

TOWN OF LYMAN
ZONING BOARD OF APPEALS
11 SOUTH WATERBORO ROAD

LYMAN, MAINE 04002
www.Lyman-ME.gov
1-207-247-0646

NOTICE OF SCHEDULED PUBLIC HEARING

Date: October 21, 2025

The **LYMAN ZONING BOARD OF APPEALS** will be holding a **PUBLIC HEARING** on **November 13, 2025** at 6:00 PM at the Lyman Town Hall.

This **Public Hearing** is a **Request for a Variance** by **Susan Rossetti and Stephen Tremblay** in reference to their property located at **724 Walker Road** and shown as **Lot 94-A on Tax Map 03** of the Assessor's Maps.

Copies of the appeal can be obtained by going to the Town's website at <https://lyman-me.gov/boards-committees/zoning-board-of-appeals/> or by contacting the ZBA Clerk, Jeanette Lemay, at email address treasurer@lyman-me.gov or by phone at (207)-247-0646.

above to be filled in by office



TOWN OF LYMAN

Zoning Board of Appeals Application

11 South Waterboro Road, Lyman Maine 04002

Telephone: (207) 247-0647

Email: ceo@lyman-me.gov

Owner Information

Property Owner: Susan Rossetti + Stephen Tremblay

Mailing Address: 724 Walker Rd Lyman ME 04002

Project Address: 724 Walker Rd Lyman

Email: _____

Point of Contact if Other than the Property Owner

Note: the person(s) acting as an agent for the property owner must have written authorization from the owner giving permission to act on their behalf

Name: _____

Telephone #: _____

Email: _____

The above requests that the Board of Appeals consider the following:

Note to appellant: Please file this form with the Appeals board clerk, at which time a fee of \$500.00 must be paid. You will be notified of the date of the hearing regarding your appeal.

____ 1. **An Administrative Appeal.** Relief from the decision, or lack of decision, of the Code Enforcement Officer or the Planning Board, in regard to an application for a permit. The undersigned believes that (Check one):

- ____ an error was made in the denial of the permit
- ____ the denial of the permit was based on a misinterpretation of the ordinance
- ____ there has been a failure to approve or deny the permit within a reasonable period of time
- ____ other _____

Please explain in more detail the facts surrounding this appeal (please attach a separate piece of paper). You should be as specific as possible so that the Board of Appeals can give full consideration to your case.

☒ 2. **A Variance.**

a. Nature of Variance: Describe generally the nature of the variance:

We would like to request a variance to add a front porch to our home. Our house was built in 1987, before the setback requirement was changed to 75'. Based on a recent survey we are just over the current line. The porch will add safety + curb appeal while still fitting in with the character of the neighborhood. It will also help with water run off from the roof, reducing drainage concerns around the front of the house.

In addition, a sketch plan of the property must accompany this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any topographic peculiarities of the lot in question.

- b. Justification of Variance: In order for a variance to be granted, the appellant must demonstrate to the Board of Appeals that the strict application of the terms of the Zoning Ordinance would cause undue hardship. There are four criteria which must be met before the BOA can find that a hardship exists.

Please explain how your situation meets each of these criteria listed below:

1. The land in question cannot yield a reasonable return unless the variance is granted.

The porch is needed for water runoff to help with water runoff from the roof.

2. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.

The house was built in 1987, before the 75' setback was adopted.

3. The granting of a variance will not alter the essential character of the locality.

Other houses nearby have porches or similar features, so adding a porch will not change the look or feel of the street

