

Town of Lamoine
Application for Variance or
Appeal to the Board of Appeals

Name of Appellant Charles & Vanessa Dalton

Mailing Address 192 Douglas Hwy

City or Town Lamoine

Telephone (Home) 207-664-2980 (Work) 207-276-3659

Name(s) of Property Owner "Same"

The undersigned requests that the Board of Appeals consider one of the following:

 1. **An Administrative Appeal.** Relief from the decision, or lack of decision, of the Code Enforcement Officer or Planning Board in regard to an application for a permit. The undersigned believes that (check one):

 an error was made in the denial of the permit

 the denial of the permit was based on a misinterpretation of the ordinance

 there has been a failure to approve or deny the permit within a reasonable period of time

 other _____

Please explain in more detail the fact surrounding this appeal (please attach a separate piece of paper). You should be as specific as possible so that the Board of Appeals can give full consideration to your case.

 X 2. **A Variance.**

a. Nature of Variance: Describe generally the nature of the variance.

to close to center line of road, with well & septic preventing
any other placement - requesting 20'x24' addition

In addition, a sketch plan of the property must accompany this application 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.

b. Justification of Variance: In order for a variance to be granted, the appellant 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 which must be met before the BOA can find that a hardship exists. Please explain how your situation meets each of these criteria listed below:

1. The land in question cannot yield a reasonable return unless the variance is granted. *cost of we will have to move because the existing house is too small for residence*
2. The need for a variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood.
- well & septic block other possible building sites
3. The granting of a variance will not alter the essential character of the locality.
- Correct, maintaining Ranch style home
4. The hardship is not the result of action taken by the appellant or a prior owner.
- Change in building codes

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

Date: 8-15-18

Vanessa MB Dalton
(Appellant's Signature)

Note to Appellant: This form should be returned to the Chairman of the Board of Appeals. You will be notified of the date, time and location of the hearing on your appeal.



New-proposed changes

Septic

gas

Gas/Oil Hook-up

Door

24 ft

60 ft

Existing Walk

192

Douglas Hwy

Food



Town of Lamoine
Construction Application

This section to be completed by Code Enforcement Officer
Map 20 Lot 4-2 Zone _____ Shoreland Zone _____ Flood Zone _____
Fee Calculation \$96 Date Received 8/15/18 Permit Number 18-48

- Building Permit Shoreland Permit Floodplain Hazard Permit

The undersigned applies for a construction permit for the uses indicated below. Said permit is to be considered on the basis of the information contained within this application. Any Federal, State or Local statutes, or regulations shall be applicable and their compliance necessary to obtain a permit. The permit will be issued to the owner of record or properly designated agent. Incomplete applications will NOT be processed.

Section I – Owner, Applicant & Contractor Information

Owner		Applicant	Contractor
Name	Charles & Vanessa Dalton	"Same"	"Same"
Mailing Address	192 Douglas Hwy		
City, St. Zip	Lamoine, ME 04605		
Home Phone	207-664-2980		
Work Phone	207-276-3659		
Cell Phone	207-460-0038		
Email	vdalton@roadrunner.com		

Section II – Lot information

Existing Property Use Residence Lot Size (acres or square feet) 2.0

Physical Address of property (road name & number) 192 Douglas Hwy

Please Answer all questions below	Yes*	No	Facilities Info (check all that apply)
Are Current Uses non-conforming?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Well <input checked="" type="checkbox"/>
Are State or Federal Permits Required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cold Spring Water Co Customer? <input type="checkbox"/>
Is State or Federal Funding provided?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic System Permit # <u>private-established</u>
Is lot created by division from another Lot in the past 5 years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Subdivision name & Lot #

*If yes, attach explanation to application

Section III – Proposed Construction Activity

(Check All That Apply, fill in dimensional information) *Provide RV, Mobile Home Information requested on Page 3

Residential Uses	#Stories	Sq. Ft.	Total Sq. Ft.	SSWD #	Int Plumb #	Accessory Uses	Sq Ft
<input type="checkbox"/> New Dwelling Unit						<input checked="" type="checkbox"/> Garage/Shed/Barn	0
<input type="checkbox"/> Manufactured Home						<input type="checkbox"/> Deck	0
<input type="checkbox"/> Mobile Home*						<input type="checkbox"/> Shore Access	0
<input type="checkbox"/> Change of Use							
<input checked="" type="checkbox"/> Expansion	2	480	960				
<input type="checkbox"/> Recreational Vehicle*							

Other Activity: (Please describe in space below)

Section VIII – Additional Information or Attachments Required

- If property is not currently assessed to listed owner, please attach record of ownership
- If applicant is signing, please attached signed permission from owner to make application
- Attach any state or federal permits required
- If a dwelling unit, attach 3 copies of HHE200 form and applicable internal plumbing permit applications
- If driveway opens on public road, attach Lamoine Road Opening Permit Application, or MDOT approved road opening permit
- For Shoreland Zone applications with less than 125' setback, attach certification from registered surveyor that markers are placed to establish the 100-foot setback & elevation from the normal high water mark.
- Please supply all information requested on pages 5 and 6 or attach plans with required information.

