

TOWN OF NAPLES BOARD OF APPEALS

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

Setback Reduction Request

Owner Information	Name(s): <u>LEDGES ROAD LLC</u> Phone Number: <u>978 551 5499</u> Email: <u>JOHNWGAVIN@GMAIL.COM</u> Mailing Address: <u>PO BOX 355 BEVERLY, MA 01915</u>
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PROPERTY INFORMATION	
Site Address: <u>204 LEDGES ROAD SOUTH</u>	Map: <u>U42</u> Lot: <u>003</u> Zone: _____
Was lot in existence prior to November 1988? <u>YES</u>	Building Use: Residential <u>YES</u> Commercial _____
Is the location near a water body? (Including a runoff): <u>LONG LAKE</u> Is the property in a floodplain/way: _____	

PROJECT INFORMATION	
<input type="checkbox"/> New Structure <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Renovation <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Existing non-conforming	
What are you building that you're requesting the variance for? <u>A portion of an addition</u>	

<p>The absolute minimum setbacks are as follows: Side: 10 feet; Front: 15 feet; Rear: 15 feet</p> <p>How many feet are you requesting the variance for? <u>10 FEET, SIDE SETBACK</u></p> <p><i>*You are responsible to know of and maintain any buffer zones, ROW's etc. required by your subdivision or deed.</i></p>	<p>Which side do you need the variance for?</p> <p style="text-align: center;"> <input type="checkbox"/> Front Yard <input type="checkbox"/> Back Yard <input checked="" type="checkbox"/> Right Yard <input type="checkbox"/> Left Yard </p> <p><i>*The Town cannot allow setback reduction variances from waterbodies</i></p>
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<p><u>If your lot was not in existence before November 1988, you must include a written summary of your proposal to explain how your application meets the following criteria for undue hardship:</u></p> <ol style="list-style-type: none"> 1. It is impossible for the applicant's land to yield a reasonable return without the variance, 2. the need for the variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood 3. granting the variance will not alter the essential character of the locality, and 4. the hardship is not the result of action taken by the landowner or a prior owner. 	
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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: Betty G. G... Date: 12.5.23

Application Fee: \$50.00 Advertising 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.

PLOT PLAN

Please include a sketch plan of the property, showing the dimension and shape of the lot, the size and locations of existing buildings, the locations of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

**SEE ATTACHED
PLANS**

THE PROPOSED STRUCTURE AND PROPERTY LINE INVOLVED MUST BE PHYSICALLY MARKED ON THE GROUNDS WITH STRING, FLAGGING TAPE, SPRAY PAINT OR THE LIKE AND A TEMPORARY SIGN MUST BE AFFIXED TO THE LOT SHOWING YOUR NAME AND LOT NUMBER UNTIL THE DATE THAT THE APPLICATION IS REVIEWED.

Signature: Betty [Signature] Date: 12.5.23

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.

Wendy Ruocco
122 Agor Lane
Mahopac, NY 10541

Heide Lock
601 Neuse Harbor Blvd
New Ber, NC 28560

12.8.23

Subject: Abutter's Acknowledgement and Support for Reduced Setback of North property line of 204 Ledges Road South

To Whom it may concern at the Code Enforcement office of Naples, Maine:

We, Heide Lock and Wendy Ruocco, owners of 198 Ledges Road South in Naples, Maine, received and reviewed plans for the property renovation and addition at 204 Ledges Road South Naples, Maine and want to express support for the reduced setback on the northerly property line of 204 Ledges Road South to accommodate the proposed addition, as drawn on the attached drawing.

After reviewing, I believe the requested adjustments align well with the overall character of the area.

Consider this letter as our formal acknowledgment and support of the setback reduction for the northerly property line of 204 Ledges Road South Naples, Maine.

Sincerely,

Heide and Wendy

DocuSigned by:
Heide Lock

19380CB1D95B4F3...

Heide Lock

DocuSigned by:

Wendy Ruocco

930BD44E20CC405...

