

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>Felipe Reina & Joann Brown</u>
	Phone Number: <u>305-348-3364</u> Email: <u>brownj@fiu.edu</u>
	Mailing Address: <u>Po Box 279 Naples</u> <u>5020 SW 73 Terr Miami FL 33143</u>

PROPERTY INFORMATION	
Site Address: <u>63 Beach Rd</u>	Map: <u>U 29 A</u> Lot: <u>41</u> Zone: _____
Was lot in existence prior to November 1988? <u>Yes</u>	Building Use: Residential <input checked="" type="checkbox"/> Commercial _____
Is the location near a water body? (Including a runoff): <u>Yes</u>	Is the property in a floodplain/way: <u>NO</u>

PROJECT INFORMATION	
<input type="checkbox"/> New Structure <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Demolition <input type="checkbox"/> Existing non-conforming	
What are you building that you're requesting the variance for? <u>continue front porch</u> <u>continue back deck</u> <i>these provide access to approved addition</i>	

The absolute minimum setbacks are as follows: Side: 10 feet; Front: 15 feet; Rear: 15 feet How many feet are you requesting the variance for? <u>10 ft</u>	Which side do you need the variance for? <input type="checkbox"/> Front Yard <input type="checkbox"/> Back Yard <input type="checkbox"/> Right Yard <input checked="" type="checkbox"/> Left Yard <i>*The Town cannot allow setback reduction variances from waterbodies</i>
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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:

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.

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.

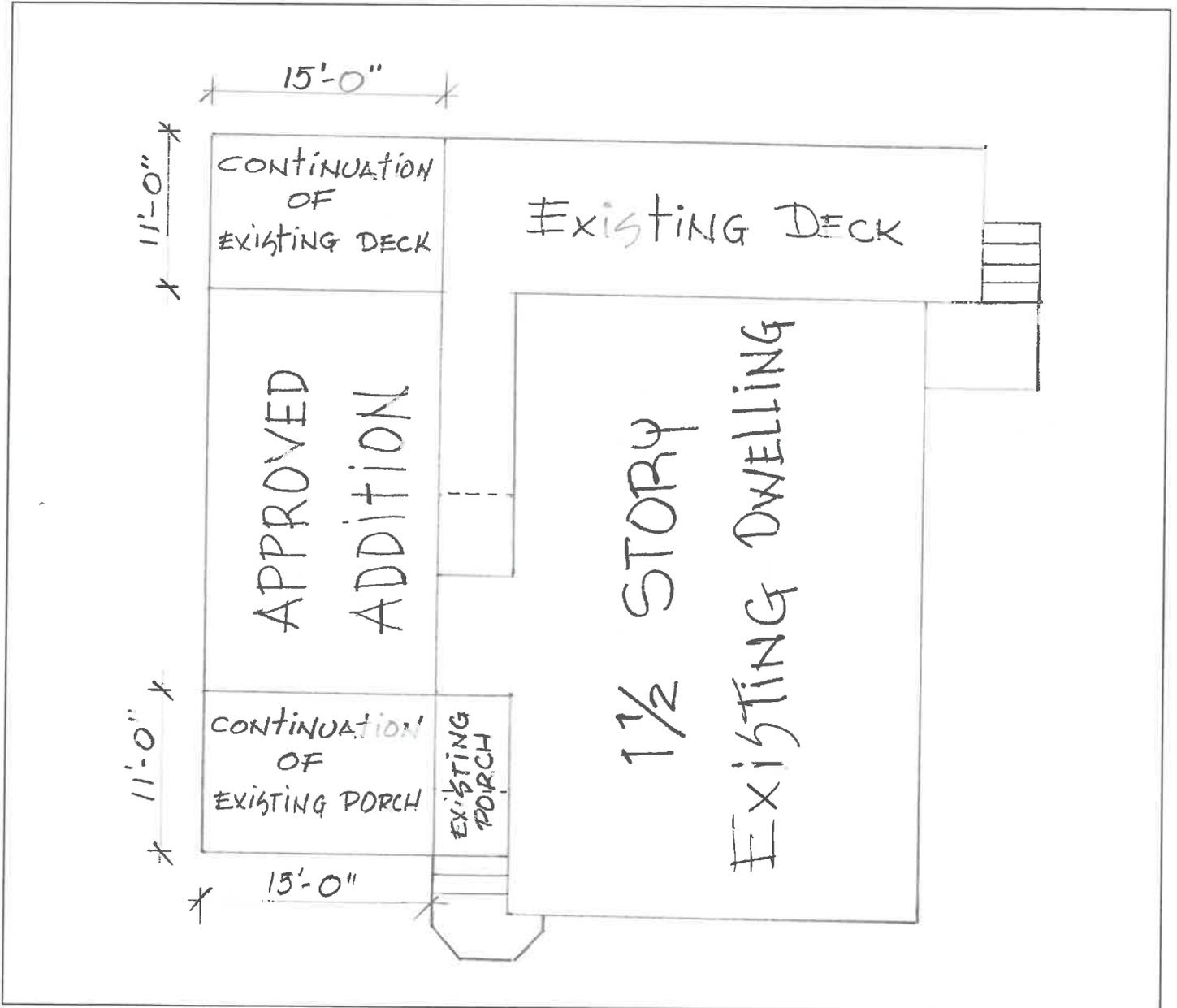
Signature of Applicant: [Signature] Date: 9-7-2020

