

October 11, 2022

Town of Naples  
Board of Appeals

Re: 142 East Shore Beach Road Setback Variance

Upon the purchase of my property, I placed a 1976 RV on the lot. It has provided my family and I much comfort and enjoyment over the years but is beginning to show its age.

My intention is to replace the 1976 RV with a New Park Model RV. Given the dimensions of my property the current setback requirements leave me only 7 feet of width for placement of my New Park Model RV. I am requesting a setback reduction on the right side of the property. The side setbacks in the current code require 20 feet and I am requesting a reduction of 8 feet. Your approval of this request will reduce my right-side setback to 12 feet and provide the width needed to place the New Park Model RV.

The 12-foot setback will place the new RV in line with the rear of the current RV, which has been on the property since my purchase in 1989. The current RV is placed horizontal to the lake and the New Park Model RV will be vertical to the lake.

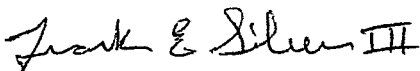
The need for this variance is necessary for placing the new structure and installing a new septic system on the lot as well. The current septic system has become sluggish and is located where the new structure will be placed.

While I am improving my property, this overall project is a positive for the environment as the structure and septic system are being moved further away from Long Lake. As a by product of these improvements, I am proud my project will be contributing to preserving our natural resources for enjoyment of our future generations.

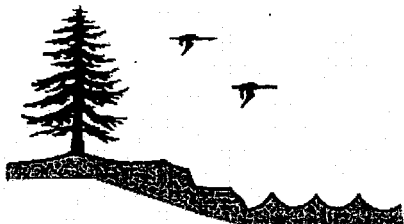
I respectfully request that the Town of Naples Board of Appeals grant my 8-foot side setback variance.

Thank you for your time and consideration

Sincerely



Frank E. Silver III



# TOWN OF NAPLES BOARD OF APPEALS

P.O. Box 1757, Naples, Maine 04055  
Phone: (207) 693-6364 / Fax: (207) 693-3667  
[www.townofnaples.org](http://www.townofnaples.org)

## Setback Reduction Request

<b>Owner Information</b>	Name(s): <u>Frank E. Silver III</u>	
	Phone Number: <u>508-523-5710</u>	Email: <u>famsilver@hotmail.com</u>
	Mailing Address: <u>24 Langview Drive Beverly MA 01915</u>	
<b>PROPERTY INFORMATION</b>		
Site Address: <u>142 East Shore Beach Road</u> Map: <u>U43</u> Lot: <u>29</u> Zone: <u>Limited Commercial</u>		
Was lot in existence prior to April 2021? <u>Yes</u> Building Use: Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/>		
Is the location near a water body? (Including a runoff): <u>Yes</u> Is the property in a floodplain/way: <u>Yes</u>		
<b>PROJECT INFORMATION</b>		
<input checked="" type="checkbox"/> New Structure <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Existing non-conforming		
What are you building that you're requesting the variance for? <u>Placement of new park model RV and septic system</u>		
The absolute minimum setbacks are as follows: Side: 10 feet; Front: 15 feet; Rear: 15 feet		Which side do you need the variance for?
How many feet are you requesting the variance for? <u>8 feet</u>		<input type="checkbox"/> Front Yard <input type="checkbox"/> Back Yard <input checked="" type="checkbox"/> Right Yard <input type="checkbox"/> Left Yard
*You are responsible to know of and maintain any buffer zones, ROW's etc. required by your subdivision or deed.		*The Town cannot allow setback reduction variances from waterbodies
<b>You must provide the following:</b>		
<ol style="list-style-type: none"> <li>1. A completed application with a written request summarizing the necessity of the variance,</li> <li>2. A survey showing current structures located on land and setbacks,</li> <li>3. A letter of intention(s) for all abutters, requesting any feedback or objections.</li> </ol>		
If negative feedback or objections to the project are received from mailed abutter(s) in writing, within 21 days, then Code Enforcement will not act on the application and will place the item on the next available Board of Appeals agenda.		

I HERBY CERTIFY THAT THE INFORMATION IN THIS APPLICATION IS COMPLETE AND CORRECT AND I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND LAWS APPLICABLE TO THIS PROJECT. I UNDERSTAND THAT I MAY BE REQUIRED TO MOVE/REMOVE ANY IMPROVEMENT IF AN EXACT DETERMIANTION OF PROPERTY LINES ESTABLISHES THAT REQUIRED SETBACKS WERE NOT MET. I AM OR LEGALLY REPRESENT THE OWNER OF THE SUBJECT PROPERTY FOR THE PURPOSE OF THIS PERMIT.