Wendy Ruocco

12/9/2023

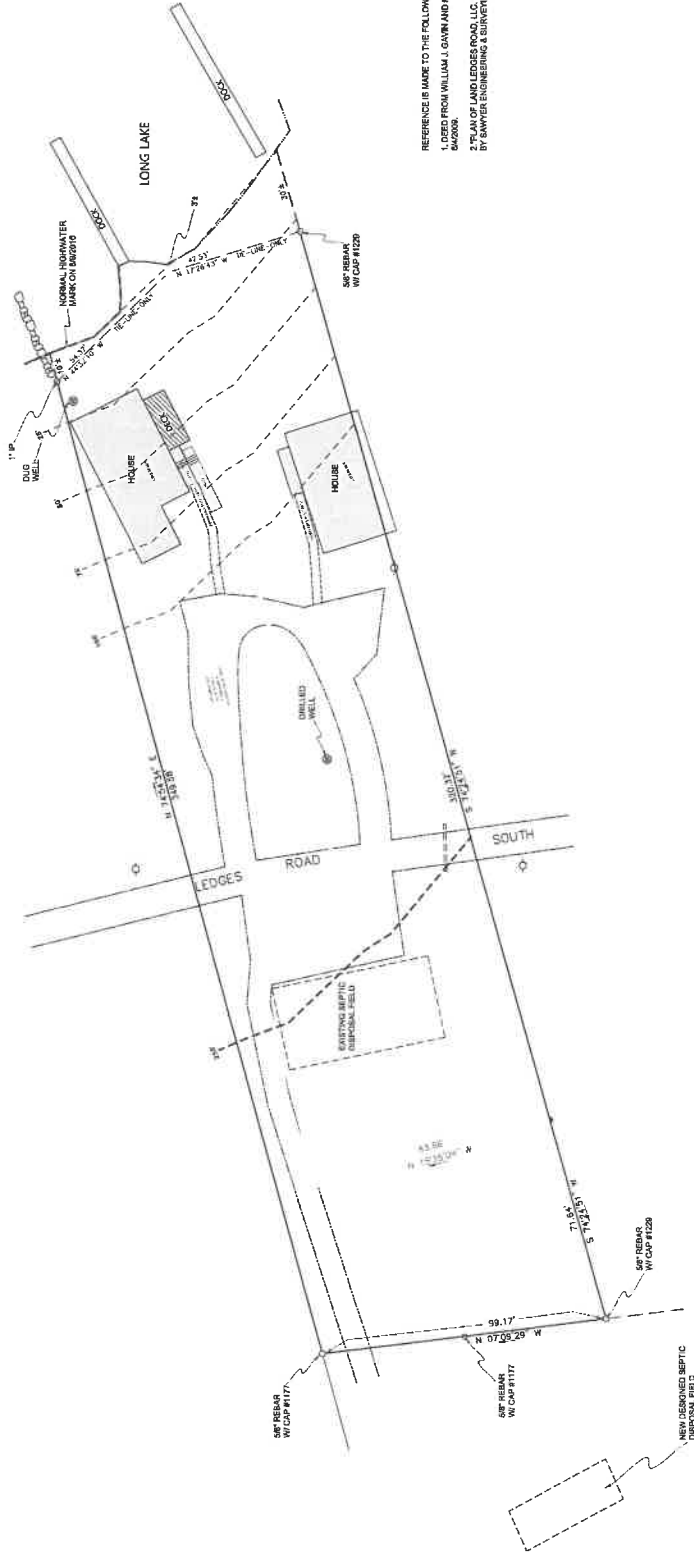
Date

12/10/2023

Date

LEGEND

○	IRON PIN FOUND
⊙	WELL
—○—	UTILITY POLE
—○—	NORMAL HIGHWATER MARK
---	EDGE OF TRAVELED HWY
---	DRIVEWAY
---	ROCKWALL



REFERENCE IS MADE TO THE FOLLOWING:
 1. DEED FROM WILLIAM J. GAVIN AND MARTHA J. GAVIN TO MARTHA J. GAVIN DATED 04/08/00.
 2. PLAN OF LAND LEDGES ROAD, LLC PROPERTY, LONG LAKE NAPLES, MAINE, PREPARED BY SAWYER ENGINEERING & SURVEYING, INC. PLAN NO. 102-41.

SCALE: 1"=20'

