



HEIGHT EXCEPTION

(Reference: ARTICLE II.K.)

General Board of Appeals

Yarmouth, Maine

(Code Enforcement Office 207-846-2401)

Map: 35 Lot: 2

Date: 3/13/17

I, Brook DeLorme, owner (or owners duly authorized representative) of property at 2 Delorme Drive c/o Global Village LLC., and located in the Commercial District

respectfully request a height authorization appeal in accordance with the Town of Yarmouth's Zoning

Ordinance: ARTICLE II.K

I have provided the following materials in support of this application demonstrating:

- the request is consistent with the objectives of the Town's Comprehensive Plan;
- will not adversely affect surrounding areas; and
- in scale with its environs.

I have paid the \$100 (one hundred dollars) application fee.

I have included evidence of my legal interest in the property under consideration or authorization to act for the property owner.

Elevation drawings of the building, including dimensions.

Applicant's/

Representative's Signature *Brook DeLorme*

Mailing Address: c/o The Sheridan Corporation, P.O. Box 359, Fairfield, ME 04937 Tele. No. (207) 453-9311

3-13-17

Global Village L. L. C.

2 DeLorme Drive

Yarmouth, Maine

Application for Variance for Height Limits

Town of Yarmouth Zoning Ordinance - Article II -K, Height Regulations

Global Village Limited Liability Company ("GVLLC"), with an address, 2 DeLorme Drive, Yarmouth, Maine, hereby requests a height variance per Article II - K, Chapter 701, of the Town of Yarmouth Zoning Ordinance for, , to 56' for the purposes of installing a protection dome structure located at 2 DeLorme Drive, Yarmouth, Maine.

Chapter 701, Article II, Section K states:

The height limitations for all districts should be 35 feet, except for silos for storage of feed crops, steeples, wireless communication towers, Alternative Tower Structures, and except when otherwise authorized by the General Board of Appeals, in cases where it is consistent with the objectives of the comprehensive plan, will not adversely affect surrounding areas, and is in scale with its environs, this restrictions shall not apply, providing however in the SOD and RFD the maximum structure height is 35'.

History:

The Town of Yarmouth granted the previous owner of the premises, David DeLorme, permission to construct an office and warehouse building (the Building) in 1995 and granted a variance in height that resulted in a ridge height increase to approx. 49'-8" at the "Globe" portion of the building and a ridge height of 41'=6" for the extended office portion of the building . This building is a pre-engineered building manufactured by Butler Manufacturing Co. and was constructed by Sheridan Corporation, Fairfield, Maine. The previous primary tenant, DeLorme Publishing Company, proceeded to develop computer mapping software, handheld GPS devices, and the DeLorme Atlas and Gazetteer paper map series. Further, DeLorme Publishing Company, Inc., created and manufactured a two way messaging satellite communicator, inReach. This device has quickly become an industry leader.

Present:

In March of 2016, Garmin International Inc. ("Garmin") and its affiliates, purchased substantially all of the assets of DeLorme Publishing Company including the inReach product. Garmin now leases the second and third floors of the building from GVLLC. Garmin houses its Maine-based engineering talent, which consists of approximately seventy employees in this space. Garmin is pursuing new product development for the inReach technology. This effort requires more consistent and frequent use of unencumbered access to the satellite network that enables operation of the inReach product. This requirement has led to the need to construct a fiberglass type dome structure to be constructed on the Building's roof.

This structure will be 12 feet in diameter and sit on an approx. 3 foot tall roof weather tight platform with access via a ladder and hatch from the third floor. There will be space for one or two employees to test their devices as they are developed. The use will be spasmodic in nature and does not require heat or plumbing.

The construction of the dome will require a variance beyond what was granted in 1995 or before as the top of the dome will be at the 56 foot level, being approx. 6' above the previously approved height of the "Globe" portion of the office building.

GVLLC believes the requested height variance aligns with the goals, policies, and strategies outlined in the Town of Yarmouth's 2010 Comprehensive Plan, based on the following:

1. Garmin's facilities is located at 2 DeLorme Drive along the Route One Corridor District and identified as a Growth Area per the Future Land Use Plan and falls within the Limited Commercial- industrial designation purpose.
2. GVLLC's primary tenant, Garmin, is a technology company that conducts research and development of its products for national and international public use, as well as for governmental agencies. This activity falls under the "Allowed Uses" in the Route One Commercial Corridor.
3. Garmin's business falls within the Town's and economic development objectives, including:
 - a. Strategy 1.2: ---development of the local "creative economy"
 - b. Strategy 1.3: ---participation in the State's technology cluster concept and
 - c. Strategy 1.4: ---allowing commercial growth and investments in ways and locations complimentary to and not in conflict with residential, natural resources, or community concerns, and consistent with the Future land Use Plan.
 - d. Strategy 1.4: ---allow commercial growth and investments in ways and locations complimentary to and not in conflict with residential, natural resources, or community concerns, and consistent with the future Land Use Plan.

GVLLC feels that this variance will not adversely impact the surrounding neighborhood which mostly borders the State Highway system and distance neighbors, nor have a significant visual impact to the observer. The dome is a compatible and necessary element to enhance some of the research and development capabilities of the premises. Not to be forgotten is that Garmin is a clean - low impact neighbor and employees approximately seventy local people.

On behalf of GVLLC, we request a variance in the overall structure height to 56 feet, (approximately 6' above the previously approved "Globe" ridge height), as measured from the first floor - slab elevation, be granted for the purposes of installing a protection dome structure as described herein to

We thank you for your consideration.

By: 

Noah DeLorme

Print
Member

Title

2 DeLorme Drive
Yarmouth, Me.