

**BRUNNER
ARCHITECTS**

Nick Adams
Town of Chebeague Island, Code Enforcement Officer
192 North Road
Chebeague Island, ME 04017

Re: Chebeague Island School Renovations
Variance Application

December 15, 2017

Dear Mr. Adams,

On behalf of our clients, the Chebeague Island School and Town of Chebeague, we are submitting a Variance Application for review by the Board of Adjustments and Appeals. The Application asks for variance from the requirements of the Chebeague Island Zoning Ordinance regarding Front Setbacks.

Per Section 204.1.D.1, the front setback for structures in the IR zone is 55 feet. Per the attached building location study (by Bruce Bowman dated 2/28/2017), the existing building is currently non-conforming and is 45.6 feet from the front property line at Schoolhouse Road.

Current architectural studies for renovating the work have focused on correcting current deficiencies of the building, primarily:

1. Accessibility for all users, specifically ADA compliance
2. Current Energy Code compliance with emphasis on reducing long term energy costs
3. Building Security, including improvement to the unmonitored main entry situation that currently exists

Summary of work related to the Variance Request:

Per the Proposed Building Plan attached, the administrative area is moved to the main entry area of the school in order to improve building security and visitor greeting. Without disturbing the current classroom configurations and providing this monitoring area within the conditioned area of the school, it is necessary to add a new entry vestibule (current energy code requirement for commercial buildings) outward from the current door location. A covered entry is provided for a safe, weather protected access that accommodates a new accessible ramp and landing area requirements. After accommodating all this in what we believe to be the most efficient manner, the resulting distance from structure to front property line is 34 feet, a 10.4' setback reduction from the current configuration of 45.6 feet.

If you should have any questions about this application, please feel free to contact me at 206-371-8216 or at david@brunnerarchitects.com.

Thank you for your consideration,

Sincerely,

A handwritten signature in black ink, appearing to read "David Brunner", with a long horizontal flourish extending to the right.

David Brunner, AIA, LEED AP
Principal

Attachments: Variance Application Form
Building Location Survey, by Bruce Bowman, dated 2/28/2017
Proposed Site Plan, dated 12/15/2017
Proposed Building Plan, dated 5/21/2017
Photo at front of existing school
Rendering of proposed building front

TOWN OF CHEBEAGUE ISLAND
BOARD OF ADJUSTMENT AND APPEALS

INSTRUCTION SHEET

Dear Applicant:

The Board of Adjustment and Appeals meetings are held on the fourth Wednesday of every month. All forms and information are to be submitted 21 (twenty-one) days prior to the meeting.

Please fill out the form completely to expedite processing, and return with the \$100.00 application fee.

Before filling out the form, please be absolutely sure you understand the applicable sections of the Chebeague Zoning Ordinance. If you have any questions, the Code Enforcement Officer will be most happy to assist you.

File with your form a plot plan of the property in question, drawn generally to scale, showing EXACT distances from buildings (if any) to all lot lines, on 8 1/2 x 11 inch paper (or larger), and showing location and distances to all public and private rights of way. Please provide ten (10) copies of your application and plans. You may wish to present other maps, drawings, etc. to the Board which will support your application.

At your hearing, you will be expected to present as strong an argument for your application as you can. While members of the Board may ask you for information and documentation, it is not our function to make your case for you.

The format of your hearing will be as follows:

1. You will be asked to present your position to the Board.
2. Opponents and proponents will be asked for their comments.
3. Board members may wish to ask you, opponents, and proponents for information, documentation and certain other facts.

When the Board is satisfied that all have been adequately heard, they will vote to "close the public portion" of the hearing. This means that the Board will participate in further discussion while you, the other participants in your hearing and the public are entitled to stay and observe our debate and votes.

Finally, we solicit your understanding that as fellow citizens, appointed to the Board by the Chebeague Island Board of Selectmen, we must operate within the strict limitations placed upon us by the Chebeague Island Zoning Ordinance and the laws of the State of Maine, and **do not**, therefore, enjoy broad discretionary powers.

