

TOWN OF NAPLES BOARD OF APPEALS

P.O. Box 1757, Naples, Maine 04055

Phone: (207) 693-6364 / Fax: (207) 693-3667 www.townofnaples.org

Setback Reduction Request

Owner Information	Name(s): <u>Kristin McDuff</u>
	Phone Number: <u>781-603-7753</u> Email: <u>kmcduff@landscapeamerica.com</u>
	Mailing Address: <u>335 Spring Street, Wrentham, MA 02093</u>

PROPERTY INFORMATION

Site Address: 152 Harbor Road, Naples, ME Map: Lot: Zone:

Was lot in existence prior to November 1988? Yes Building Use: Residential X Commercial

Is the location near a water body? (Including a runoff): Sebago 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? Single Family House

<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?</p> <p><u>Left Side – 10 Feet, Right Side – 17 feet, 4 inches</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</p> <p><input checked="" 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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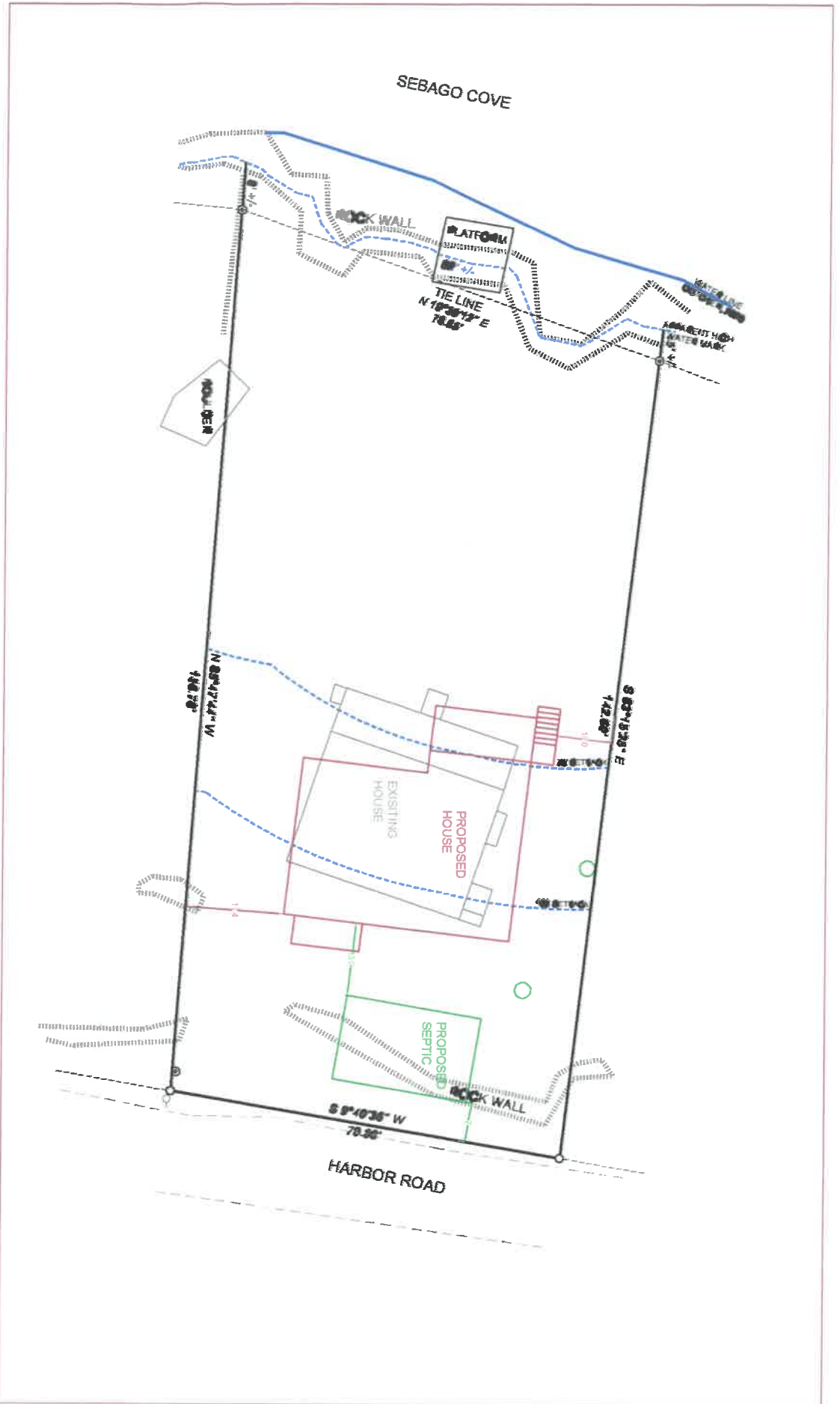
If your lot was not in existence before November 1988, you must include a written summary of your proposal to explain how your application meets the following criteria for undue hardship:

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 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: 2/18/2021



Doug and Kristin McDuff
 152 Harbor Road

Proposed New House

Scale : $\frac{1}{2}'' = 1'$

