

FINDINGS OF FACT
ALL APPEALS

TYPE OF APPEAL Interpretation Appeal

1. Name of Applicant Peregine Corporation

Owner's Name & Address - Fye Associates, 44 Oak Street

2. Address of Applicant 116 Free Street

3. Right of applicant to appeal.
Owner _____

Option to ~~Purchase~~ Lease ☒

4. Location of property under appeal 116 Free Street

5. Zone in which the property is located B-3/PAD

6. Present use of property Empty, Vacant - Prior to use which is subject

7. Proposed use if the appeal is granted. Drop in Community Center
of the Appeal = Community Center

8. Names and addresses of those appearing in support of the application:

Gary Vogel, Esq.

Robin Thayer

John Brown

Porter L. Lusk

Ken Chedwick

John Williams

Mike Faust

Michael Carver

Melanie Hall

Holly LaRoche

Nick Ridotti

Carl McKenny

9. Names and addresses of those appearing in opposition to the application:

Peter Quesada

David Robinson

Ted Bernard

Ben Walker

10. Listing of the documentary evidence presented to the Board (e.g.,
plans, photos, maps, etc.)

Photos of the subject site

Letters from neighbors

VARIANCES

A variance may be granted if the Board finds that it will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Ordinance would result in "undue hardship". The following questions must all be answered, with supporting findings of fact, in order to grant the appeal.

1. Can the land yield a reasonable return (not the highest return) without the granting of a variance?
No _____ (deny the appeal)

Reasons (including evidence) _____

2. Are there factors which are unique to this property, and not to the general conditions of the neighborhood, which create a need for a variance?

Yes _____

No _____ (deny the appeal)

Reasons (including evidence) _____

3. Will the granting of the variance alter the essential character of the locality?

Yes _____ (deny the appeal)

No _____

Reasons (including evidence) _____

4. Is the hardship a result of action taken by the applicant or a prior owner (self-created hardship)?

Yes _____ (deny the appeal)

No _____

Reasons (including evidence) _____

Continued . . .

If the appeal is granted, does the Board wish to impose conditions which will further the intent and purpose of this Ordinance?

Yes _____

No _____

Specific Conditions _____

Reasons _____

Date of Public Hearing _____

Motion _____

(including conditions and findings of fact) _____

Votes in Favor

Votes Opposed