Sincerely,

Board of Adjustment & Appeals

**TOWN OF CHEBEAGUE ISLAND
BOARD OF ADJUSTMENT AND APPEALS
VARIANCE APPLICATION FORM
PRACTICAL DIFFICULTY**

DATE: _____
FEE: _____
BY: _____

I. BACKGROUND INFORMATION

- A. Applicant Name: Town of Chebeague Island / Chebeague Island School
B. Applicant Address: 192 North Road Chebeague Island, ME 04017
C. Applicant Phone Number: 207-846-3148
D. Address of Property for which variance is sought: 14 Schoolhouse Road Chebeague Island

E. Tax Map and Lot Number of Subject Property: MAP I-6, LOT 31
F. Zoning District in which Subject Property is located: Island Residential (IR)
G. Zoning restriction(s) sought to be varied: Front Yard Setback Requirement
Zoning Ordinance Section 204.1.D.1 (55 feet)

II. VARIANCES IN GENERAL

Pursuant to 30-A M.R.S.A. §4353(4-C), the Board of Adjustment and Appeals may grant a variance only when strict application of the ordinance to the Applicant and the applicant's property would cause "a practical difficulty" and when the following conditions exist. "Practical difficulty" shall mean that the strict application of the ordinance to the property precludes the ability of the petitioner to pursue a use permitted in the zoning district in which the property is located and results in significant economic injury to the petitioner.

Please document how "significant economic injury" would occur:

The current building entry does not meet the provisions set forth in the federal Americans with Disabilities Act (ADA) which is required for public buildings. The school and Town is at risk of actions being taken against them due to restricted access.

An airlock entry is required in order to meet current energy codes, in addition to reducing operational energy costs. Building security is a high priority for the school, and the current situation at the point of entry is vulnerable from a security standpoint.

"Dimensional standards" means and is limited to Ordinance provisions relating to lot coverage, frontage, and setback requirements.

The Board must make a positive finding on each of the following criteria. Please describe in the space provided how your request meets the "practical difficulty" criteria listed below.

- A. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
The existing Chebeague Island School building (over 60 years old) is in need of significant improvements to address issues of public, student and staff safety; current commercial code requirements of energy performance and ADA accessibility; and a functional entry with a community building identity. A new entry vestibule is proposed at the front of the building in order to satisfy these critical needs.
- B. The granting of a variance will not produce an undesirable change in the character of the neighborhood and will not unreasonably detrimentally affect the use or market value of abutting properties;
The proposed improvements to the school are consistent with the use and character of the existing building, as well as with the surrounding environment. The existing school building already has a strong presence along Schoolhouse Road. The new entry (along with the proposed gable roof) is more in harmony with the existing Recreation Center and reinforces the character of a municipal campus.

C. The practical difficulty is not the result of action taken by the applicant or a prior owner.

It is assumed that when the original building was built in 1953, it was permitted in accordance with the setback regulations at that time. No other improvements have been made that expanded the building footprint since that time.

D. No other feasible alternative to a variance is available to the petitioner;

Due to space constraints within the front area of the building, and maintaining current interior functions as much as possible, adding to the front of the building is the most practical and feasible solution from a building cost perspective.

E. The granting of a variance will not unreasonable adversely affect the natural environment; and

The proposed addition at the front of the building increases the building footprint by approximately 60 square feet, a fairly modest impact on the natural environment. There is a slight modification in paved area in order to accommodate traffic safely, but is minimal relative to storm water and drainage impacts.

F. The property is not located in whole or in part within the shoreland areas as described in Title 38, Section 435.

Correct.

APPELLANT(S)

DECISION

Following a hearing and a vote of the Chebeague Island Board of Adjustment and Appeals On _____, you are hereby notified that your variance has been (GRANTED subject to the following restrictions:)

(DENIED due to a finding by the Board that:)

