

Zoning Board of Appeals
P.O. Box 422
North Berwick, Maine 03906

NOTICE OF VARIANCE DECISION

To: _____

Date: _____

Dear _____:

This is to inform you that the North Berwick Appeals Board has acted on your application for a variance as follows:

Finding of Facts

1. The owner of the property is _____
2. The property is located at _____
3. Zoning District _____
4. Assessors Map _____, Lot _____
5. Containing _____ (acres/square feet)
6. The applicant is _____ who has demonstrated a legal interest in the property by providing a copy of a _____ (deed/option, etc.)
7. The applicant proposes to construct or add _____ on the subject property.
8. A completed application was submitted on _____
9. A public hearing was held on _____
10. Relevant sections of the ordinance are _____
11. Dimensional standards required by the ordinance are _____
12. The variance request consists of _____
13. The land is being used as _____
14. The conditions and character of the neighborhood are _____
15. The conditions of the property are _____
16. The reasons presented by the appellant for the variance request are _____
17. Other relevant fact include _____

Conclusions:

1. The land in question *can / can not* yield a reasonable return because _____

2. There *are / are not* unique circumstances of the property which *are / are not* similar to the general condition in the neighborhood because _____

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3. The proposed use *will /will not* alter the essential character of the locality because _____

4. The hardship *is / is not* the result of action taken by the appellant or a prior owner because _____

Decision:

Based on the above facts and conclusions, on _____(date), the appeals voted to *approve / deny* your application for a variance.

If Approved:

Conditions of Approval:

In order to further promote the purposes of the North Berwick Zoning Ordinance, the Appeals Board has voted to impose the following conditions on approval of this application:

1. _____
2. _____
3. _____

If a variance is granted in a Shoreland District a copy shall be submitted to the State Planning Office together with evidence that all shoreland zoning protections standards in the North Berwick Zoning Ordinance have been met.

(The Code Enforcement Officer is now authorized to grant you the necessary building permits or certificates of occupancy, as appropriate. It is your responsibility to apply for these permits.)

If Denied, you can:

1. Substantially change your application and reapply for a variance;
2. Apply for an administrative appeal, if applicable to the case; or
3. Appeal to Superior Court within 45 days of this decision.

Sincerely,

 Chairman

Cc:

Code Enforcement Officer
 Municipal Officers
 Planning Board
 File