204 A LEDGES ROAD
 NAPLES, MAINE

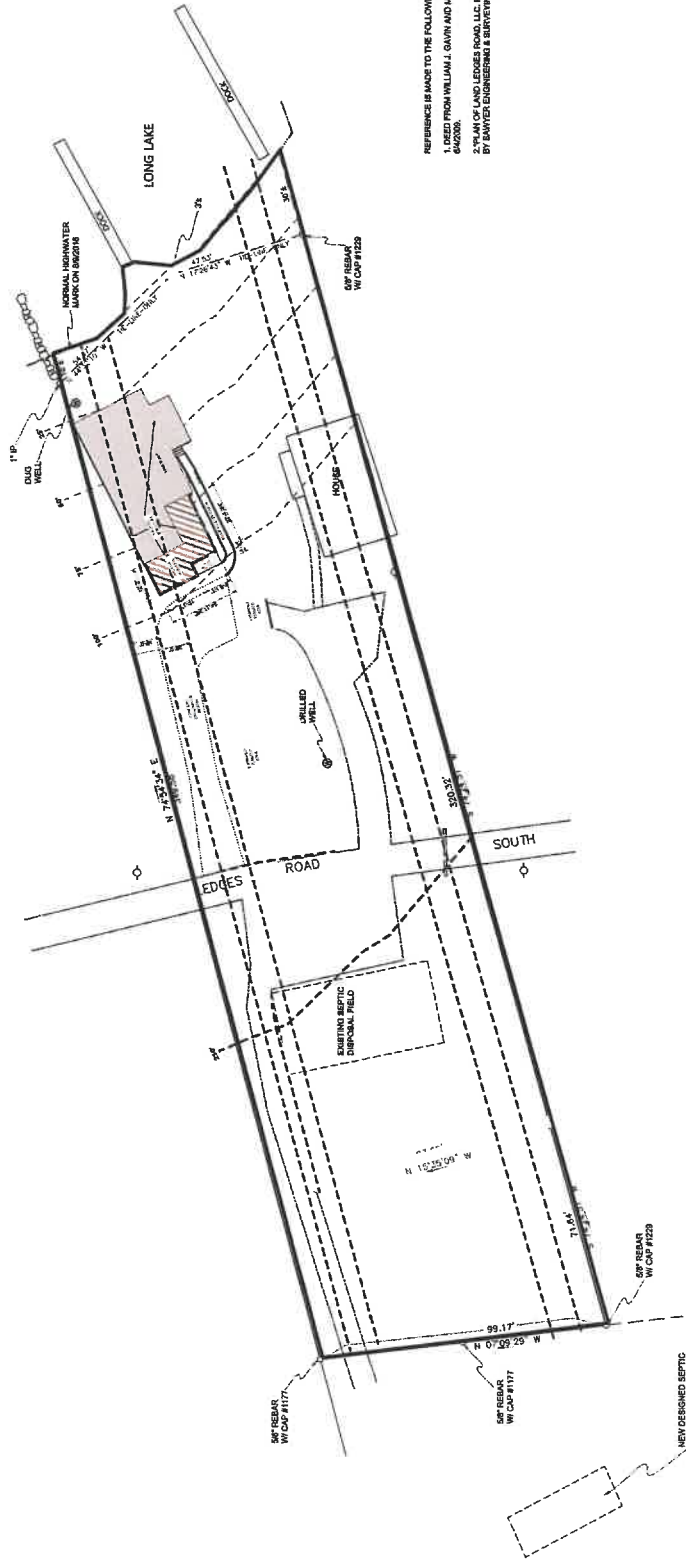
RECORD OWNER:
 MARTHA GAVIN
 81 LOVETT ST. BEVERLY, MA 01915

SAWYER ENGINEERING & SURVEYING, INC.
 2 ELM STREET
 BRIDGTON, MAINE 04009

DATE	SCALE	PLANNING
11/11/2010	1"=20'	
DRAWN BY	CHECKED BY	DATE
J. SAWYER	J. SAWYER	11/11/2010

LEGEND

○	IRON PIN FOUND
⊙	WELL
⊖	UTILITY POLE
—○—	NORMAL HIGHWATER MARK
---	EDGE OF TRAVELED WAY
---	DRIVEWAY
----	ROCKWALL



REFERENCE IS MADE TO THE FOLLOWING:
 1. DEED FROM WILLIAM J. GAVIN AND MARTHA J. GAVIN TO MARTHA J. GAVIN DATED 6/4/2009.
 2. PLAN OF LAND LEDGES ROAD, LLC. PROPERTY, LONG LAKE MAPLES, MAINE, PREPARED BY SAWYER ENGINEERING & SURVEYING, INC. PLAN NO. 102-41.

PROPOSED SITE PLAN

SCALE: 1"=20'	
204 A LEDGES ROAD NAPLES, MAINE RECORD OWNER: MARTHA GAVIN 61 LOVETT ST. BEVERLY, MA 01915 SAWYER ENGINEERING & SURVEYING, INC. 2 ELM STREET BRIDGTON, MAINE 04009	
SURVY BY JWESBMAN	DATE 8-16-2016
SCALE 1"=20'	PLANNING 116-43

204 LEDGES ROAD SOUTH SETBACK REDUCTION APPLICATION 1.2.24

CORRESPONDENCES:

From: Kathleen Eddy <codeoffice@townofnaples.org>
Sent: Tuesday, January 2, 2024 9:19 AM
To: Richard Trafton <RTrafton@tmbf-law.com>
Subject: Re: 204 Ledges Rd. Materials for permit & Setback App

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Richard

I have looked over the application that was submitted for 204 Ledges Road South, I will need your office to submit to the town a check for \$150.00 (breakdown is as follows: Application Fee: \$50.00, Advertising Fee \$50.00, Abutter Notification Fee \$10.00 per abutter total of 5= \$50.00).

