

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

Name of Appellant Austin R. Burnell

Mailing Address P.O. Box 436

City or Town Parsonsfeld State MAINE

Telephone 207 625 3682 Map/Lot R748-B

email arburnell51@gmail.com

Name of Owner Austin & Feda Burnell

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.

LOCATION OF NEW BUILDING DISTANCE FROM
PENDEXTER ROAD. VARIANCE IS REQUIRED.

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 NEW BUILDINGS PROXIMITY TO THE MAIN HOUSE.
IT WOULD BE A HARDSHIP FOR ME IF THE BUILDING IS
LOCATED A LONG WAY FROM THE HOUSE AS THERE WILL BE NO
PLUMBING IN THE BUILDING.

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

THERE IS A DROP OFF, OF THE LAND BEHIND WHERE
THE NEW BUILDING IS TO BE LOCATED. IF PLACED
FORWARD IT WOULD BE ON TOP OF THE DRAINAGE FOR THE HOUSE
SO THE BEST LOCATION IS A SET BACK WHICH IS THE SAME
AS THE EXISTING GARAGE.

July 13, 2021

(see sketch)

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

No it is NOT.

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

It will NOT.

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: June 28, 2022

Appellant Signature: Austin S. Bunnell

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

TOWN OF PARSONSFIELD, MAINE
Application for Building Permit

Version #0925015
-NOT VALID WITHOUT
TOWN STICKER

To the Building Inspector, Parsonsfield, Maine:

The undersigned hereby applies for a permit to erect, alter or install the following building, structure or equipment in accordance with the Laws of the State of Maine, the building code of the Town of Parsonsfield and any plans and specifications submitted herewith, including the following specifications:

Type of Structure: Barn / Garage - Wooden Floor

Location: 640 Pendexter Road Zoning District: rural Map: R07 Lot: 048-B

Size of Lot: 3 acres Setbacks Req'd: Front: 75' Side: 25' Back: 50' High Water: NA

Owner's Name: Austin and Teela Burnell Phone: 207-625-3682

Address: 640 Pendexter Road Email: arburnell51@gmail.com

Contractor's Name: Albany Shed Lot Phone: 207-458-0336

Address: 1300 NH Route 16 Email: _____
Albany, NH 03818

Proposed use of building: STORAGE No. Families: one

Other buildings on lot: Home No. of attached sheets: (3) 4 AB.

Estimated project cost: \$17,000 Total Permit Fee: _____

Description of Present Buildings to be Altered

Material: _____ No. Stories: _____ Style of Roof: _____ Roofing: _____

Last Use: _____ No. of Families: _____

Description of New Work

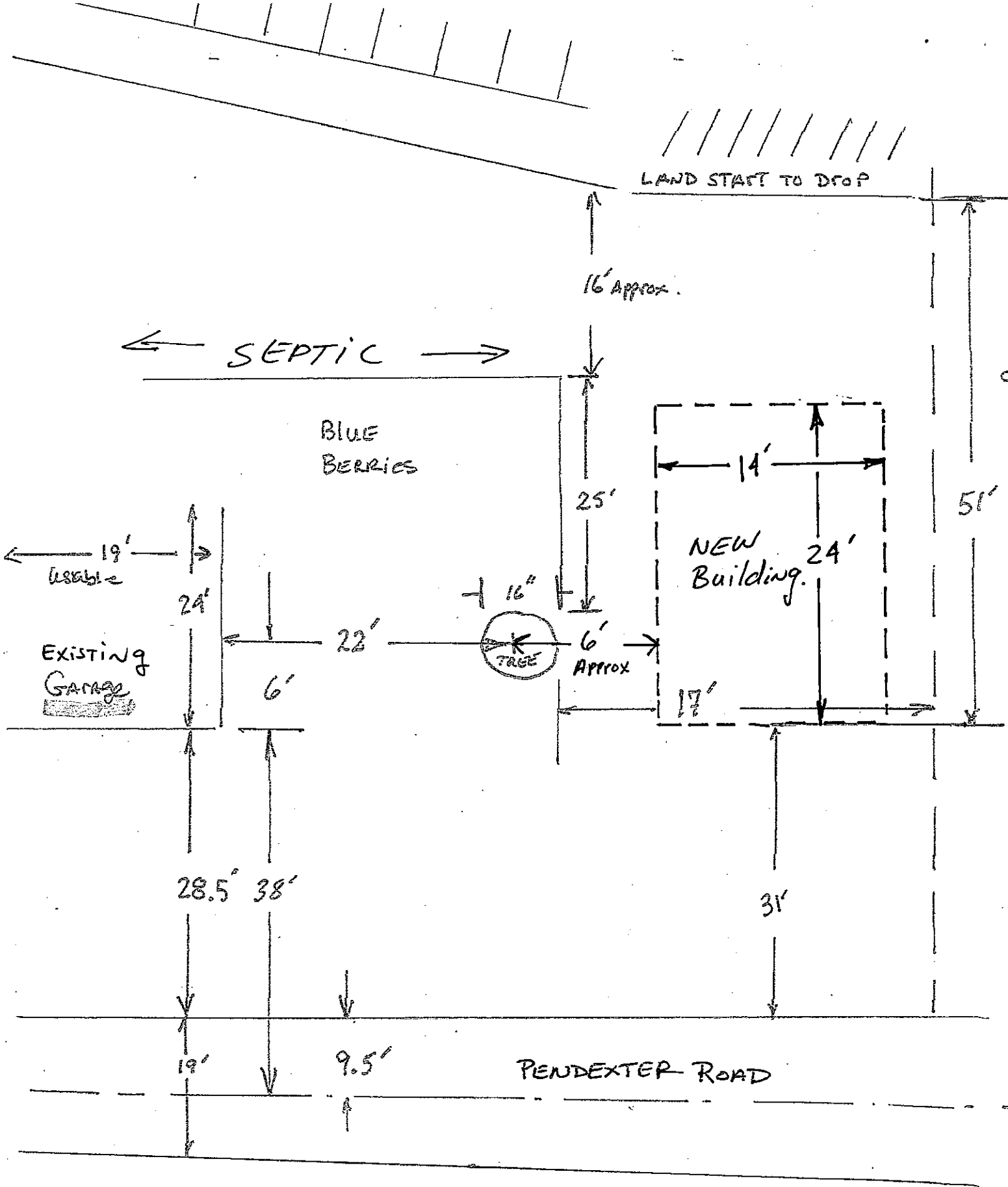
Delivery and set up for Barn. I need it to be
FLUSH with my existing garage otherwise it would
be over my septic system drainage area.