Application Fee: \$50.00 Advertising Fee: \$50.00 Mailing Fee: \$7.00 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.



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: *John Bunn* Date: 9-7-2020

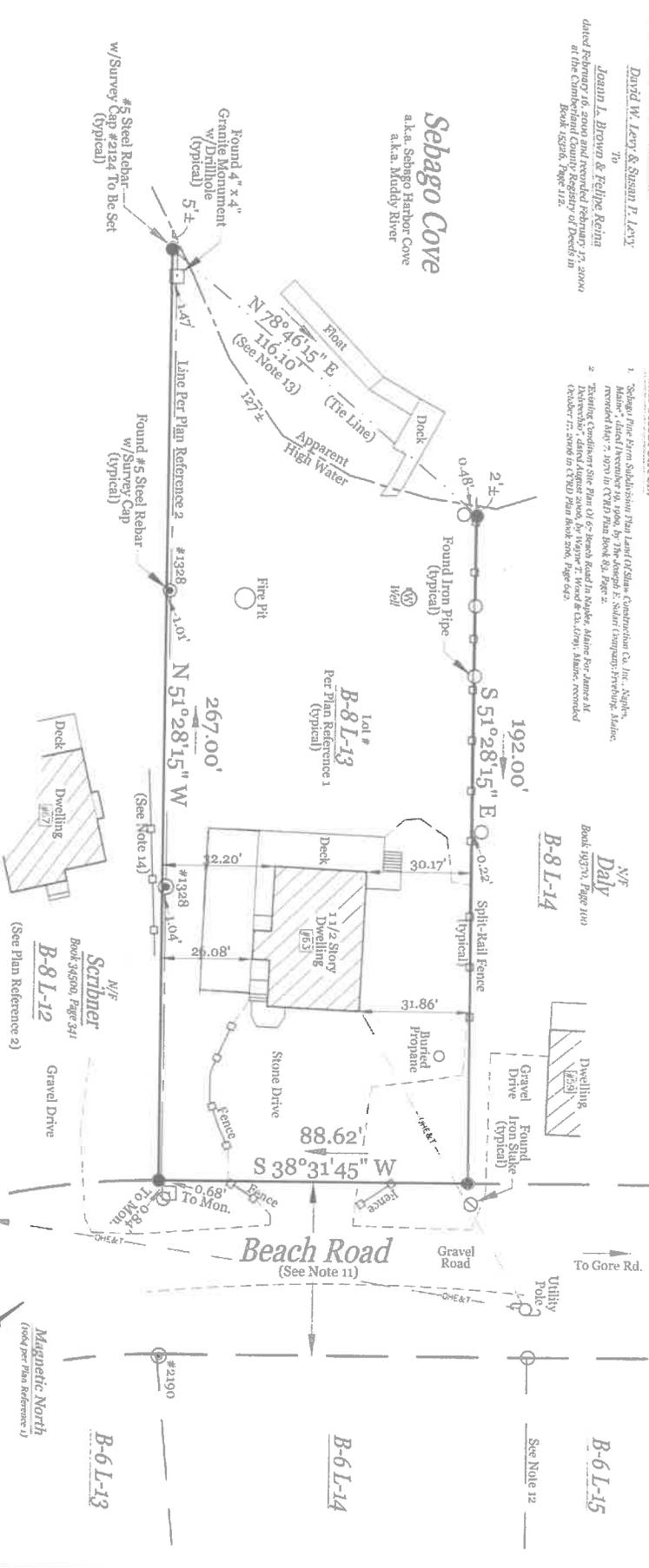
If you have any other information you would like to include, please attach it to your application along with **7 copies** of all materials submitted.

