



TOWN OF CAPE ELIZABETH

ZONING BOARD OF APPEALS DRAFT FINDINGS OF FACT

June 23, 2020

7 PM

TOWN HALL COUNCIL CHAMBERS

These are draft findings of fact, which will be reviewed by the Zoning Board of Appeals, which may be added to, and to which will be added conclusions and a decision.

Matter before the Board:

To hear the request of Spencer Christie, owner of the property at 1084 Sawyer Road, Map R4 Lot 46, to expand a single family dwelling based on section 19-4-3.B.4 of the Zoning Ordinance.

Findings of Fact:

1. The property is a nonconforming lot in the RA zone. There is an existing single family dwelling on the property that is also nonconforming.
2. The existing house, built in the 1920's, doesn't meet the required front setback. The owner would like to expand the house without getting closer to the front property line.

Additional Findings of Fact:

1. The Zoning Board of Appeals has considered the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system, and the impact on views.
2. The proposed structure will not increase the nonconformity of the existing structure.
3. The proposed structure is in compliance with the setback requirement to the greatest practical extent.
4. The building reconstruction meets the setback to the greatest practical extent based on the criteria in Section 19-4-3.B.2 in the Zoning Ordinance.
5. _____
6. _____

Decision:

Number of voting Yes _____

Number of voting No _____