

MAINE STATE LEGISLATURE

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FIRST REGULAR SESSION

ONE HUNDRED AND NINTH LEGISLATURE

Legislative Document

No. 418

H. P. 320

House of Representatives, February 7, 1979

On Motion of Mr. LaPlante of Sabattus referred to the Committee on Local and County Government. Sent up for concurrence and ordered printed.

EDWIN H. PERT, Clerk

Presented by Mr. Simon of Lewiston.

Cosponsor: Mr. D. Brown of Livermore Falls.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SEVENTY-NINE

**AN ACT to Empower Municipal Boards of Zoning Appeals to Grant Moderate
Variances.**

Be it enacted by the People of the State of Maine, as follows:

30 MRSA § 4963, sub-§ 3-A is enacted to read:

3-A. Moderate variances. Municipal boards of zoning appeals shall be empowered to issue variances of 30% or less of the requirements stipulated by local ordinances.

STATEMENT OF FACT

At present, state law on zoning appeals is being construed to limit variances to those meeting the stringent requirements of Title 30, section 4963, subsection 3. This bill is intended to authorize boards to grant moderate variances in less extreme cases. It would thus promote: Local autonomy, by allowing municipal boards of zoning appeals to grant more variances; personal autonomy, by allowing people more freedom in the use of their property; and economic development, by allowing people to make more improvements on their property, creating jobs and increasing the tax base.