SIGNED

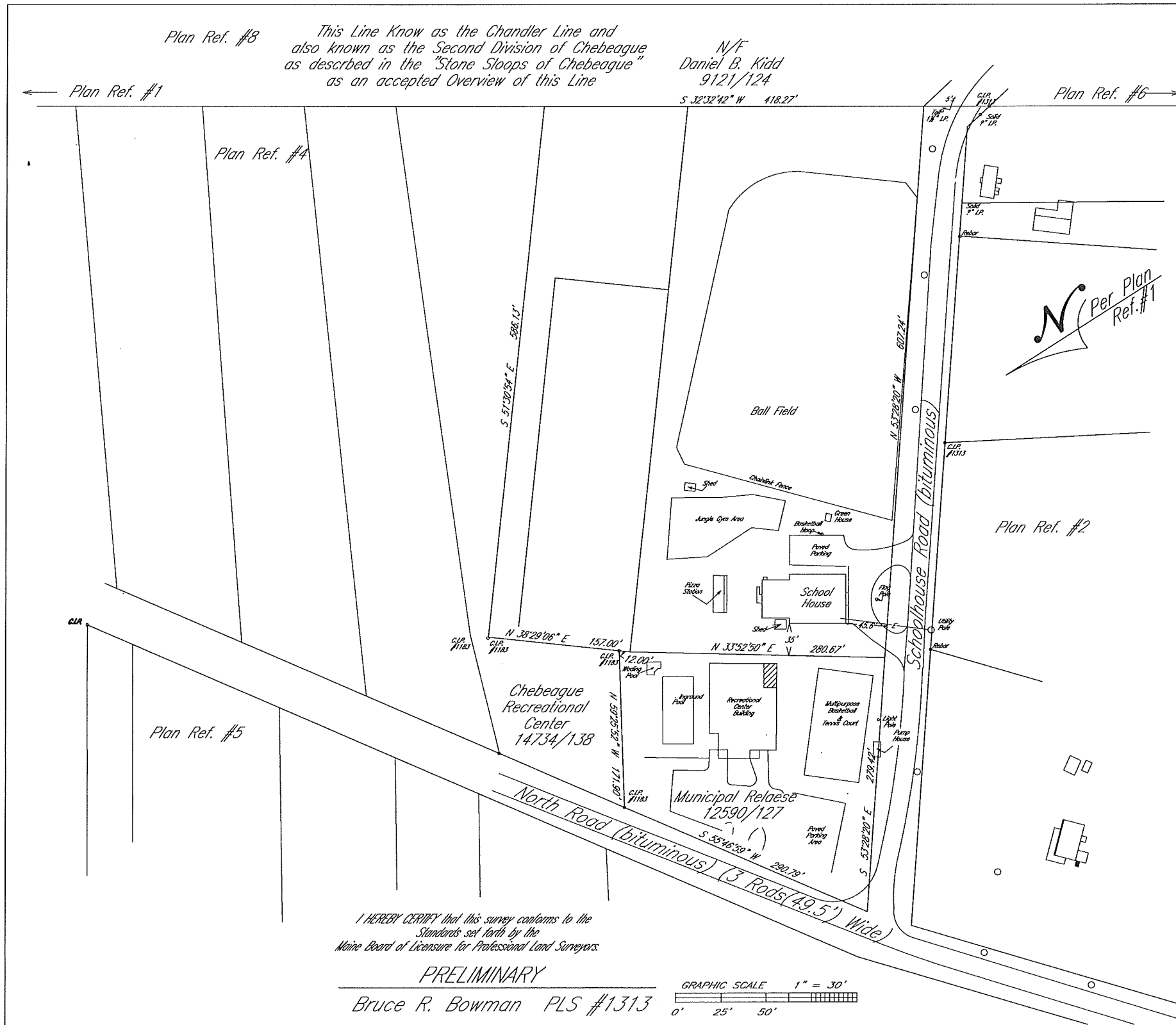


Existing School Front Entry




Proposed Front Entry

12/15/2017



Plan Ref. #8 This Line known as the Chandler Line and also known as the Second Division of Chebeague as described in the "Stone Sloops of Chebeague" as an accepted Overview of this Line

N/F Daniel B. Kidd 9121/124 S 32°32'42" W 418.27'


Chebeague Island School
 14 School House Road
 Chebeague Island, Maine
BRUCE R. BOWMAN, Inc.
 Professional Land Surveyor
 130 Granite Ridge Road, New Gloucester, Maine 926-8013(PH/FAX)
 Date: 02-28-17 Job : 017001
 DrawnBy : Scale : 1"=50'

LOCUS INFORMATION

LOCUS DEEDS AND LEASES
 Town of Cumberland to School Administrative District NO 51
 Recorded CCRD 2986/593
 Dated February 7, 1967
 Eli Ross to Town of Cumberland CCRD 2131/177
 Dated February 20, 1953

TAX MAP
 Map 1-6 Lot 31

AREA
 256,459 Square Feet
 5.9 Acres

ZONE IR
 Front Setback 55'
 Side Setback 30'/combined 65'
 Rear Setback 65'

