

ZBA APPLICATION F

TOWN OF CAPE ELIZABETH, MAINE APPLICATION FOR AN ACCESSORY DWELLING UNIT

LOCATION _____ MAP _____ LOT _____

DISTRICT _____ SIZE OF LOT _____

APPLICANTS NAME _____ TEL.# _____

ADDRESS _____

INTEREST IN PROPERTY _____

OWNERS NAME _____ TEL.# _____

ADDRESS _____

TYPE OF SEWERAGE DISPOSAL

PUBLIC _____ PRIVATE _____

IF PRIVATE, DESIGN FLOW _____ GALLONS PER DAY YEAR INSTALLED _____

NUMBER OF CURRENT BEDROOMS _____ NUMBER OF PROPOSED BEDROOMS _____

EXISTING FLOOR AREA OF THE STRUCTURE, EXCLUDING GARAGE _____ SQ.FT.

(A minimum of 1500 square feet or more is required prior to the addition of the ADU.)

ARE THERE ANY PROPOSED ADDITIONS TO THE DWELLING TO CREATE THE ADU ____ YES ____ NO

IF YES, SIZE OF ADDITION _____ SQ. FT. FLOOR AREA INCREASE _____ %
(shall not be more than 15% of the floor area prior to the conversion)

PROPOSED FLOOR AREA OF THE ADU _____ SQ. FT.

Shall not be less than 300 square feet nor more than 600 square feet)

PERCENT OF FLOOR AREA DEDICATED TO THE ADU _____ %

(Shall be no more than 25% of the floor area of the structure)

NUMBER OF CURRENT PARKING SPACES _____ NUMBER OF ADDITIONAL SPACES PROPOSED _____

(At least one space shall be provided for the ADU and must be located a minimum of 5 feet from the side and rear property lines)

ARE THERE ANY PROPOSED EXTERIOR ALTERATIONS ____ YES ____ NO

(Alterations shall preserve the single family appearance)

DOES A HOME OCCUPATION OR HOME BUSINESS CURRENTLY EXIST ____ YES ____ NO

(No ADU can be approved if the answer is yes)

EXPLAIN HOW THE PROPOSED ADU WILL COMPLY WITH THE FOLLOWING CONDITIONAL USE STANDARDS OF SECTION 19-5-5 OF THE ORDINANCE;

1.) ANY CONDITIONS PRESCRIBED FOR SUCH USE WILL BE SATISFIED

2.) THE PROPOSED USE WILL NOT CREATE HAZARDOUS TRAFFIC CONDITIONS WHEN ADDED TO EXISTING AND FORESEEABLE TRAFFIC IN ITS VICINITY

3.) THE PROPOSED USE WILL NOT CREATE UNSANITARY CONDITIONS BY REASON OF SEWAGE DISPOSAL, EMISSIONS TO THE AIR, OR OTHER ASPECTS OF ITS DESIGN OR OPERATION

4.) THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE VALUE OF ADJACENT PROPERTIES

5.) THE PROPOSED SITE PLAN AND LAYOUT ARE COMPATIBLE WITH ADJACENT PROPOERTY USES AND WITH THE COMPREHENSIVE PLAN

6.) THE DESIGN AND EXTERNAL APPEARANCE OF ANY PRPOSED BUILDING WILL CONSTITUTE AN ATTRACTIVE AND COMPATIBLE ADDITION TO ITS NEIGHBORHOOD, ALTHOUGH IT NEED NOT HAVE A SIMILAR DESIGN, APPEARANCE OR ARCHITECTURE

APPLICANT SIGNATURE

PRINTED NAME

DATE