Respectfully,

Kathleen Eddy | Town of Naples, Maine

Administrative Assistant to Code Enforcement and Planning

P: (207) 693-6364 ext. 105 | M: P.O. Box 1757, Naples, ME 04055

E: codeoffice@townofnaples.org | W: www.townofnaples.org

Freedom of Access Disclaimer: Please note that all emails sent from or coming to this address may be considered a public document and are subject to State of Maine Freedom of Access laws.

On Thu, Dec 21, 2023 at 4:41 PM Richard Trafton <RTrafton@tmbf-law.com> wrote:
Thanks, Kathleen!

Richard Trafton
(207) 754-4531

On Dec 21, 2023, at 4:10 PM, Kathleen Eddy <codeoffice@townofnaples.org> wrote:

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Richard

Thank you for this information. I will work on this and next week I will let you know what the total cost of the application is. I am currently working on the abutter list to determine what the cost will be. I will need 7 printed out copies of this information sent to the town for the board members.

Respectfully,

Kathleen Eddy | Town of Naples, Maine

Administrative Assistant to Code Enforcement and Planning

P: (207) 693-6364 ext. 105 | M: P.O. Box 1757, Naples, ME 04055

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On Thu, Dec 21, 2023 at 3:09 PM Richard Trafton <RTrafton@tmbf-law.com> wrote:
Kathy, my client Ledges Road, LLC hereby files a Setback Reduction Request, attached with supporting documents, which I understand requires Board of Appeals' review. I understand that the Board typically meets on the last Tuesday of the month which in January would be the 30th .

Kate Matthews told me to email you this Request in order that you would confirm the application fee, advertising fee and Mailing fee to be paid by the applicant.

By separate email I will send you the abutter's Acknowledgment and Support dated December 8, 2023.

I look forward to hearing from you as to the January meeting, fees and number of copies for the Board.
Thanks, Richard

Richard L. Trafton
<image003.jpg>

10 Minot Avenue, PO Box 470
Auburn, ME 04212-0470

rtrafton@tmbf-law.com

207-784-4531

204 Ledges Rd

Site Photos + Tree Damage Photos

FRONT

Lakeside



NEIGHBOR'S HOUSE
198 LEDGES RD. SOUTH

NEIGHBOR'S BOAT HOUSE

South Side



North Side

NEIGHBOR'S BOAT HOUSE

ESTIMATION OF
PROPERTY LINE

204 LEDGES RD.
EXISTING STRUCTURE



Rear



Storm Damage:

Rear portion of structure totaled by insurance

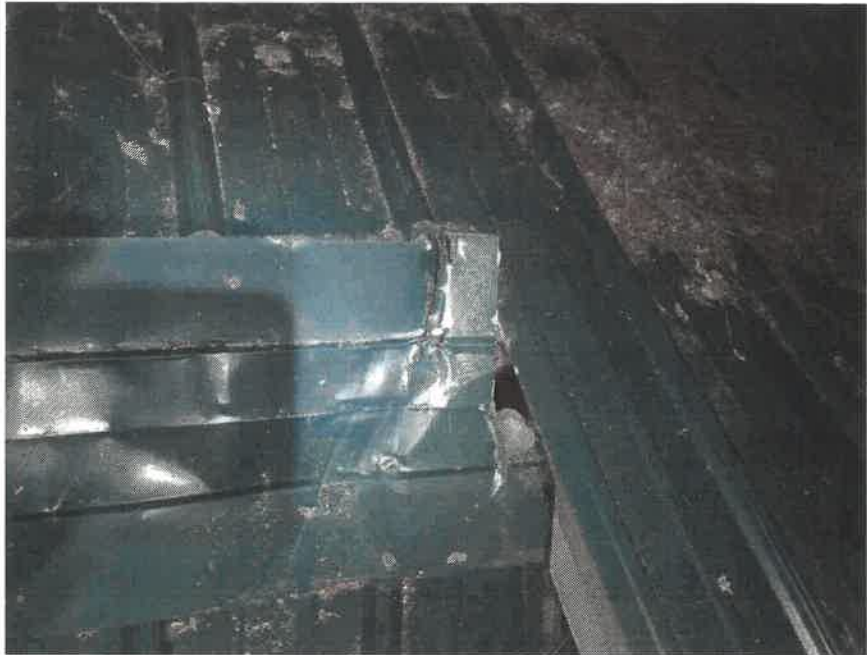
Images from Dec. 2022





Interior Damage







Back portion of house no longer connected to front

