



# CITY OF GARDINER BOARD OF APPEALS

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## VARIANCE APPLICATION

### Type of Variance:

- Standard Variance  
  Dimensional Requirements Variance  
  Disability Variance  
 Floodplain  
  Historic Preservation Commission  
  Shoreland

### Applicant Information:

Name: Granite River Trust Tel #: 207 649 2030  
 Mailing Address: 39 Dennis St, Gardiner ME

### Property Owner Information

Property Owner as evidenced by deed recorded: Granite River Trust  
 Deed Book Number 12386 Page 137-138 Dated 8-19-2016  
 Name: Granite River Trust Tel #: \_\_\_\_\_  
 Mailing Address: CN-271-48 Sts, Augusta, ME 04333

### Property Information:

Location: 39 Dennis St on corner of Kingsbury  
 City Tax Map: 034 Lot: 201 Zoning District HDR  
 Lot size (acres): 0.18 Road frontage: 175' Shoreland frontage: None  
 Existing use of property: \_\_\_\_\_  
 Abutting Property uses:  
 North: Residence South: residence  
 East: " West: residence

→ 84.2 on Kingsbury + 90.8' on Dennis

### Variance Description:

Describe variance request in terms of distance, height, lot coverage, lot area & frontage:  
would like to reduce the road setback from 25/50 to 6.5/22.5, which equals  
variance of 22.5 from a 50' min road front setback

Applicant's Signature: Granite River Trust Dated: 9/12/23  
 Property Owner's Signature: Granite River Trust Dated: 9/12/23



## DISABILITY VARIANCE

The Board of Appeals may grant a variance to an owner of a dwelling for the purpose of making that dwelling accessible to a person with a disability who resides in or regularly uses the dwelling. The board shall restrict any variance granted solely to the installation of equipment or the construction of structures necessary for access to or egress from the dwelling by the person with the disability. The board may impose conditions on the variance, including limiting the variance to the duration of the disability or to the time that the person with the disability lives in the dwelling. For the purposes of this variance, a disability has the same meaning as a physical or mental disability under 5 M.R.S.A. Section 4553-A, and the term "structures necessary for access to or egress from the dwelling" is defined to include railing, wall or roof systems necessary for the safety or effectiveness of the structure.

Please give evidence below that your request for a Disability Variance meets the criteria listed above.

I need a safe way to get to my car and avoid ice & snow in the winter. I slipped on "black ice" going out to my car on a 48° day last January, and broke my back and a bad concussion also. I had 2 wks in the hospital and 3 mos at home on my back, and it has taken 9 mos to heal. (I am in Physical Therapy)  
\* I am at serious risk of breaking my back & other bones because of severe osteoporosis (I have had every known treatment with no improvement - ongoing) I am in my mid 70's, aging, and live alone & want to be independent as I age (not slip on ice!) (I am treated by an endocrinologist & Neurosurgeon)

The estimates for an attached garage are too expensive.

The proposed wooden carport structure needs to be closer to the road as a separate structure with a good roof pitch. It cannot have a roof extending off my porch because that would be too low, when extended out 12-14 ft; and it would cut in front of the window at the front of the house. (also Heating oil fill pipes are there)

The builder said he would need to start the carport structure at the end of my porch, and extend it down the driveway 18'. That would leave 15' from the carport to the road. (The 3 houses near me on Kingsbury st all have very short driveways and park their cars within 7' of the road.) The sides of the structure will have removable plexiglass or canvas. The stairs outside my porch will be revised and moved inside the porch (at the Kingsbury end) and there will be a simple roof overhang of a few feet to the carport, enclosed.

I am asking for your help in approving a safe & reasonable carport/garage structure.

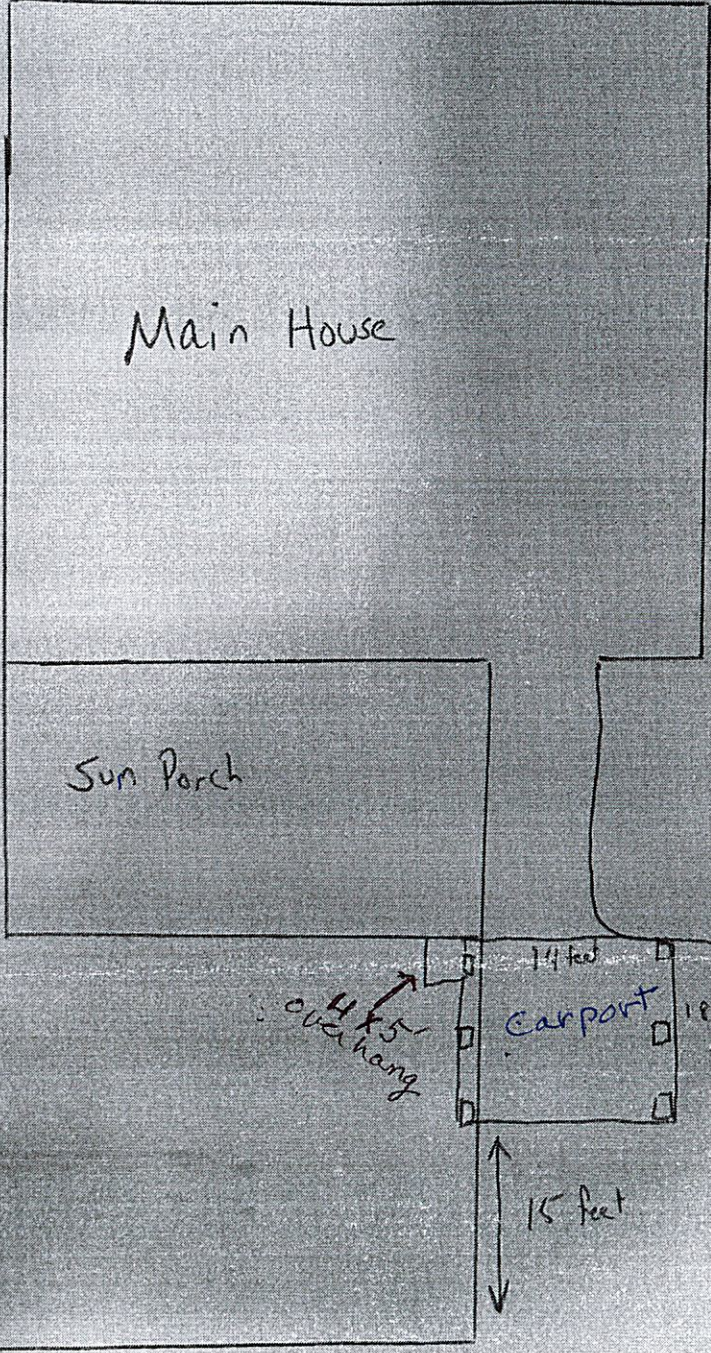
Thank You,

~~Granite~~ Granite River Trust



Daniel Pelkey  
207-215-4026  
A & D Contracting  
(Builder)

Re: Granite River Trust  
for Disability Waiver  
39 Dennis St, Gardiner  
(207 649 2030)



The plan is for the Carport to be 14 feet wide, 18 feet long, roughly 13 feet high and 15 feet from the road. Structure will be stick built with a metal roof w/several poly roof sheets to allow light. Gable ends will be metal to match the roof. Soffits are expected to be natural wood.

Kingsbury Street





Gardiner, ME

1 inch = 16 Feet



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September 12, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





14

12

70.91

200

84.21

201

80.81

202

18

28

