

Town of Sanford
Zoning Board of Appeals
917 Main Street, Suite 300
Sanford, Maine 04073
(207) 324-9145 Fax (207) 324-9166

Date: August 13, 2012

To: Robert & Paula Eaton
403 High Street
Sanford, ME 04073

Dear Robert & Paula Eaton,

This is to inform you that the Board of Appeals has voted to act on your application for an Administrative Appeal at its meeting on August 13, 2012 and made the following findings and conclusions:

A. Findings of Fact:

1. Name of applicant: **Robert and Paula Eaton**
2. Mailing address: **403 High Street, Sanford, ME 04073**
3. Telephone: **(207) 490-6501**
4. Location of property for which variance was sought: **403 High Street, Sanford, ME**
5. Tax Map: Map & Lot Number – **Map R12, Lot 46G**
6. Zoning district in which property is located: **Rural Residential Zone (RR)**
7. The property **is not** located in the Shoreland/Resource Protection Zone.
8. Name of current property owner: **Robert and Paula Eaton**
9. The applicant is the owner of record according to the current records of the Town of Sanford.
10. A Public Hearing was held on August 13, 2012.
11. The applicant proposes to appeal the Chief Code Enforcement Officer interpretation of Section 280-77, development of rear lots, of the Code of the Town of Sanford.
12. A brief description of reason applicant has filed an appeal. Applicant filed an appeal following a letter from Code Enforcement dated June 19, 2012 requesting additional information as to building plans for a lot that does not qualify for development.
13. The relevant sections of the ordinance: See Section 280-77 of the Town Code.
14. Other relevant facts are: Please see below

B. Conclusion:

1. Motion - the evidence does not establish error in any order, requirement, decision, or determination of the CEO because the rear lot owned by Mr. and Mrs. Eaton (Map R12 Lot 46G) was altered on April 23, 2003 and was not in existence prior to 1995. It does not qualify for development as a rear lot of record under section 280-77 at this time.

Board voted (5) in favor, (0) against.

C. Decision: Based on the findings of fact and conclusions stated by the Board above, the Motion Passed and the appeal is denied.

D. Appeals: If you are unhappy with this decision, you may file an appeal in the Superior Court within 45 days of the date of this decision, **August 13, 2012.**

Date: August 13, 2012

Applicant: Robert & Paula Eaton

Chairperson- Mark I. Patterson

Vice Chairperson- Jane Bowker

Board Member- Naila Aslam-Khan

Board Member-Paul A. Demers

Board Member- Kyle Landry

NOTE: THE ORIGINAL DOCUMENT IS SIGNED BY THE BOARD OF APPEALS AND IS HELD ON FILE AT THE CODE ENFORCEMENT OFFICE, SANFORD, MAINE 04073.