

# TOWN OF NAPLES

## BOARD OF APPEALS

P.O. Box 1757, Naples, Maine 04055

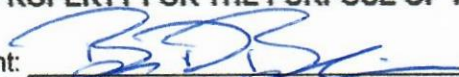
Phone: (207) 693-6364 / Fax: (207) 693-3667

[www.townofnaples.org](http://www.townofnaples.org)

### Variance Request

<b>Owner Information</b>	Name(s): <u>BRUCE D. BEAULIEU</u>	
	Phone Number: <u>(207) 751-8977</u>	Email: <u>brubeau62@gmail.com</u>
	Mailing Address: <u>PO Box 391 NAPLES, ME 04055</u>	
<b>PROPERTY INFORMATION</b>		
Site Address: <u>118 SEBAGO RD (RT 114)</u>		Map: <u>U24</u> Lot: <u>1-29</u> Zone: <u>VILLAGE</u>
Was lot in existence prior to November 1988? <u>No</u>		Building Use: Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/>
Is the location near a water body? (Including a runoff): <u>No</u>		Is the property in a floodplain/way: <u>No</u>
<b>PROJECT INFORMATION</b>		
<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>NEW HOUSE (RANCH W/ Z CAR ATTACHED GARAGE)</u>		
<b>The absolute minimum setbacks are as follows:</b> <b>Side: 10 feet; Front: 15 feet; Rear: 15 feet</b>  How many feet are you requesting the variance for? <u>60' +/-</u>  <i>*You are responsible to know of and maintain any buffer zones, ROW's etc. required by your subdivision or deed.</i>		Which side do you need the variance for?  <input checked="" type="checkbox"/> Front Yard <input type="checkbox"/> Back Yard <input type="checkbox"/> Right Yard <input type="checkbox"/> Left Yard  <i>*The Town cannot allow setback reduction variances from waterbodies</i>
<b><u>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:</u></b>		
<ol style="list-style-type: none"> <li>1. It is impossible for the applicant's land to yield a reasonable return without the variance,</li> <li>2. the need for the variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood</li> <li>3. granting the variance will not alter the essential character of the locality, and</li> <li>4. the hardship is not the result of action taken by the landowner or a prior owner.</li> </ol>		

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: 1/18/22

Application Fee: \$50.00

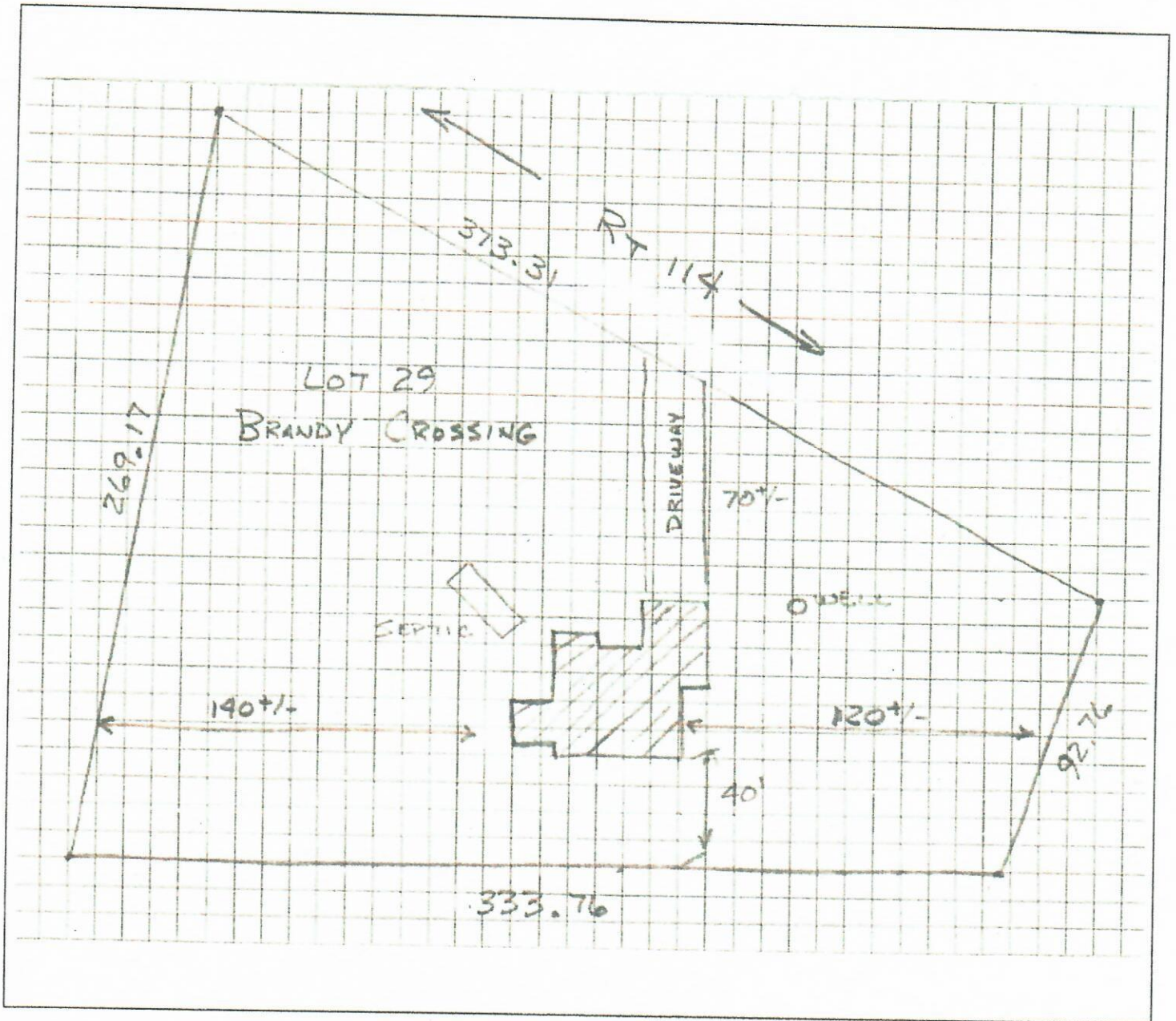
Advertising Fee: \$50.00

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.



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: B. J. Be.

Date: 1/18/22

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.

January 31, 2022

Board of Appeals,

When the Brandy Pond Crossing was approved by the Town of Naples Planning Board, all locations of septic systems and property setbacks were approved. I bought my land, Lot 29, on Route 114 based on the approved sub division plans. After purchasing my property, I learned that there has since been a change. Specifically, that the town has changed the setback rules for the village district zone, which Brandy Crossing is in. The setback for the front is 10 with a maximum of 20 feet, meaning I must start my build within 10-20 feet of my frontage, which for me is Route 114.

The house that I plan to build, if it has to be that close to Route 114, will not allow me to have a view of the lake and therefore will decrease its value.

I request that the Town of Naples Board of Appeals grant me a variance so I can build my house in the location as show on the plot plan attached. I have already sold my house in Lisbon, ME with the intent to break ground on this property the first of March with hopes to be in by the end of August.

Respectfully,

A handwritten signature in black ink, appearing to read "B. D. Beaulieu". The signature is fluid and cursive, with the first name "Bruce" and last name "Beaulieu" clearly distinguishable.

Bruce D. Beaulieu  
118 Sebago Road  
Naples, ME 04055