FLOOD ZONE
 FIRM Panel # 230162 0023 D

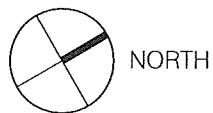
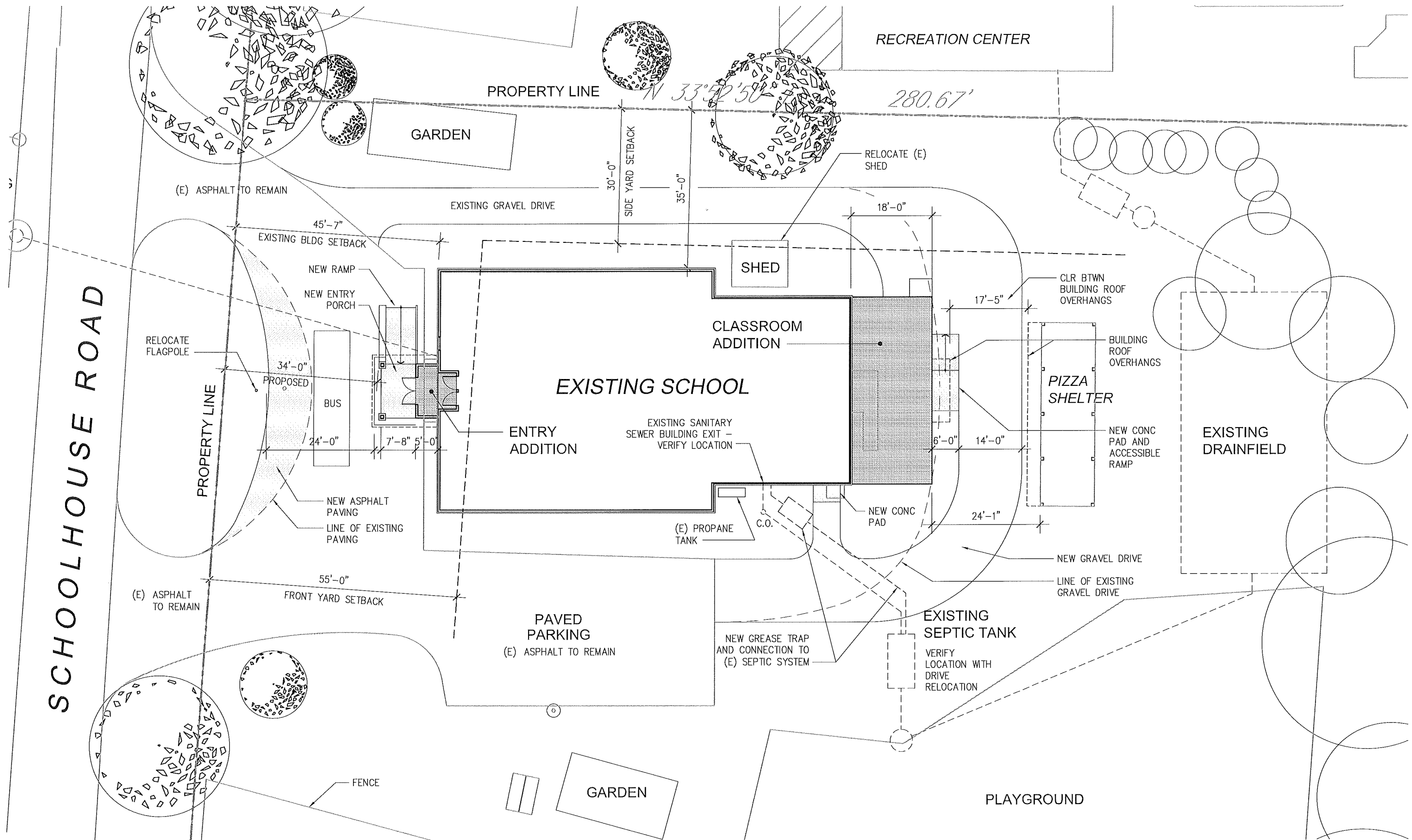
PLAN REFERENCES

1. Boundary Survey of land on Chebeague Island for Chebeague Methodist Church by BRB, Inc. 6/4/94 recorded in CCRD Planbook 194/220
2. Plan of Land James & Nancy Vachon Ruth & Kirk Noble by BRB, Inc. 12/20/07 Not Recorded
3. Boundary Survey 33 School House Road Chebeague Island, Cumberland, Maine for Parker Lindberg by BRB, Inc. 04/10/04 03010 not recorded
4. Plan of Land of Martha Newcomb Estate by Daniel T. LaPoint, Land Surveyor Dated 12/2/1988 Not Recorded (Available at Town Office)
5. Plan of Property North Road, Chebeague Island, Maine made for George O. Stowell by R.P. Titcomb Associates, Inc. Recorded CCRD Planbook 202/727 dated 12/09/02
6. Plan of Property North Road, Chebeague Island, Maine Mansfield Road, South Road, Cottage Road Chebeague Island, Cumberland, Maine for Russ Crosby by BRB, Inc. 6/14/03 not recorded
7. Concept Plan of the Chebeague Island Recreation Center for a Lease Option Description by BRB, Inc. 05/15/97 not recorded
8. Schoolhouse Road Subdivision Great Chebeague Island on the Schoolhouse Road b Metcalf Land Surveying, Inc. recorded CCRD Planbook 189 Page 40 dated May, 1990

I HEREBY CERTIFY that this survey conforms to the Standards set forth by the Maine Board of Licensure for Professional Land Surveyors.