This would locate the front of the new building
approximately 41 feet from the center of Pendexter Road

Any structure erected, remodeled, altered or moved under permission granted by this permit must conform to all provisions of the Building Code in effect for the Town of Parsonsfield on the date of this permit, unless permission for non-conformance has been granted by the Planning Board or Zoning Board of Appeals.

PERMITS ARE NOT TRANSFERRABLE. PERMIT FEES ARE NONREFUNDABLE.

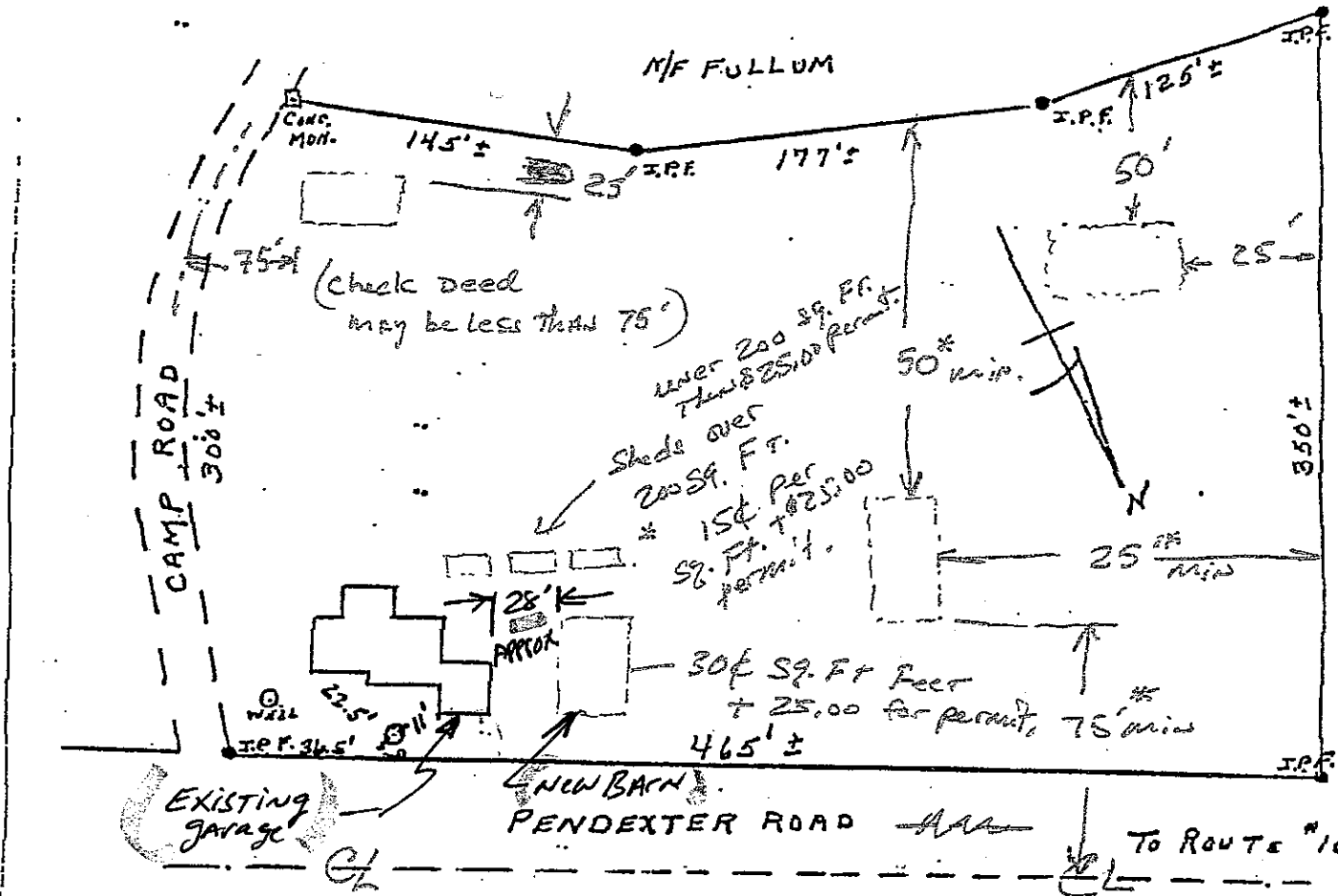
Signature of Applicant: Austin P. Burnell Date: May 3, 2022