Signature of Applicant: \_\_\_\_\_

Date: 10-11-2022

Application Fee: \$50.00

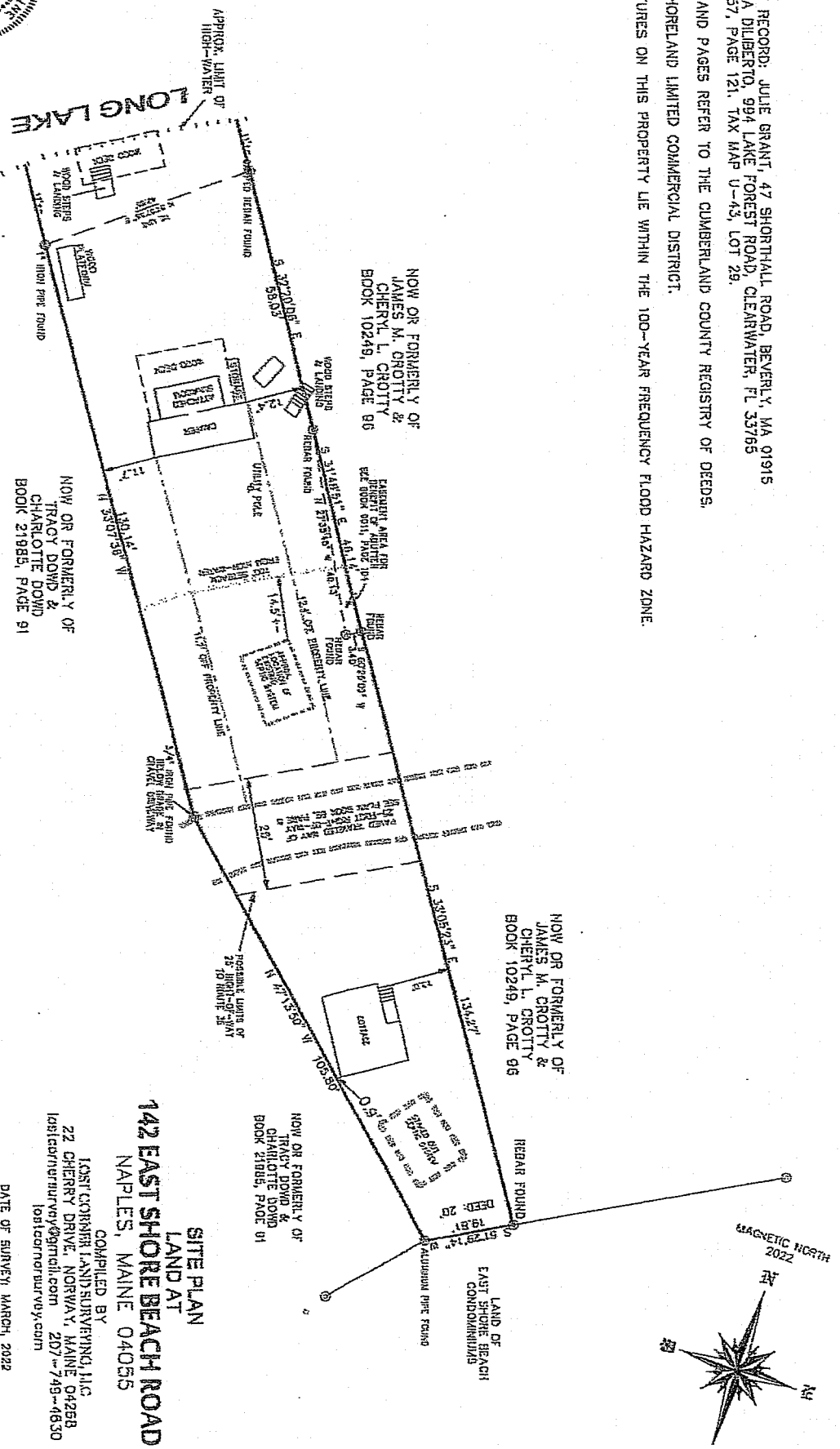
Mailing Fee: \$10.00 per abutter

If you have any other information you would like to include, please attach it to your application along with 7 copies of all materials submitted.

- NOTES
1. OWNERS OF RECORD: JULE GRANT, 47 SHORTHALL ROAD, BEVERLY, MA 01915 AND DONNA DELIBERTO, 994 LAKE FOREST ROAD, CLEARWATER, FL 33785 BOOK 36257, PAGE 121. TAX MAP U-43, LOT 29.
  2. ALL BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
  3. ZONING: SHORELAND LIMITED COMMERCIAL DISTRICT.
  4. NO STRUCTURES ON THIS PROPERTY LIE WITHIN THE 100-YEAR FREQUENCY FLOOD HAZARD ZONE.



