

Please give a brief description of requested action:

After inspection of the structure by a licensed contractor, the structural integrity
of the home will require that it be demolished and a new structure shall be built
and be two levels built on pilings.

Owner Signature: Ned M. Barnes, Attorney
Date: 2 / 11 / 25

Owner Printed Name: Ned M. Barnes, Attorney for Eighteen Eleven, LLC

Variance Requirements

- | |
|---|
| 1. The Board of Adjustment conducts a quasi-judicial hearing. You may not contact the Board members once the application has been filed. |
| 2. The Board of Adjustment is not empowered to modify zoning lines or grant a use variance. |
| 3. The Board of Adjustment may attach conditions of approval to a variance to protect surrounding properties. |
| 4. Town Staff will place a public hearing sign on the subject property. The sign must be prominently displayed on the property for at least ten days before the hearing. The property owner is responsible for maintaining the sign during this ten day period. |

Variance Considerations

The Board of Adjustment will review all variance requests against the criteria below. In the spaces provided, please indicate the *facts* that you intend to show and the *arguments* that you intend to make to the Board.

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made from the property.

Applicant acquired property in 2020. Current structure was situated on the property. The structure as conveyed does not comply with current zoning set back requirements and lot size.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

At the time of the construction of the current structure, it met with all applicable zoning requirements which were in place. Those zoning requirements have now changed.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The property owners acquired the property exactly as it exists today; and accordingly, have done nothing to create the hardship.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

As the property owners will be using the same foot print; it is consistent with the spirit and purpose of the ordinance. Raising the structure on pilings will improve public safety, as it will raise the structure above flood level and will allow for parking underneath, as opposed to the current on street parking, eliminating a safety hazard for pedestrians and motor vehicles. The new building materials will make the structure more resistant to forces of wind and fire.

2025 Submission Deadlines & Meeting Dates

Board of Adjustments	
Deadline	Meeting
Dec 26, 2024	Jan 21
Jan 23	Feb 18
Feb 20	Mar 17
Mar 27	Apr 21
Apr 24	May 19
May 22	June 16
June 26	July 21
July 24	Aug 18
Aug 21	Sept 15
Sept 25	Oct 20
Oct 23	Nov 17
Nov 20	Dec 15
Dec 23	Jan 2026