Buildw/ Permit.

R = rural

Return to Jesse



All lines include overhangs and stairs.

I hereby certify to Maine National Bank and Lawyers Title Insurance Corp. that this plan depicts the results of a current on-site inspection of the premises described in deed from L. & R. Watson to John & P. B. Fahey dated 11/28/79 and recorded with the York County Registry of Deeds in Book 2597, Page 300 and that all apparent easements, encroachments and buildings are located on the ground as shown herein.

NOTE: This is NOT a boundary survey. The dwelling conforms to zoning laws and is not in a flood hazard zone.

SKETCH MAP
for the property
of
Priscilla B. Fahey

located in
Parsonsfield,
Maine



Richard Garvin

SCALE
1" = 80'

DATE
5/7/88

Garage (Present) 38 Feet
Porch 52 Feet
11

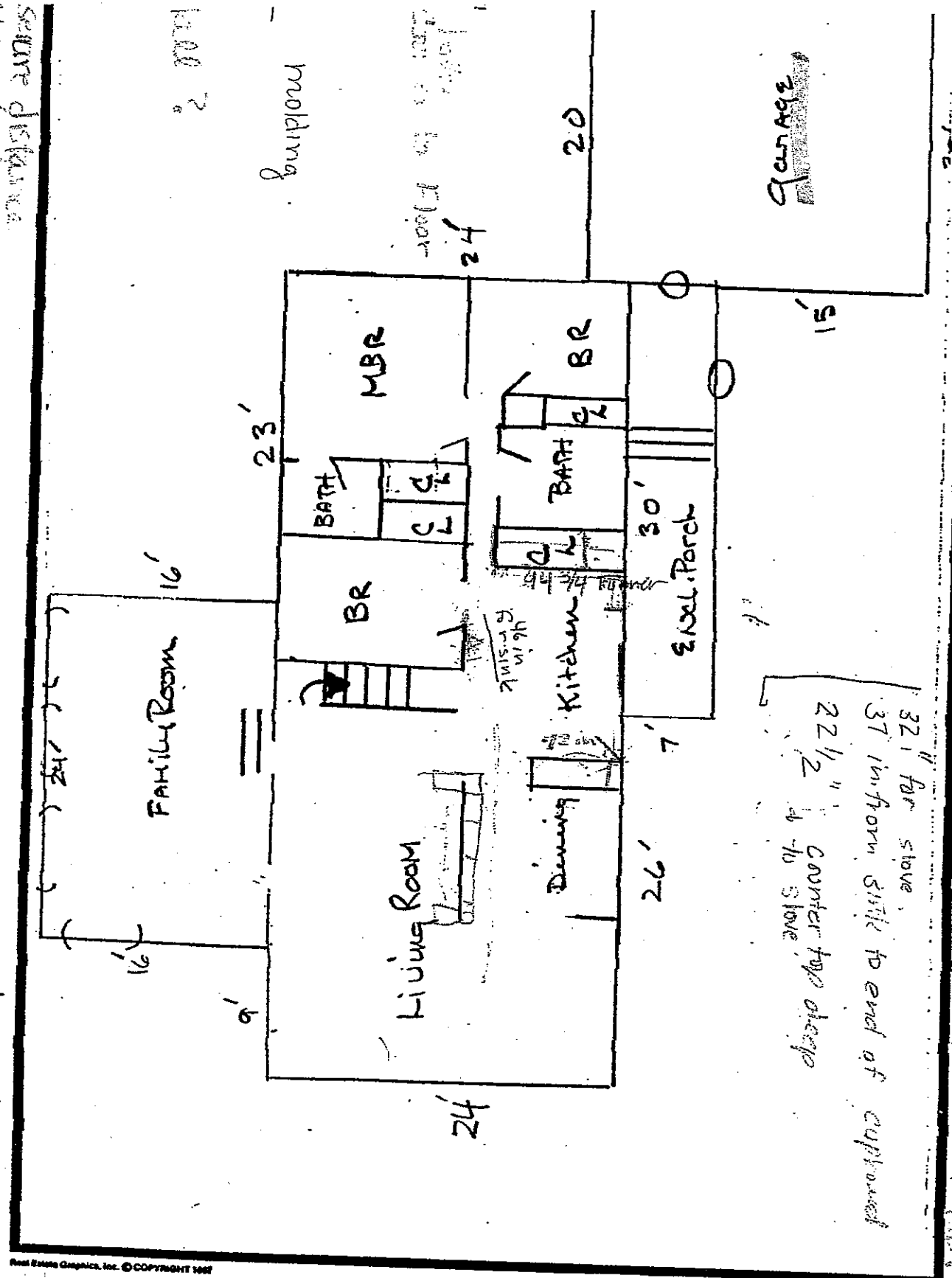
Need to know size of
Lot?