Section IX – Signature

Signature by the applicant indicates an awareness of the requirements of the Lamoine Building and Land Use Codes, the Lamoine Shoreland Zoning Ordinance, and the Floodplain Hazard Development Ordinance for the Town of Lamoine. Submission of this application constitutes an application for a Certificate of Occupancy. **A Certificate of Occupancy must be obtained before the structure hereby permitted is used!. BUILDING PROJECTS MUST MAKE SUBSTANTIAL START WITHIN ONE YEAR OF APPROVAL AND SUBSTANTIAL COMPLETION WITHIN TWO YEARS. SHORELAND PERMITS EXPIRE IN ONE YEAR.**

For those lands which fall within the Lamoine Shoreland Zoning area, a signature on this application indicates that the applicant has read the current Shoreland Zoning Ordinance and agrees to comply with all its requirements if a permit is issued.

For new structures or substantial improvements within the Flood Hazard Area, an approved permit will allow construction up to the establishment of the lowest floor. At that point, the applicant must provide an elevation certificate establishing actual floor elevation. Upon satisfactory documentation to the community (CEO), the construction may continue. The applicant understands and agrees that:

- ⇒ the permit applied for, if granted, is issued on the representations made herein;
- ⇒ that any permit issued may be revoked because of any breach of representation;
- ⇒ that once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- ⇒ any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the Town of Lamoine
- ⇒ The applicant hereby gives consent to the Code Enforcement Officer or designated Town Official to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance
- ⇒ If issued, the permit will be posted in a conspicuous place on the premises in plain view and;
- ⇒ If issued, the permit will expire if no work is commenced within 90 days of issuance (flood hazard only)

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Vanessa M.B. Dalton
Signature

