

TOWN OF PARSONSFIELD
APPLICATION FOR A VARIANCE
TO ZONING BOARD OF APPEALS

Name of Appellant ~~James Liacos~~ Ryan Liacos
Mailing Address 9 Lost Mile Road
City or Town Parsonsfeld State ME
Telephone 978-979-4772 Map/Lot R18 - 017.1
email Ryan.Liacos@gmail.com
Name of Owner James Liacos

The undersigned requests that the Zoning Board of Appeals Consider this **Variance Request**:

A. Nature of Variance: Describe generally the nature of the variance. In addition, a sketch plan of the property must accompany this application showing the dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of the proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

New addition to existing garage will not meet 75 ft
Setback Requirement to lost mile road.

B. Justification of Variance: In order for a variance to be granted, the appellant must demonstrate to the Board of Appeals that the strict application of the terms of the zoning ordinance would cause undue hardship. There are four criteria, which must be met before the BOA can find that a hardship exists. Please explain how your situation meets each of these criteria listed:

1. The land in question cannot yield a reasonable return unless the variance is granted.

The structure is in the only feasible location in order
to add on to the existing garage. There is not
sufficient space on the other side

2. The need for a variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood.

Variance is due to shape of the lot and existing
structure

3. This hardship is not the result of action taken by the appellant or a prior owner.

It is due to the shape of the lot and available space with the existing garage. The new addition was not planned when the garage was built.

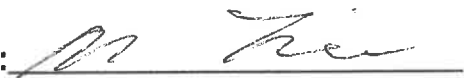
4. The granting of a variance will not alter the essential character of the locality.

Edge of the addition to the center line of the road is approximately 66ft vs 75' requirement. The difference is likely not noticeable.

Application for a variance shall be submitted to the **Town Clerk**, who shall notify the Chairman of Board of Appeals. A \$100 Application Fee and \$150 Escrow Fee **MUST** be paid with this application. Additional funds may be required to complete the processing of this appeal.

I certify that the information contained in this application and any supplements is true and correct.

Date: 10/24/2023

Appellant Signature: 

You will be contacted by the Chairman of the Appeals Board to schedule your hearing.