ATTACHED TO WEST SIDE OF ROAD

From center of road to end of porch

10' WIDE CUT

Garage



Building Sketch

27" above scale

16 inches Refrigerator

Cupboard 48" in

14 in

50 inches opening on wall

measure top cupboards

Secure distance from top of wall

After Recording, Return to:
Heritage Law, PLLC
P.O. Box 338
Cornish, ME 04020



QUITCLAIM DEED

I, **AUSTIN R. BURNELL**, of 640 Pendexter Road, Parsonsfield, Maine 04047, grant to **AUSTIN R. BURNELL and IEDA MIRNA COSTA BURNELL**, both of 640 Pendexter Road, Parsonsfield, Maine 04047, with **QUITCLAIM COVENANTS, as joint tenants with rights of survivorship**, the real property in Parsonsfield in York County, Maine, described as follows:

"A certain lot or parcel of land, together with the buildings thereon, situated in Parsonsfield, in the County of York and State of Maine, on the southerly side of the road leading from North Parsonsfield to Cornish (also known as the Pendexter Road), bounded and described as follows:

"Beginning on the southerly side of said road at the intersection of said road and the westerly side of the Camp Road leading to lots of Wells, Stanley and others, at a post driven in the ground; thence running southerly by the westerly side of said Camp Road, 327 feet, more or less, to a post driven in the ground at land of James Fullum, as acquired by said Fullum from Lloyd K. Watson et ux., by deed dated March 16, 1978, recorded in the York County Registry of Deeds, Book 2332, Page 247; thence turning and running by land of said Fullum northwesterly, 145 feet, more or less, to a post driven in the ground; thence continuing by and along land of said Fullum northwesterly and westerly, 300 feet, more or less, to a post driven in the ground at land formerly of the Estate of Myron Lord, now of Edward Griggs; thence turning and running northerly by land of said Griggs, 350 feet, more or less, to a post driven in the ground at the southerly sideline of the said road leading from North Parsonsfield to Cornish; thence turning and running easterly by and along the southerly sideline of said road, 465 feet, more or less, to the post first mentioned at the intersection of said road with said Camp Road, being the point of beginning."

"Also conveying to the grantees herein, their heirs and assigns forever, a right of way over and along the above-mentioned Camp Road."

"Also conveying to the grantees, their heirs and assigns forever, a right of way over land of the aforementioned Watson situated between the present camp lots of Huntington Wells and Preston Stanley for access to Long Pond for swimming, boating, fishing and other strictly recreational activities."

Meaning and intending to convey all and the same premises described in a Quit Claim Deed of Kim L. Burnell to Austin R. Burnell, dated August 2, 2014, and recorded on August 4, 2014 in the York County Registry of Deeds at Book 16865, Page 791.

No R.E. Transfer Tax Paid

207
E

Witness my hand this 4th day of April, 2018

[Signature]
Witness

Austin R. Burnell
Austin R. Burnell

STATE OF MAINE
COUNTY OF YORK, SS.

April 4, 2018

Personally appeared, Austin R. Burnell, and acknowledged the foregoing instrument to be his free act and deed.

Before me, [Signature]
NOTARY PUBLIC
My Commission expires:

BONNIE S. GOULD
Notary Public, Maine
My Commission Expires October 7, 2018

SEAL