



Town of Baldwin

534 Pequonnet Trail
West Baldwin, Maine 04591
Phone: (207) 625-3381
Fax: (207) 523-1120

\$50.00 Fee

Pd.

Daddy V. 1/10

APPLICATION FOR VARIANCE OR APPEAL TO BOARD OF ZONING APPEALS

Applicant's Name: Steven E Conquest

Applicant's Mailing Address: P.O. Box 152

City or Town: East Baldwin Maine 04024-152

Telephone: 207-787-4224

Name of Owner: Steven E Conquest

The undersigned requests that the Board of Appeals consider one of the following:

1. An Administrative Appeal - Relief from the decision, or lack of decision, of the Code Enforcement Officer or Planning Board in regard to an application for a permit. The undersigned believes that (check one):

- ☐ an error was made in the denial of the permit.
- ☐ the denial of the permit was based on a misinterpretation of the ordinance.
- ☐ there has been a failure to approve or deny the permit within a reasonable period of time.
- ☒ other

Have legal Document of Building Permit, Built + Signed off 2 years later, Land Behind was sold, Surveyed & New garage/shed "is" on this Land & needs to be Moved, Need variance to slide forward 3' Roughly to settle issue.

Please explain in more detail the facts surrounding this appeal (please attach a separate piece of paper). You should be as specific as possible so that the Board of Appeals can give full consideration to your case.

2. A Variance.

a. Nature of Variance: Describe generally the nature of the variance NOT Enough Setback, Behind The garage, According TO New Survey gives Now + front of garage needs TO Come Towards Camp Road (Wykes Lane) will leave 2' on Rear

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

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 below.

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

CANNOT Convey title or Sell, if Ever was done + will cause undue financial loss, if denied, was (initially) legally permitted, signed off

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

1
E Towards The PRIVATE CAMP Road.
< 10' SLIDE TO FRONT IS WANTED TO SATISFY ISSUE > Roughly

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

NOT AT ALL

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

NO

I certify that the information contained in this application and its supplement is true and correct.

Date: 9/12/25

Gleam E. Conquest
Appellant

Note to Appellant: this form should be returned to the Chairman of the Board of Appeals. You will be notified of the date of the hearing on your appeal.



TOWN OF BALDWIN, MAINE OFFICE OF CODE ENFORCEMENT

534 Pequawket Trail
West Baldwin, ME 04091
207-625-3581 ext. 3
baldwinmaineceo@gmail.com

September 12, 2025

Steve Conquest
31 Wykes Lane
P O 152
East Baldwin, Maine 04024

Dear Mr. Conquest,

You applied for and were given a building permit for a garage on your property at 31 Wykes Lane. You located the building based on survey pins. Subsequently the land behind you was sold. The new owner did a new survey. As a result there is a question about your setbacks. In order to keep peace with your neighbor you would like to move your garage closer to the road. If you do so, you will be closer to the road than the town of Baldwin ordinance allows. You would need approval from the Town of Baldwin Board of Appeals to go forward.

Sincerely,

Donald W. Kent
Town of Baldwin CEO/LPI

Name STEVEN E CONQUEST
Address P.O. Box 152, EAST BALDWIN

DATE 9/12/25
Map/Lot MMP1A, LOT 8

<u>Permit</u> <input checked="" type="checkbox"/>	<u>Town Share 75%</u>	<u>State Share 25%</u>	<u>Dep \$15.00</u>	<u>Total</u>
Ext. Plumb				
Int. Plumb				
Build				
Growth				
Driveway				
Board of Appeals				\$50
TOTAL				\$50.00