*Barry H. Allen*  
 BARRY H. ALLEN  
 MAINE PROFESSIONAL LAND SURVEYOR 1271



NOW OR FORMERLY OF  
 TRACY DOWD &  
 CHARLOTTE DOWD  
 BOOK 21985, PAGE 91

NOW OR FORMERLY OF  
 JAMES M. CROTTY &  
 CHERYL L. CROTTY  
 BOOK 10249, PAGE 98

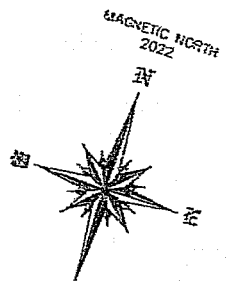
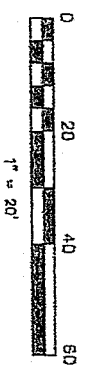
NOW OR FORMERLY OF  
 JAMES M. CROTTY &  
 CHERYL L. CROTTY  
 BOOK 10249, PAGE 98

NOW OR FORMERLY OF  
 TRACY DOWD &  
 CHARLOTTE DOWD  
 BOOK 21985, PAGE 91

**SITE PLAN  
 LAND AT  
 142 EAST SHORE BEACH ROAD  
 NAPLES, MAINE 04055**

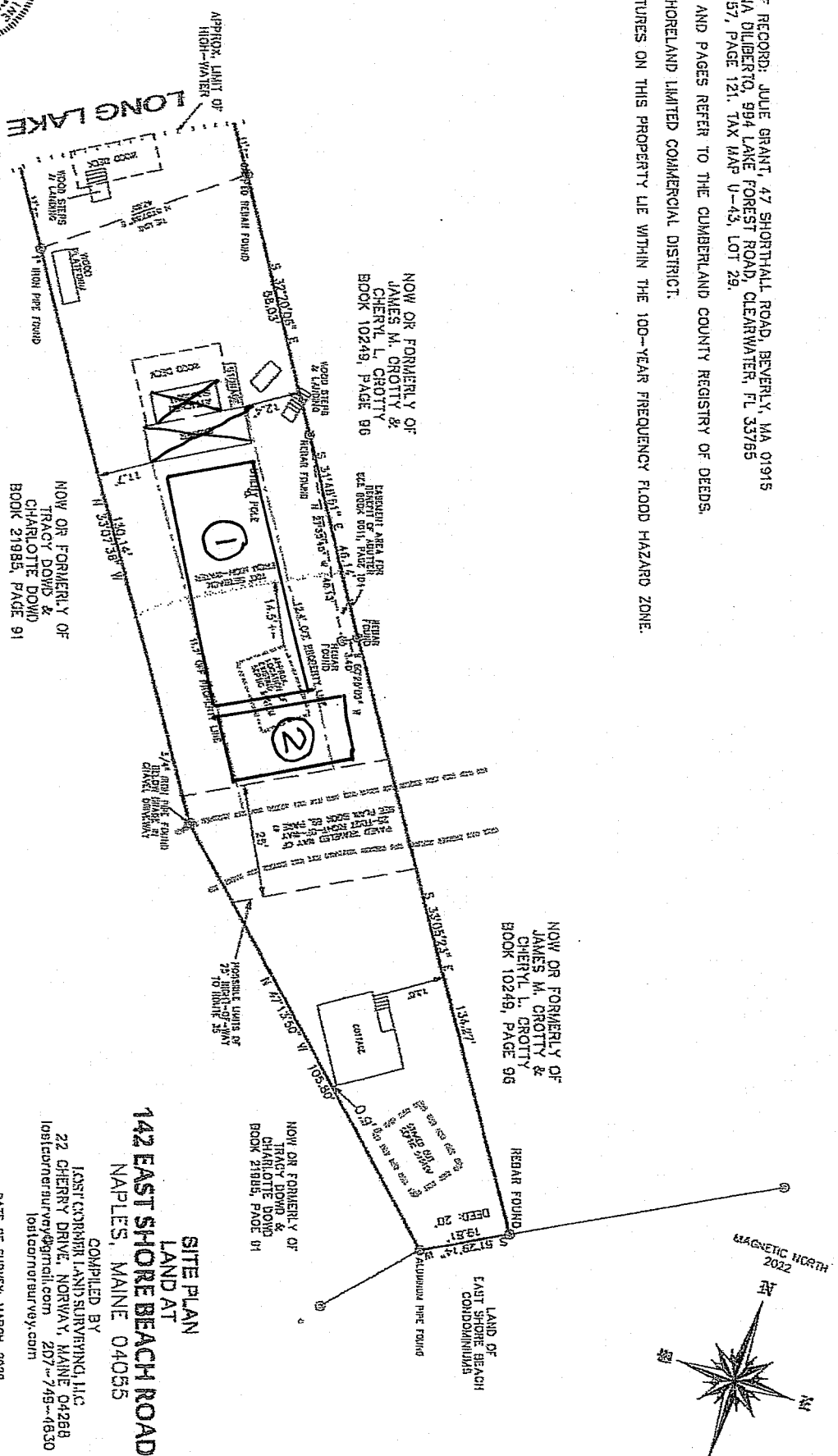
COMPILED BY  
 LOST CORNER LAND SURVEYING, LLC  
 22 CHERRY DRIVE, NORWAY, MAINE 04258  
 lostcornerlandsurveying@gmail.com 207-749-4830  
 lostcornerlandsurvey.com

