

BOARD OF APPEALS
APPLICATION FOR A SHORELAND ZONING VARIANCE

APPLICANT'S NAME: _____

MAILING ADDRESS:

OWNER (S) NAME: _____

STREET: _____

TOWN: _____ STATE: _____ ZIP CODE: _____

DESCRIBE LOCTION OF PROPERTY: _____

EXISTING USE OF SITE: _____

ZONING DISTRICT: _____

SIZE OF LOT: _____

NEW BUILDING: YES ___ NO ___ EXISTING BUILDING: YES ___ NO ___

SIZE OF EXISTING BUILDING (IF APPLICABLE): _____

PROPOSED SIZE OF NEW BUILDING (IF APPLICABLE): _____

PROPOSED SIZE OF ADDITION/EXPANSION: _____

SETBACK OF PROPOSED BUILDING:

a. From normal high water line _____

b. From abutting property owners _____

c. From roads _____

AREA OF LAND INVOLVED IN THE SITE _____

PERCENTAGE OF SITE PROPOSED TO BE COVERED BY NON-VEGETATED SURFACES

TOTAL NUMBER OF DWELLING UNITS PROPOSED _____

BOARD OF APPEALS

VARIANCE REQUEST CHECKLIST

SUBMISSION REQUIREMENTS: The owner of the property or his authorized agent shall submit at least six copies containing the following exhibits and information:

1. Application for a Variance

_____ a. fully executed and signed.

_____ b. **Title, Right or Interest.** A copy of the landowner's deed to the property. The applicant must establish title, right or interest in the property. If application is made by someone other than the landowner (s) then an agreement between the applicant and the landowner must authorize the applicant to act as the landowner's agent and must be attached. All landowner (s) associated with the property must be notified in writing regarding this application and a copy of this notification must be attached.

_____ c. Names and addresses of all owners of record of all abutting property.

2. Justification For Variance

___ a. A completed form which is signed by the applicant (APPENDIX A).

3. Site Plan:

___ a. The form should detail original features and proposed vegetation cutting, revegetation, earthmoving, roadways, drainage and structures (proposed and existing); fences and walls, including all landscaping and screening and indicating existing trees to be retained and areas to be left undisturbed. (This is attached as APPENDIX B and must be signed by the applicant and the Code Enforcement Office (CEO))

___ b. Current zoning boundaries and 100-year floodplain boundaries including surrounding areas to a distance of 300 feet from the perimeter of the site. (A copy of the Town tax map will suffice)

___ c. Easements; rights-of-way, existing, planned or proposed; or other reservations adjacent to or intersecting the property.

___ d. Location of watercourses, aquifers and aquifer recharge areas, wetlands, marshes, surface water, rock outcroppings, wooded areas and areas of significant tree growth. (A copy of the tax map and APPENDIX B for more detailed drawing should be used).

APPENDIX A

JUSTIFICATION FOR SHORELAND 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 ordinance would cause **UNDUE HARDSHIP**. There are four (4) criteria which must be met before the BOA can find that a hardship exists. Please explain how your situation meets **EACH** of the criteria listed below. You can attach your answers on separate sheets. You are not limited to this page. Please sign and date.

1. The land in question cannot yield a reasonable return unless the variance is granted.
2. The need for the variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.
3. The granting of a variance will not alter the essential character of the locality.
4. The hardship is not the result of action taken by the appellant or prior owner

DATED

APPLICANT

NATURE OF VARIANCE (REASON FOR REQUEST). *Variances may be granted only from dimensional requirements including but not limited to, lot size (square footage per dwelling unit, etc.), lot width, structure height, percent of lot coverage, setback requirements, and road construction standards.*

The undersigned hereby applies for a variance which is the setting aside of one or more requirements of the applicable Harrison ordinance (s) and is equivalent to permission to not comply with one or more ordinance provisions.

To the best of my knowledge; all information submitted in this application is true and correct.

DATED: _____

APPLICANT

In order for an agent of the landowner (s) to sign this application they must prove Right, Title and Interest per the Board of Appeals Checklist, Section 1 (b).

A COPY OF THE HARRISON SHORELAND ZONING ORDINANCE CAN BE OBTAINED AT THE TOWN OFFICE FOR \$3.00 OR AVAILABLE ONLINE AT WWW.HARRISONMAINE.ORG.