

# 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

Date: 6-20-20

Owner/Applicant Name: JAMES & MARYBETH MADIGAN

Mailing Address: 115 FOX RUN SUDBURY, MA 01776

Telephone: 508 958-4591 Email: JMADIGAN@FWMADIGAN.COM

Property Owner: JAMES + MARYBETH MADIGAN

Property Location: 55 SUNSET ROAD

Was lot in existence prior to November 1988?  Map: 13/14 Lot: U-47

Requesting a 10 foot setback from property's:  Front Yard  Back Yard

What are you building? Deck / Addition  Left Yard  Right Yard

**The absolute minimum setbacks are as follows: Side: 10 feet; Front: 15 feet; Rear: 15 feet**

Please specify why you need the reduction: to install a Deck and Addition

A sketch plan of the property must accompany this application, 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.

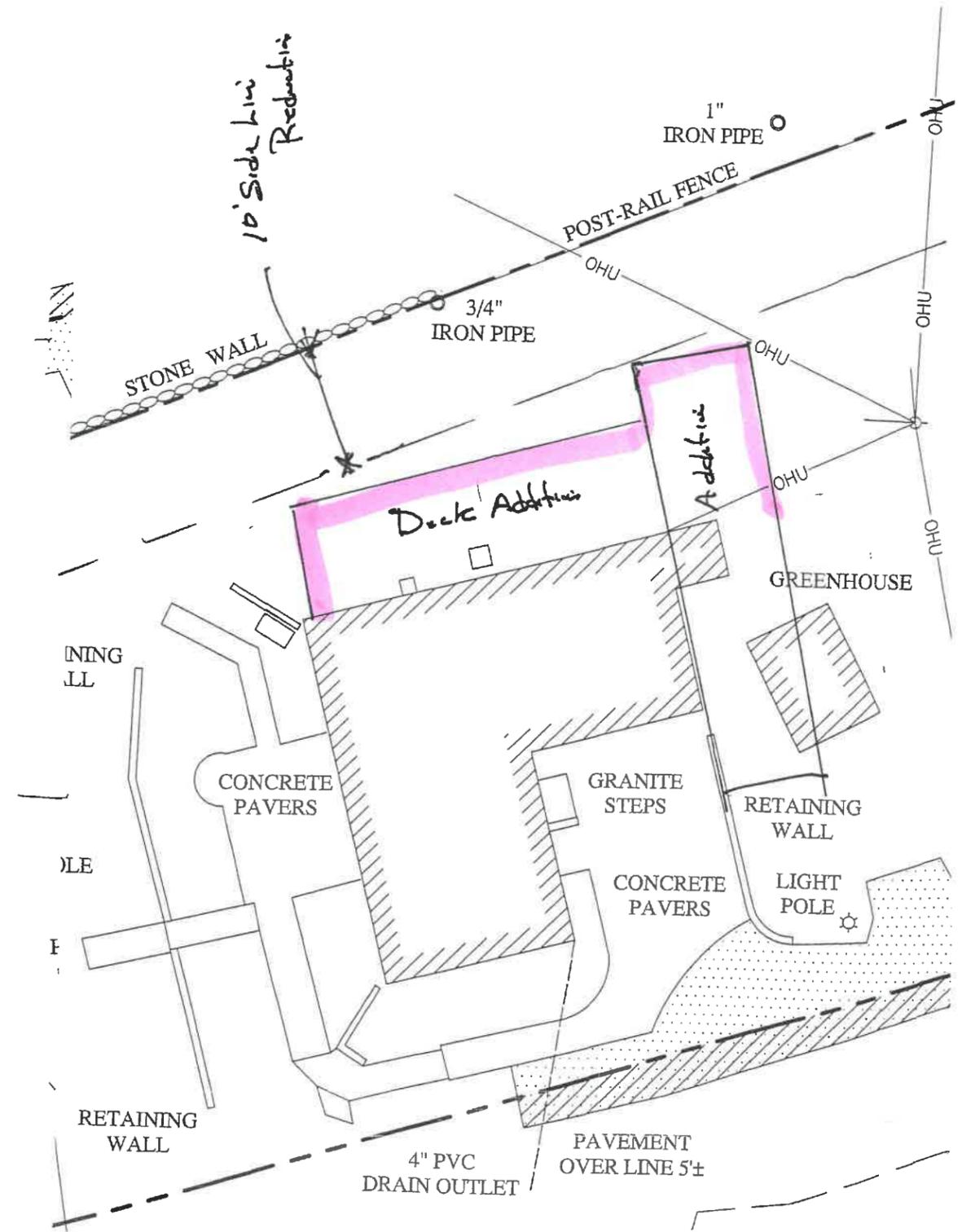
THE PROPOSED STRUCTURE AND PROPERTY LINE INVOLVED MUST BE PHYSICALLY MARKED ON THE GROUNDS WITH STRING, FLAGGING TAPE, SPRAY PAINT OR THE LIKE AND A TEMPORARY SIGN MUST BE AFFIXED TO THE LOT SHOWING YOUR NAME AND LOT NUMBER UNTIL THE DATE THAT THE APPLICATION IS REVIEWED.