DATE OF SURVEY: MARCH, 2022  
 DATE OF PLAN: MARCH 24, 2022  
 JOB NO. 22-16, FIELD BOOK #2



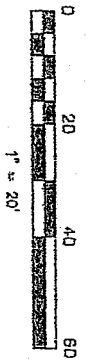
Proposed

- NOTES
1. OWNERS OF RECORD: JULE GRANT, 47 SHORTHALL ROAD, BEVERLY, MA 01915 AND DONNA DUMBERTO, 984 LAKE FOREST ROAD, CLEARWATER, FL 33755 BOOK 36257, PAGE 121. TAX MAP U-45, LOT 29.
  2. ALL BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
  3. ZONING: SHOVELAND LIMITED COMMERCIAL DISTRICT.
  4. NO STRUCTURES ON THIS PROPERTY LIE WITHIN THE 100-YEAR FREQUENCY FLOOD HAZARD ZONE.



*Burg H. Allen*  
 BARRY H. ALLEN  
 N.P.  
 ALLEN  
 No. 1271  
 STATE OF MAINE  
 LAND SURVEYOR  
 LICENSE NO. 1271  
 DATE OF EXPIRATION: 03/31/2022

X = to be removed  
 1 = New park model RV  
 2 = New septic system



**SITE PLAN  
 LAND AT  
 142 EAST SHORE BEACH ROAD  
 NAPLES, MAINE 04055**

COMPILED BY  
 LAST CORNER LAND SURVEYING, LLC  
 22 CHERRY DRIVE, NORVA, MAINE 04268  
 lastcornerlandsurveying@gmail.com 207-745-4630  
 lastcornerlandsurvey.com

DATE OF SURVEY: MARCH, 2022  
 DATE OF PLAN: MARCH 22, 2022  
 JOB NO. 22-18, FIELD BOOK 12

October 11, 2022

Dear Neighbor,

Re: 142 East Shore Beach Road Setback Variance

As you are aware work has been taking place on my property as I prepare to replace my 1976 built RV. The RV has served our family well, but the end of its useful life is in sight.

The current Town Code allows me only 7 feet of width in the middle of my lot to build. As you can imagine you cannot do much with that. I must make a variance request to the side setback to accommodate the placement of my new Park Model RV.

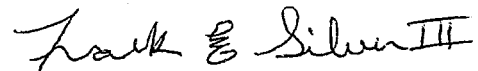
The Town Code requires that all neighbors adjacent to my property be notified of my variance request. The current side setbacks are 20ft from the property line, I am requesting the side setback to be reduced to 12ft. This will allow me room to place the new Park Model RV on the property.

The current RV, which is horizontal to the lake, will be removed. The new unit will be placed vertical to the lake. The setback reduction request will place the new unit in line with the rear of the current RV which is 12 feet from the property line.

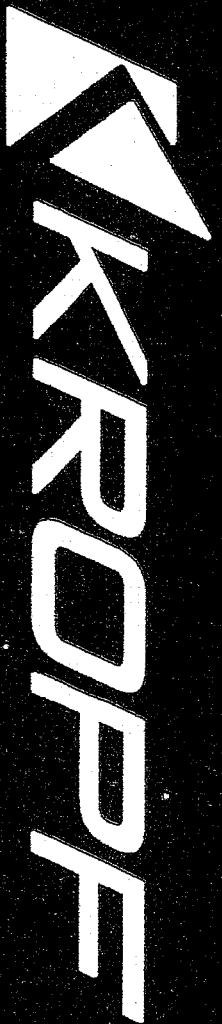
If you have any questions or concerns regarding my intentions, please feel free to contact me. Any feedback or objections you may have regarding this request are welcome.

Thank you for your time and consideration.

Sincerely

A handwritten signature in cursive script that reads "Frank E. Silver III". The signature is written in dark ink and is positioned above the printed name.

Frank E. Silver III



PARK MODEL RVs

ISLAND

LAKE SIDE

LAKE SIDE LE

# COUNT *the* STARS