Locus Deed Reference:

David W. Leary & Susan P. Leary
 To
 Joann L. Brown & Felipe Reina
 dated February 16, 2020
 at the Cumberland County Register's Office
 Book 15266, Page 112

Plan References:

1. Sebago Pine Farm Subdivision Plan Part Of State Commission Co. Inc. Rights Master, dated December 19, 1990, by The Joseph S. Sabin Company, Planning, Maine, recorded May 7, 1991 in CCRD Plan Book 83, Page 2.
2. Existing Conditions Site Plan Of 6.7 Acre Road In Naples, Maine, For James M. Kefauver, dated August 2004, by Wayne T. Wood & Company, Maine, recorded October 27, 2004 in CCRD Plan Book 200, Page 62.

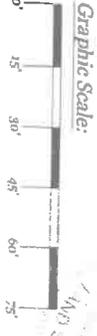


Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client listed herein, that this plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure For Professional Land Surveyors rules and regulations.

This plan is not valid without the signature and stamp of the Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

Nadeau Land Survey
 James M. Nadeau, P.L.S. #2124 (agent)
 Date: 08/20/2020



General Notes:

1. This plan is not intended to denote title or extent of fee title ownership. An opinion of title should be rendered by title insurers.
2. This office reserves the right to be held harmless by all 3rd party claims.
3. This survey does not purport to reduce any of the following:
 - a. easements other than those that are visible or specifically noted in the referenced documents;
 - b. mineral or other subsurface or restrictive covenants;
 - c. zoning or other regulations or restrictive covenants;
 - d. the location of any underground utilities or structures.
4. This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
5. Reference is made to Letter Of Agreement, dated July 24, 2020 between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
6. N/L/S is an abbreviation for Now or Formerly.
7. All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CXR).
8. This office does not accept any liability for any errors which may exist in the plans listed in the Plan Reference herein.
9. Taxes Parcel is shown on the Town of Naples Assessor's Map 12944 as 12A.41, and is listed as 03 Beach Road.
10. Area of the locus Parcel to the the line is 20,398 square feet (0.47 acre). Area of the locus Parcel to the apparent high water line is 19,126 square feet (0.44 acre).
11. The apparent right-of-way lines depicted on this plan are based on Plan Reference 1 listed herein, and monumentation found in the field. Beach Road is 50 feet wide per Plan Reference 1.
12. Apparent location of adjoining parcel lines are shown for informational purposes only, and do not represent a boundary line opinion by this office.
13. The depicted line is for mathematical closure purposes only, and does not represent extent of rights, title, or interests.
14. Split-Rail Fence appears to encroach on to land now or formerly Scribner. No record easement found to date.

MADE BY:
Nadeau Land Surveys
 Professional Land Surveyors
 Certified Floodplain Managers
 918 BEECHTON AVE. PORTLAND, ME. PH: (207) 779-7870
 DATE: 08/20/2020 DRAWN BY: MLC
 SCALE: 1" = 30' FILE# 2202033B

Plan Depicting The Results Of A Boundary Survey
 Made For
Joann L. Brown & Felipe Reina
 Northwestern Sideline Of Beach Road
 Naples, Maine