



# TOWN OF NAPLES BOARD OF APPEALS

P.O. Box 1757, Naples, Maine 04055  
Phone: (207) 693-6364 / Fax: (207) 693-3667  
[www.townofnaples.org](http://www.townofnaples.org)

## Setback Reduction Request

Owner Information	Name(s): <u>Clifford Nadeau</u>
	Phone Number: <u>575-202-7828</u> Email: <u>thenadeaus@netscape.com</u>
	Mailing Address: <u>PO Box 362 Naples Maine 04055</u>

PROPERTY INFORMATION	
Site Address: <u>81 Beach Rd</u>	Map: <u>29A</u> Lot: <u>35</u> Zone: <u>Residential Growth</u>
Was lot in existence prior to November 1988? <u>Yes</u>	Building Use: Residential <u>X</u> Commercial <u>    </u>
Is the location near a water body? (Including a runoff): <u>Yes</u>	Is the property in a floodplain/way: <u>No</u>

PROJECT INFORMATION
<input checked="" type="checkbox"/> New Structure <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Demolition <input type="checkbox"/> Existing non-conforming
What are you building that you're requesting the variance for? <u>GARAGE</u>

<p>The absolute minimum setbacks are as follows: Side: 10 feet; Front: 15 feet; Rear: 15 feet</p> <p>How many feet are you requesting the variance for? <u>12</u> Feet</p> <p><i>*You are responsible to know of and maintain any buffer zones, ROW's etc. required by your subdivision or deed.</i></p>	<p>Which side do you need the variance for?</p> <p><input type="checkbox"/> Front Yard <input type="checkbox"/> Back Yard <input checked="" type="checkbox"/> Right Yard <input type="checkbox"/> Left Yard</p> <p><i>*The Town cannot allow setback reduction variances from waterbodies</i></p>
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**If your lot was not in existence before November 1988, you must include a written summary of your proposal to explain how your application meets the following criteria for undue hardship:**

1. It is impossible for the applicant's land to yield a reasonable return without the variance,
2. the need for the variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood
3. granting the variance will not alter the essential character of the locality, and
4. the hardship is not the result of action taken by the landowner or a prior owner.

I HERBY CERTIFY THAT THE INFORMATION IN THIS APPLICATION IS COMPLETE AND CORRECT AND I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND LAWS APPLICABLE TO THIS PROJECT. I UNDERSTAND THAT I MAY BE REQUIRED TO MOVE/REMOVE ANY IMPROVEMENT IF AN EXACT DETERMIANTION OF PROPERTY LINES ESTABLISHES THAT REQUIRED SETBACKS WERE NOT MET. I AM OR LEGALLY REPRESENT THE OWNER OF THE SUBJECT PROPERTY FOR THE PURPOSE OF THIS PERMIT.

Signature of Applicant:  Date: 10/28/22

Application Fee: \$50.00    Advertising Fee: \$50.00    Mailing Fee: \$10.00 per abutter

If you have any other information you would like to include, please attach it to your application along with 7 copies of all materials submitted.

# PLOT PLAN

Please include a sketch plan of the property, showing the dimension and shape of the lot, the size and locations of existing buildings, the locations of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

Attached

THE PROPOSED STRUCTURE AND PROPERTY LINE INVOLVED MUST BE PHYSICALLY MARKED ON THE GROUNDS WITH STRING, FLAGGING TAPE, SPRAY PAINT OR THE LIKE AND A TEMPORARY SIGN MUST BE AFFIXED TO THE LOT SHOWING YOUR NAME AND LOT NUMBER UNTIL THE DATE THAT THE APPLICATION IS REVIEWED.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*If you have any other information you would like to include, please attach it to your application along with 7 copies of all materials submitted.*

CONSTRUCTION IMPROVEMENT PLAN

EL. 267.47 (AVIATION DATUM)

ON GRADE





