

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

Name of Appellant Jeff ARMSTRONG, P.E. - ARMSTRONG ENGINEERING
Mailing Address 1029 N. Road, PARSONSFIELD
City or Town PARSONSFIELD State ME
Telephone 207-462-1462 Map/Lot R-12 / 9A
email jarmstrong@armstrongeng.com
Name of Owner CURRENT CYNTHIA CARROLL

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.

R-12/9A only has 126' ROAD FRONTAGE. IT IS UNDERSTOOD CODE REQUIRES 250' FRONTAGE MINIMUM FOR HOUSE LOT. THIS PROPERTY ABUTTS A CEMENTERY OF 180' FRONTAGE. THIS VARIANCE REQUEST IS TO ALLOW A HOUSE TO BE CONSTRUCTED ON SUCH SUBJECT PROPERTY.

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.
WITHOUT A VARIANCE, NO NEW CONSTRUCTION WOULD OCCUR, THIS NO NEW TAX REVENUE WOULD BE EXPERIENCED FOR THE TOWN OF PARSONSFIELD.

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

THE UNIQUE CIRCUMSTANCES OCCURS WITH THE EXISTING ABUTTING CEMENTERY. THE COMBINED FRONTAGE IS OVER 300'.

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

this hardship is not the result of any action of
Jeff ARMSTRONG or CYNTHIA CARROL. Refer to Schematic
for existing lot layout with existing structures.

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

The property will not be altered, but
enhanced by property value.

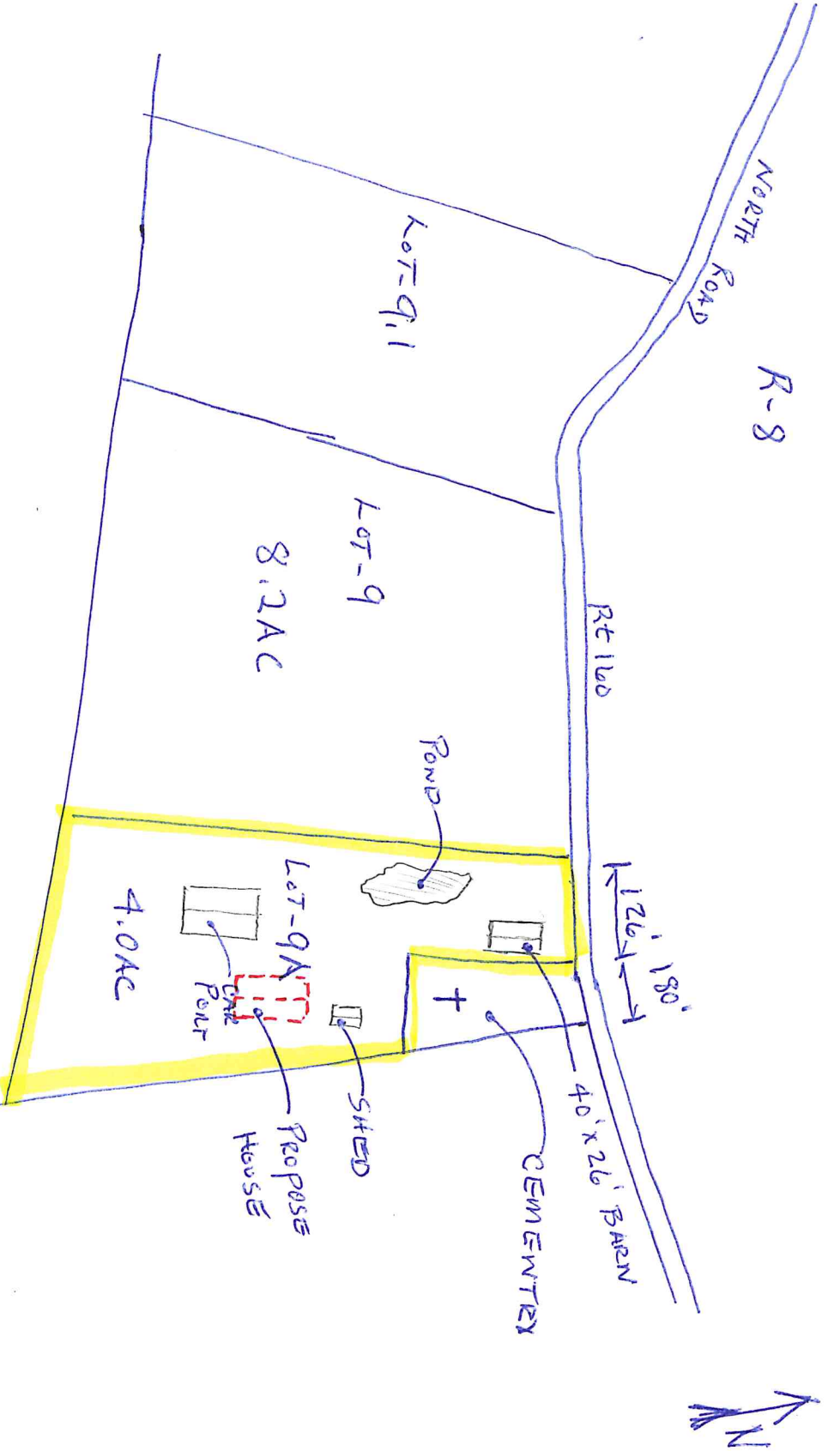
Application for a variance shall be submitted to the **Town Clerk**, who shall notify the Chairman of Board of Appeals. A \$100 Application Fee and \$150 Escrow Fee **MUST** be paid with this application. Additional funds may be required to complete the processing of this appeal.

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

Date: 11-15-22

Appellant Signature: J. Armstrong

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



ARMSTRONG ENGINEER
 JEFF ARMSTRONG, PE
 LICENSE #5372
 MAINE

PARSONS FIELD, ME
 MAP: R12 / LOT 9A
 VARIANCE FOR HOUSE
 SCHEMATIC-SK-1
 NOV 15, 2022