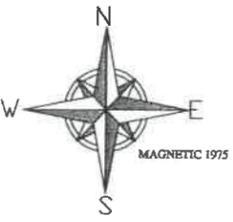
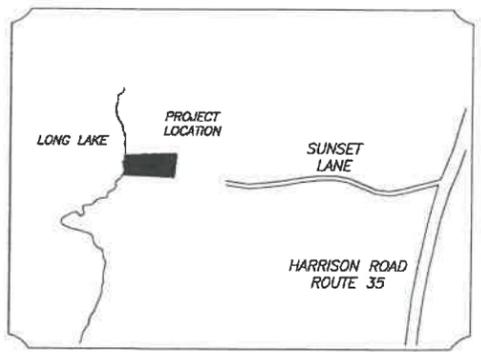
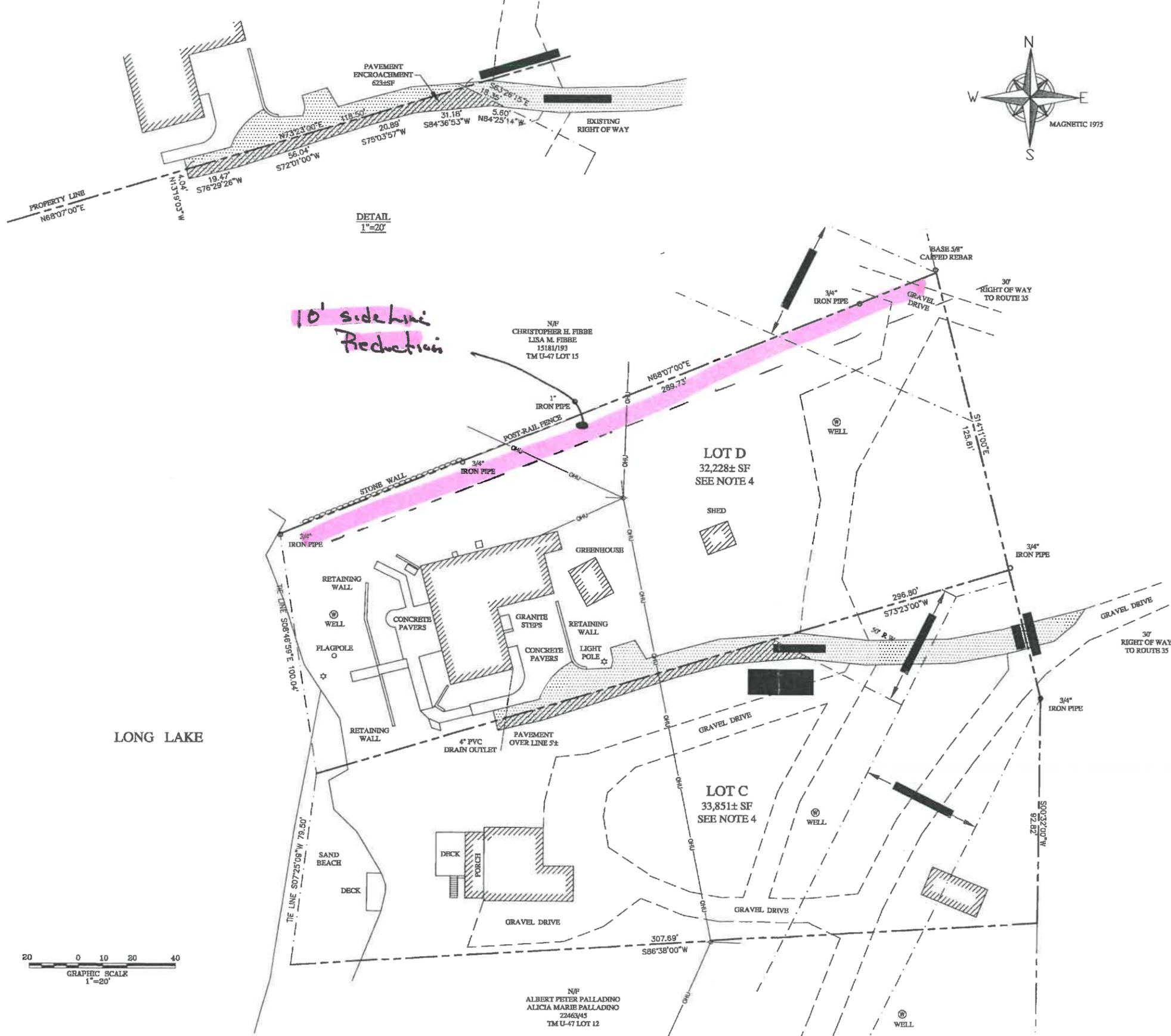
If you have any other information you would like to include, please attach it to your application along with **7 copies** of all materials submitted.

