

Gary Lytle
15 Swett Rd
Windham, ME 04062
July 10, 2017

Mrs. Marge Govoni
Zoning Board of Appeals
Town of Windham
8 School Road
Windham, ME 04062

Dear Chairperson Govoni,

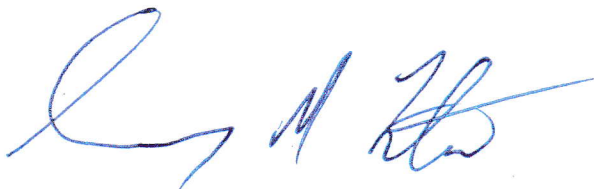
I writing to request a variance in order to add an accessory apartment to my existing structure. The current subdivision plan that was approved by the planning board shows that my set back on the side is 10 feet. This subdivision plan that was approved was used to place my house on the lot and still allow for a 10 foot setback to be maintained once the accessory apartment was added. There was also work done to provide power to that side of the house, there was an increase in the size of the leach field and septic tank and geothermal heating wells were routed to keep out of the location where the apartment was to be built. My initial building permit application for the accessory apartment was denied because there is a right of way with a proposed subdivision on that side of my lot, and according to the code enforcement that setback should have been a 40 foot.

About 2 years ago my mother sold her home in Oregon to come live with us, we set this plan in motion to build a new home and then continue with an apartment for her. Plans were put together with the assumption that the lines on the subdivision map were correct. There is a lot going on in that space and great care was given to ensure that all the rules as they were on the subdivision map were followed.

I have enclosed the site map that shows the apartments' location and the locations of all the services around the apartment. This lot has a large amount of ledge and for that reason this is one of the few places that the apartment can be located.

This hardship was not created by myself, but through an oversite when the land was subdivided. I would request that the Zoning board of appeals grant a variance to change my set back on the side of my lot to 10 feet.

Sincerely,



Gary Lytle