4. The hardship is not the result of action taken by the appellant or a prior owner.

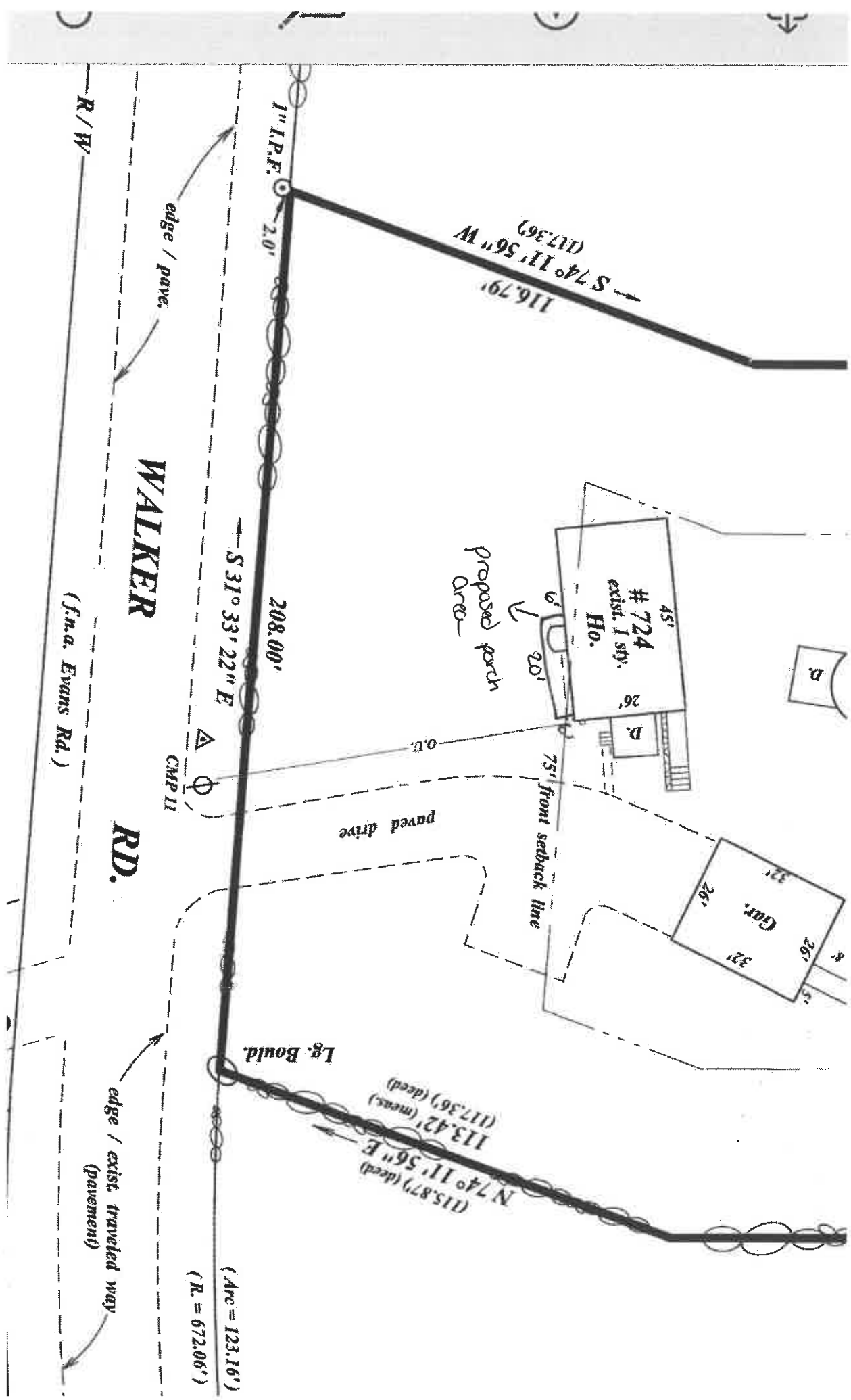
We were not the builders originally, the house was built legally under the old rules. The new setback requirements is what created the conflict.

To the best of my (our) knowledge, all information submitted on this application is true and correct.

Signature: Suzanne Rossi Date: 10/1/25

Signature: _____ Date: _____

(applicant/owner of property and/or Agent)



Town of Lyman
----- R e c e i p t -----

*** REPRINT ***

10/02/2025
TYPE-----

REF---

pt #22292
AMOUNT

350.00

ZONING BOARD OF APP
map 03 lot 94-A

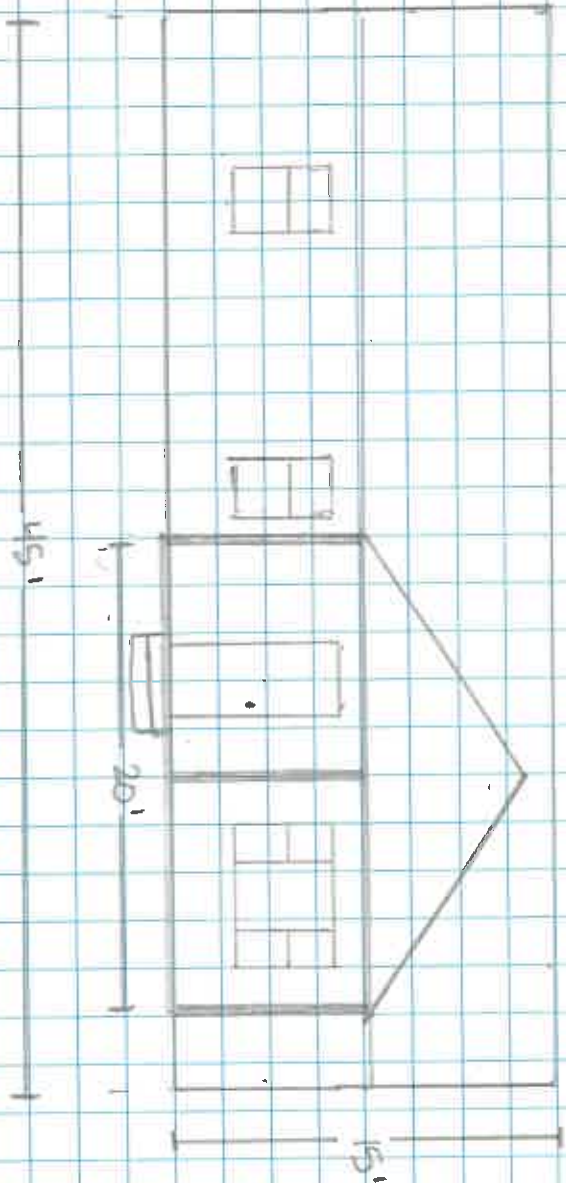
Paid By: Susan Rossetti
*** REPRINT ***

Check:

350.00
350.00

Check #149

724 WALKER RD PORCH ADDITION



Front View

- Porch would be 6' x 20'
- Roof point would lie on existing roof.
- Existing roof height is 15'

Side View