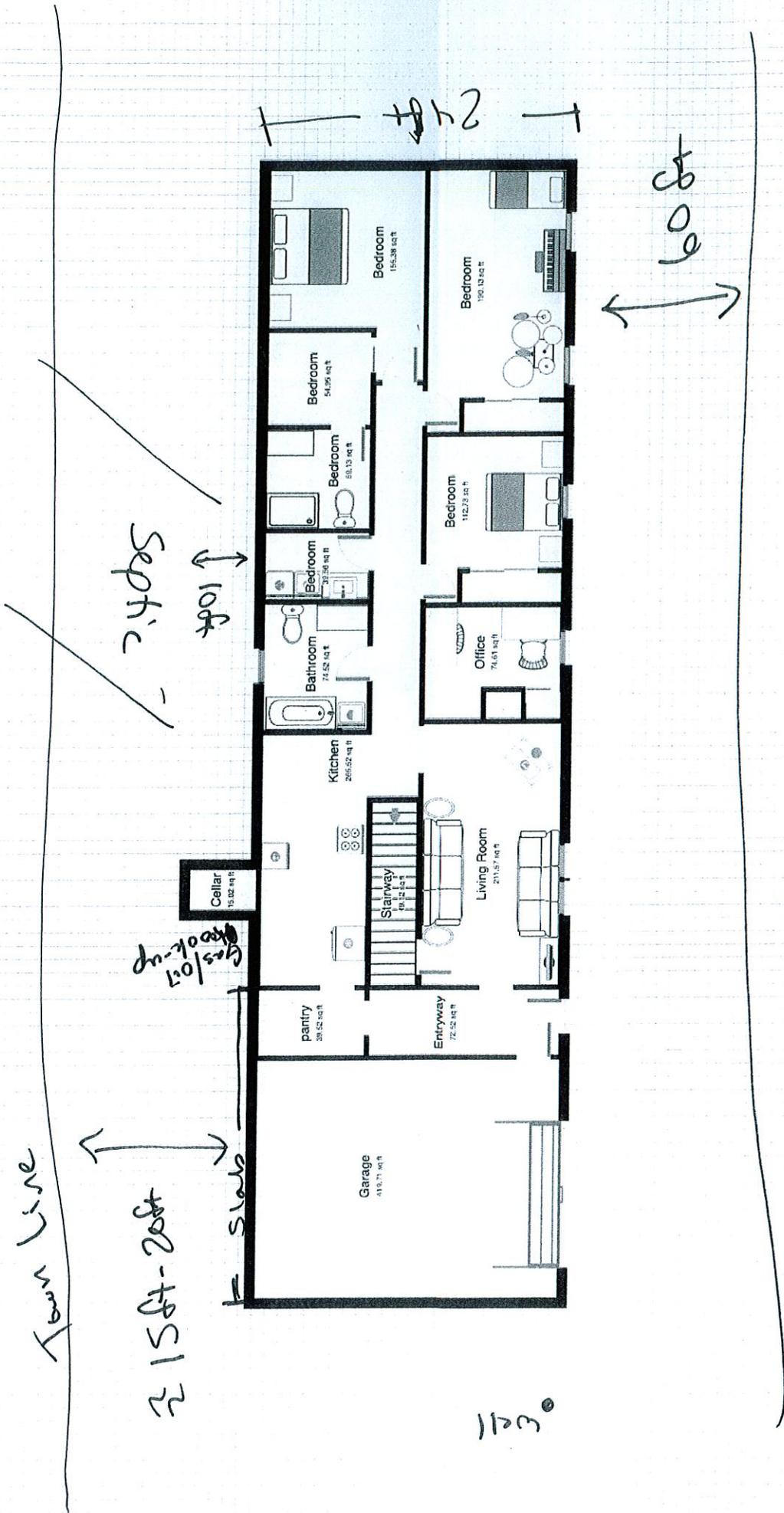
8/15/18
Date

Application Fees:

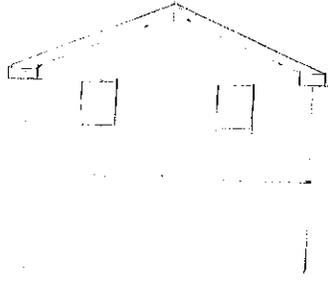
	Residential Building	Commercial* Building	Shoreland	
Non-roofed	.05/sq. ft.	.10/sq. ft.	Non commercial	.10/sq ft
Roofed	.10/sq. ft./floor	.20/sq. ft/floor	Commercial	.20/sq ft
<100 sq. ft.	No charge	No charge	<100 sq ft	\$10.00
Home Occupations: \$10.00				

*Included Commercial, Industrial, Multi-Family. See Site Plan Review Ordinance, Subdivision sections for additional fees.

2nd Floor



~~Room~~ Load



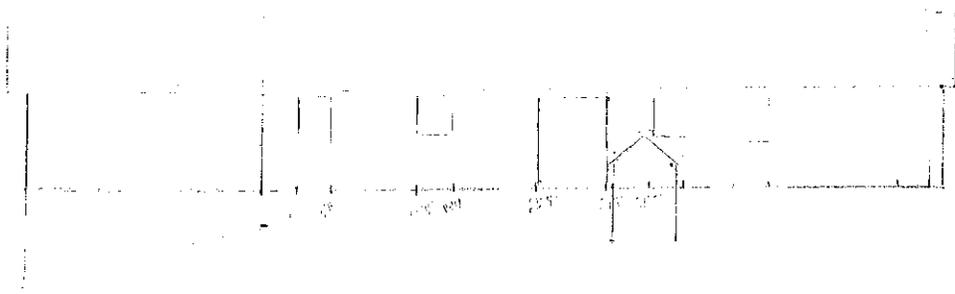
Elevations - Please show a picture of the proposed development and its height and shape above ground. You may attach formal building plans and drawings in lieu of these pages if you wish.

Front or Rear View

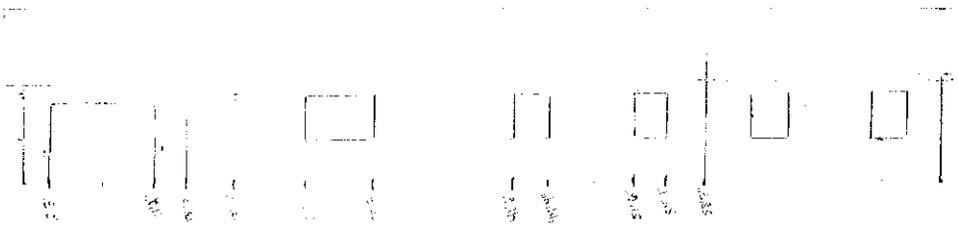
Side View

Floor Plan

Scale _____ = _____ feet



40



50 W
40 W
40 W