

**Town of Waterboro, Maine  
Zoning Board of Appeals**

24 Townhouse Road  
East Waterboro, Maine 04030

Telephone: (207) 247-6166 x121

email: ceosec@waterboro-me.gov

**APPLICATION FOR UNDUE HARDSHIP VARIANCE APPEAL**

Please print LEGIBLY.

Applicant (s): Daniel Richard

Mailing Address: 523 Boom Rd Best contact number: 202-3000

Town/State/Zip: Saco, Me 04072

Email: dprichard1000@yahoo.com Tax Map# 13 Lot # 62

Physical Address: Hanson Rd

Agent Information (if applicable):

Name: \_\_\_\_\_

Relationship to Appellant(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Town/State/Zip: \_\_\_\_\_

Best contact number: \_\_\_\_\_ Email: \_\_\_\_\_

Please complete this application in its entirety. You may add other information as may be needed to adequately describe the purpose of seeking relief from the Town of Waterboro Zoning Board of Appeals (ZBA). If you need assistance for any unanswered questions, please feel free to contact: Code Enforcement Officer at (207) 247-6166 x121, leave message and you will be called back.

I hereby request that the Town of Waterboro Zoning Board of Appeals consider an application for undue hardship variance appeal. In requesting this variance, I understand that:

◇ I must show that without a variance, undue hardship would result.

◇ I must satisfy the legal test for undue hardship by showing that:

- A. That the land in question cannot yield a reasonable return unless the variance is granted; and
- B. The need for a variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood; and
- C. The granting of a variance will not alter the essential character of the locality; and
- D. The hardship is not the result of action taken by the applicant or a prior owner.

Owner of Record: Daniel Richard  
Deed Information: Book 11572 Page 118 Date of Recording: April 23, 2005

Attach a recorded copy of the deed, sales agreement, or contract that gives you title, right, or interest in this appeal, whichever is most current.

I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate.

Applicant/Agent Signature: *Daniel Richard*  
Printed Name(s): Daniel Richard  
Date(s) Signed: 11/24/19

## **HARDSHIP VARIANCE**

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

My idea of reasonable return would be to create a comfortable home for myself and my family that we can all enjoy season after season.

**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 lot is a non conforming legal lot of record. Its square footage is slightly over 10,000 square feet. The farthest away from the resource I can put the structure is 65 feet.

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

All of the other lots in the area were all created at the same time (1966). They are all similar in square footage and non conforming. The home built will be a modest home and will be in similar character to the surrounding neighbors.

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

The lot was created in 1966 prior to any state or local zoning including the Saco River Corridor Commission.