PRELIMINARY
 Bruce R. Bowman PLS #1313



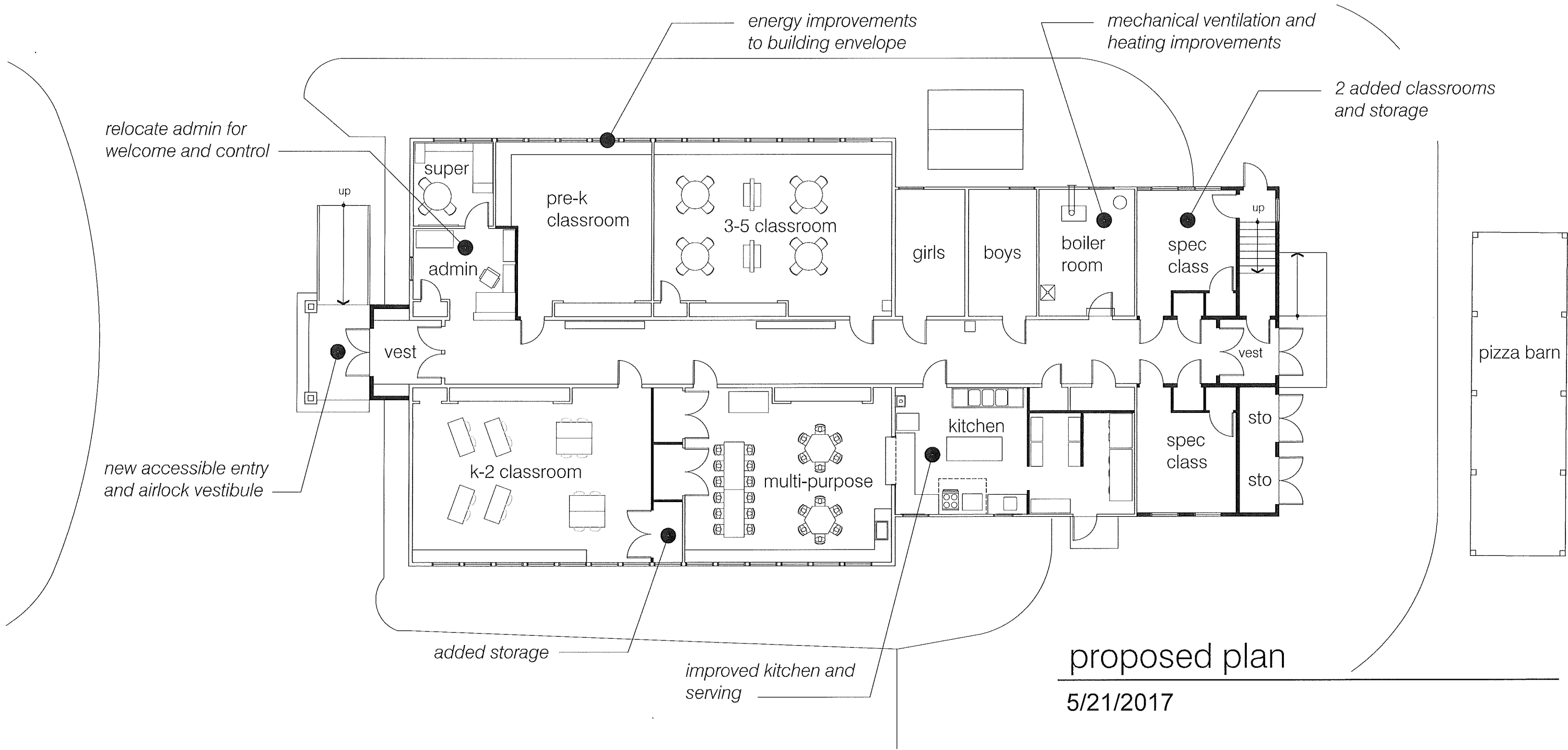


chebeague island school

dec 15, 2017

site plan 1" = 20'
proposed





proposed plan

5/21/2017