

# 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

<b>Owner Information</b>	Name(s): <u>Howard Brown</u>
	Phone Number: <u>415-8440</u> Email: <u>pats for howie 58@gmail.com</u>
	Mailing Address: <u>153 Harbor Road Naples Maine 04055</u>

### PROPERTY INFORMATION

Site Address: 153 Harbor Road Naples 04055 Map: U28 Lot: 33 A Zone: \_\_\_\_\_

Was lot in existence prior to November 1988? NO Building Use: Residential  Commercial \_\_\_\_\_

Is the location near a water body? (Including a runoff): yes Is the property in a floodplain/way: no

### PROJECT INFORMATION

New Structure  Addition  Renovation  Demolition  Existing non-conforming

What are you building that you're requesting the variance for? Garage with Bonus Room

<p><b>The absolute minimum setbacks are as follows:</b> Side: 10 feet; Front: 15 feet; Rear: 15 feet</p> <p>How many feet are you requesting the variance for? <u>To 10 foot Set Back</u></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 type="checkbox"/> Right Yard <input checked="" 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 DETERMINATION 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.**

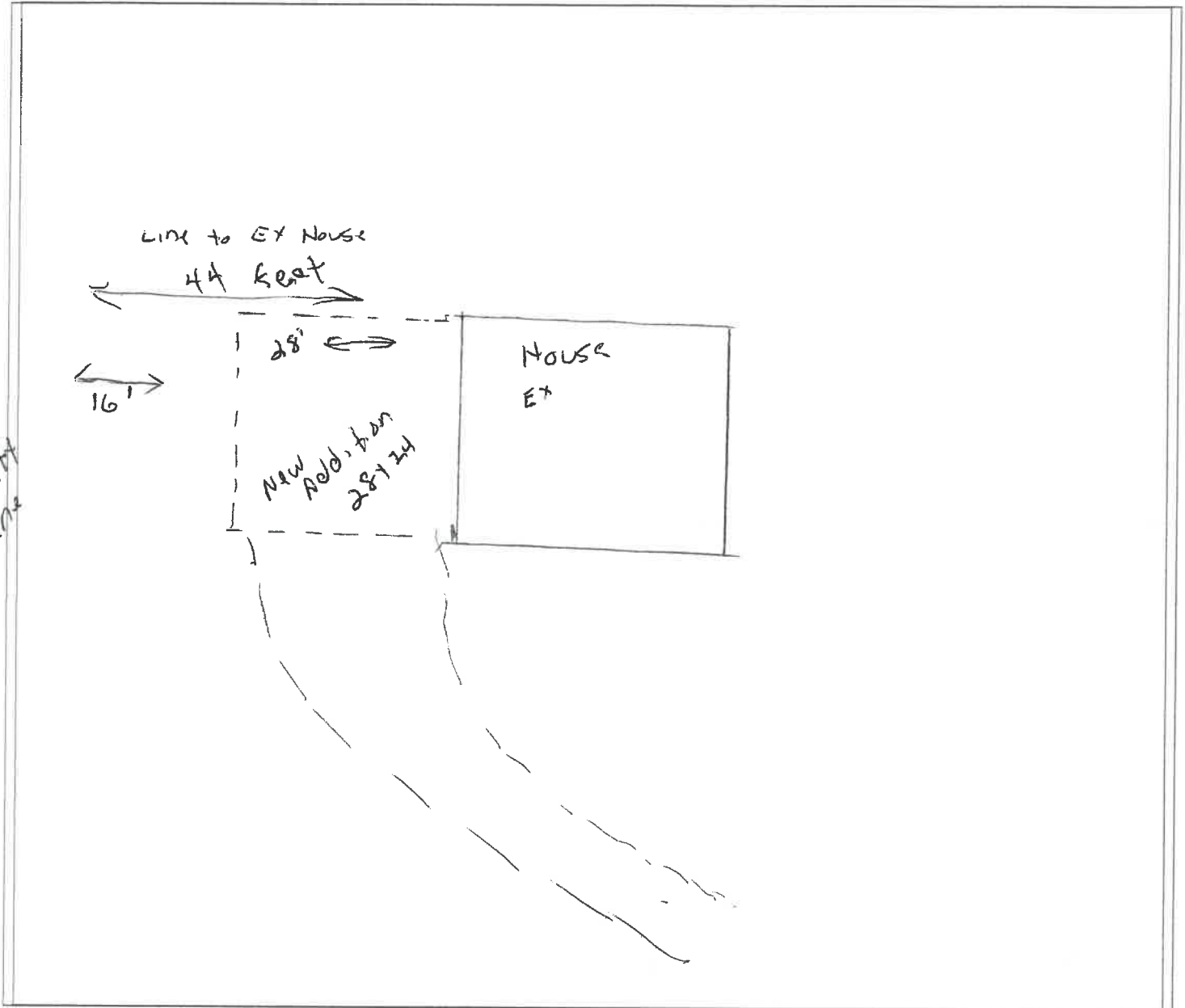
Signature of Applicant: Michael Zeman Date: 2-3-2021

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.*

# PILOT PLAN

Please include a sketch plan of the property, showing the dimensions 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.



THE PROPOSED STRUCTURE AND PROPERTY LINE INVOLVED MUST BE PHYSICALLY MARKED ON THE GROUNDSS 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: Mukul Bhatnagar

Date: 2-3-2021

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.