



Town Of/Municipalité de  
**Fort Kent**

416 West Main Street, Fort Kent, ME 04743-1040

Phone/Téléphone: (207) 834-3090  
(207) 834-3136  
Fax/Télécopieur: (207) 834-3126  
www.fortkent.org

**VARIANCE APPEAL**

**APPLICATION FOR HEARING BEFORE THE  
ZONING BOARD OF APPEALS  
(A fee of \$65.00 payable upon filing of this application.)**

Date: \_\_\_\_\_

Name of Appellant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street City/Town State Zip Code

Telephone Number: \_\_\_\_\_

Name of Owner (if different than Appellant): \_\_\_\_\_

**Section 12.4 A.1 Appeal Procedure – Making an Appeal.** An appeal may be taken to the Board of Appeals by an aggrieved person from any decision of the Code Enforcement Officer or Planning Board. Such Appeal shall be taken within thirty (30) days of the decision appealed from, and not otherwise, except that the Board, upon a showing of good cause, may waive the thirty (30) day requirement.

**Section 12.4A.2 Appeal Procedure- Making an Appeal.** Such appeal shall be made by filing with the Board of Appeals a written notice of appeal, specifying the grounds for such appeal.

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

**Variance**

(a) Nature of Variance: (Describe generally the nature of the variance) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In addition, a scaled 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, as well as the deed to the property.

(b) Planning Board Review: (Provide date of actual/tentative review) \_\_\_\_\_  
If applicable, attach a copy of the minutes of the meeting or written decision issued by Planning Board regarding Planning Board's decision on variance request.

(c) Town Council Review (Provide date of actual/tentative review) \_\_\_\_\_  
If applicable, attach a copy of the minutes of the meeting or written decision issued by Town Council regarding Town Council's decision on variance request.

**(d) 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 Board of Appeals can find that a hardship exists. **Please explain how your situation meets each of these criteria listed below. Please attach a separate piece of paper if additional space is needed.**)

1. The land in question cannot yield a reasonable return unless the variance is granted. (Yes response indicates the land in question cannot yield a reasonable return. No response indicates the land can yield a reasonable return)

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2. The need for a variance is due to the unique circumstances of the property and not the general conditions of the neighborhood. (Yes response indicates it is needed due to the unique circumstances. No response indicates it is not needed due to the unique circumstances.)

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3. The granting of a variance will not alter the essential character of the locality. (Yes response indicates it will not alter the character. No response indicates it will alter the character.)

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4. The hardship is not the result of action taken by the appellant or a prior owner. (Yes response indicates it is not a hardship from the result of action taken by appellant or prior owner. No response indicates it is a hardship from the result of action taken by the appellant or prior owner.)

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I certify that the information contained in this application and its supplement is true and correct. I agree to pay a fee of \$65.00 payable upon filing of this application. I also agree to be present at the meeting to present my case. In the even of an unexcused failure to appear, I agree to pay another \$65.00 to have meeting rescheduled.

\_\_\_\_\_  
Appellant

\_\_\_\_\_  
Date