Application Fee: \$50.00    Advertising Fee: \$50.00    Mailing Fee: \$7.00 per abutter

Applicant's total: \$ \_\_\_\_\_

N/F  
CHRISTOPHER H. FIBBE  
LISA M. FIBBE  
15181/193  
TM U-47 LOT 15





DETAIL  
1"=20'

10' side line Reduction

**SURVEY NOTES:**

- (1) THE OWNERS OF RECORD ARE THE GALLOWAY FAMILY TRUST AS DESCRIBED IN A DEED RECORDED IN BOOK 28440 PAGE 102 AND PATRICIA J. GRAHAM AND WARREN A. GRAHAM AS DESCRIBED IN A DEED RECORDED IN BOOK 33195 PAGE 132 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- (2) THE PARCELS ARE SHOWN AS LOTS 13 AND 14 ON THE TOWN OF NAPLES ASSESSORS MAP U-47.
- (3) BEARINGS ARE BASED ON MARKERS FOUND AND PLAN REFERENCE 1.
- (4) AREA OF LOTS TAKEN FROM PLAN REFERENCE 1.

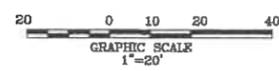
**PLAN REFERENCES:**

- (1) SUBDIVISION OF LAND LOCATED IN NAPLES, MAINE OWNED BY SUNSET BEACH INC. DATED SEPTEMBER 1975 BY JOHN F. GRAY RECORDED IN PLAN BOOK 109 PAGE 32 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- (2) BOUNDARY/EXISTING CONDITIONS SURVEY CAMP TAKAJO ROAD NAPLES, MAINE FOR: JEFFREY KONIGSBERG DATED NOVEMBER 12, 2007 BY SURVEY INC RECORDED IN PLAN BOOK 208 PAGE 171 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

**CERTIFICATION:**

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIPPEN 10-31-18  
P.L.S. 2118



**BOUNDARY SURVEY**

55 SUNSET ROAD  
NAPLES, MAINE

FOR: **GALLOWAY FAMILY TRUST**  
411 FLETCHER PLACE  
WINTERPARK, FLORIDA  
(OWNER OF RECORD)

SURVEY BY: **SURVEY, INC.**  
P.O. BOX 210  
WINDHAM, ME 04062  
(207) 892-2556  
INFO@SURVEYINCORPORATED.COM

DWN: WCS CHK: DRR  
DATE: OCTOBER 2018 JOB NO. 18174