

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