all of the standards and limitations as shown in 18.8.2.10 B and C are met. Please refer to the ordinance and respond to each of the standards/limitations in the space provided on Reverse.

BEFORE YOUR APPLICATION IS COMPLETE, THE FOLLOWING MUST BE FURNISHED:

- A. Copy of Deed(s)
- B. Copy of Permit Application
- C. Letter of Decision from appropriate body
- D. GIS printout AND Class D (Mortgage) Survey
- E. Diagram of lot showing location of proposed / existing building including building dimensions and distances from lot lines and any natural or topographic peculiarities of the lot or any alterations of the lot in question.
- F. The fee to accompany this application is \$100. Checks made payable to the Town of York. In addition, fifteen (15) copies of the completed application shall accompany the check. Applications will only be accepted when accompanied by the required fee and all required copies.

I certify the information contained in this application and its supplement(s) is true and correct.

 Date Applicant(s)' Signature

Note: Please be aware that an on-site inspection may be conducted on your property by members of the Board of Appeals.

AUTHORIZATION FOR ATTORNEY OR PERSONAL REPRESENTATIVE

I/we hereby authorize the following named individual(s) to present my/our application to the Board of Appeals and to act on my/our behalf on all matters before the Board that may affect my/our interests:

NAME _____ OF (Firm) _____
 ADDRESS _____ PHONE NUMBER _____
 APPLICANT(S)' SIGNATURE _____

A minor variance from dimensional standards shall be issued only when the petitioner demonstrates that all of the standards and limitations as shown in 18.8.2.10 Band C are met. Please refer to the ordinance and respond to each of the standards/limitations as outlined below:

LIMITATIONS:

Variance requested is for: ___ Road Frontage and/or ___ Setback(s) from property boundaries

Ordinance requires _____ feet of frontage and the Proposed frontage is _____ feet.

Ordinance allows setbacks of: Front _____ Side _____ Rear _____

Proposed setbacks: Front _____ Side _____ Rear _____

Percent of proposed to allowed: Front _____ Side _____ Rear _____ Frontage _____

STANDARDS:

1. Practical Difficulty _____

2. Unique Circumstances _____

3. Neighborhood Character/Value _____

4. Result of Action _____

5. Feasible Alternative _____

6. Adverse Effects _____

7. Is the property located in whole or in part within the Shoreland Overlay District? ___ Yes ___ No

You may attach additional supplements as needed.

NOTE: If your variance request is denied, you may take an appeal within 45 days of the vote on the original decision of the Board to Superior Court. If your variance request is granted, it must be filed with the York County Registry of Deeds within 90 days of the vote of the Board to grant the Variance. A variance not filed within 90 days shall expire.

**SEND COMPLETED APPLICATION TO: York Board of Appeals
186 York Street
York, Maine 03909**

Date Received _____

Received By _____