

Case Number: _____

Hearing Date: _____



APPLICATION FOR WIRELESS COMMUNICATION FACILITY (WCF) EXCEPTION TO STANDARD

(Pre-Application Meeting Strongly Encouraged)

Exception to standard for WCF means a modification of an applicable development standard of Article XVII, Wireless Communication Facilities Regulations, of Chapter 37.

By submitting this application to the City of Lewiston you are entering a quasi-judicial process. As such, you must not discuss the application with any member of the Lewiston Planning and Zoning Commission, or the Lewiston City Council, outside of the public hearing at which this matter will be heard.

APPLICANT INFORMATION

Full Name of Company or Person: _____ Date: _____

Address: _____

Street Address

Apartment/Unit #

City

State

ZIP Code

Phone: _____ Email: _____

OWNERSHIP INFORMATION

Property Owner Name: _____

Phone: _____ Email: _____

Mailing Address: _____

PROPERTY INFORMATION

Street Address of Subject Property: _____

Subdivision Name: _____ Block: _____ Lot: _____

OR attach the most current deed if not part of a subdivision.

Property Zoning: _____

Is the property in a designated Historic District or Normal Hill Heritage Overlay Zone? Yes No

If yes, has the necessary Certificate of Appropriateness been approved? _____

NATURE OF YOUR REQUEST & STATEMENT OF NO CONFLICT

I request an exception from the following provision(s) of Article XVII, Chapter 37, Lewiston City Code (Describe the nature of the request and cite the related code section number or numbers):

The granting of my request will not contradict or conflict with the purpose of Lewiston City Code Chapter 37, Article XVII, Wireless Communication Facilities Regulations, as follows (address each of the nine stated purposes of said Article):

1.

2.

3.

4.

5.

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7.

8.

9.

Please provide an explanation that demonstrates the following:

- a. The development standard materially limits or inhibits the ability of the applicant to compete in a fair and balanced legal and regulatory environment;

b. The problem can only be resolved by an exception to one (1) or more of the standards in Article XVII;

c. The exception is narrowly tailored such that the WCF conforms to Article XVII's standards to the greatest extent possible; and

d. The impact on development standards such as height, setbacks and landscape requirements.

PLAN INFORMATION

Site plans and elevation drawings and photo simulations are required.

Site plans shall include the following (existing and proposed):

- Property lines and lease lines, including dimensions;
- Street address or legal description;
- North arrow and scale;
- Setback between buildings, structures and property lines;
- All building and structure locations, sizes and uses;

- Driveways and parking spaces;
- Landscaping;
- The location and size of all existing and proposed signs;
- Location of garbage dumpsters;
- Other information necessary to fully explain and describe the nature of the request.

Elevation drawings and photo simulations shall include the following:

- Property address affiliated with the application;
- Engineering or architectural scale;
- Labeling of items depicted;
- Dimensions of structures depicted;
- Depiction of all components of the WCF, as it would appear with and without the exception;
- Color simulations of the WCF after construction demonstrating compatibility with the vicinity, as it would appear with and without the exception;
- Depiction of structure and equipment materials, colors and appearance, as well as related landscape and vegetation features.

The plans, as approved or modified by the Planning and Zoning Commission, shall be deemed a part of the applicant's exception to a standard and all construction and development shall comply with the plans, application and conditions of approval set by the Planning and Zoning Commission, as well as all applicable City Codes. Nothing in an exception to a standard shall be interpreted as allowing the owner or applicant variation from current ordinances that were not specifically addressed at the time of and as part of an exception to a standard.

APPLICATION SUBMITTAL PROCESSING

Incomplete applications will be subject to the tolling provisions of Federal law.

An application fee must be paid at the time of submittal.

Expect a five to seven working day application review period prior to scheduling the required public hearing. Corrected or additional information may be required after application submittal based on application review and in accordance with Federal guidelines.

APPLICANT'S CERTIFICATION

The applicant hereby certifies that the information contained in this application is true and correct to the best of my/our knowledge.

Signature of Applicant: _____

Date: _____

The Property Owner hereby authorizes this application:

Signature of Owner: _____

Date: _____