

Addendum to Application for a Variance

Estate of Jayne Kimball

Map 14 Lot 70

**1. The land in question cannot yield a reasonable return unless the variance is granted.**

Map 14 Lot 70 is a grandfathered lot. As shown on the survey by Steve Salsbury of Herrick and Salsbury, he was able to meet all current setback requirements when placing the septic and the building envelope. However, the building envelope is extremely restrictive. The 17 X 67 envelope does not provide adequate depth to include proper egresses and a useful building. In order for the building to have front and rear egress (each would take up 3 feet at a minimum - total of 6 feet) that leaves a building depth of 11 feet. We are as feel that it would negatively impact the value and the lot's salability. We also feel that the limited building envelope would only allow for either a travel trailer or mobile home. Not the highest and best use for this location and lot.

We ask for the 10 foot road setback (from 75' to 65') to allow for a modest home/cottage. This would increase the envelope to 27 feet X 67 Feet.

**2. The need for the variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood.**

The Lamoine Beach neighborhood is wonderfully unique. It has several lots that do not meet current square footage code. But all fit nicely into this Maine treasured area. We ask for the variance because we do not feel that this lot (with the variance granted) will hurt this uniqueness. It will fit in and become a welcomed addition to the neighborhood. We are not asking for a usage change... Just the setback variance.

**3. The granting of the variance will not alter the essential character of the locality.**

On the contrary, we feel that the addition of a proper home/cottage (not an 11 foot deep building) will enhance and even improve the neighborhood. Although the lot is on the market, it is not under contract due to this constraint. It is our hope that with the variance, we can attract a suitable buyer for an appropriate home/cottage for the area.

**4. The hardship is not the result of action taken by the appellant or the prior owner.**

When the current owner purchased the property in April 1986 (Book 1577 Page 177), we believe that the property setback regulations were more lenient. However, as we stated in #1, Steve Salsbury was able to meet all setbacks within this lot. But, the building envelope depth is not adequate for a modest cottage/home. This is why we are before to this evening.