

# 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: 1/6/2020

Owner/Applicant Name: TOBY AND BARBARA HAMMOND

Mailing Address: 10 GRANITE ROAD

Telephone: 207-415-5009 Email: \_\_\_\_\_

Property Owner: TOBY AND BARBARA HAMMOND

Property Location: 10 GRANITE ROAD

Was lot in existence prior to November 1988? YES Map: R-6 Lot: 10-29

Requesting a 6", 24" & 24" setback from property's:  Front Yard  Back Yard

What are you building? SEE ATTACHED  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: SEE ATTACHED

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: \$ 114.<sup>00</sup>

## 10 Granite Road: Setback Appeals Request

The owners are requesting that the town grant a variance to allow the existing structures to remain as currently built. Said requested variance to address the following:

West side of the house- The currently built porch (1989/1990) extends 24" into the 20-foot side set back. See the enclosed survey.

East side of the house- The currently built house (1989/1990) extends 6" into the 20-foot side set back. See the enclosed survey.

South side of the house- A portion of the currently built deck built in 1989/1990 was not to the original house plans/permit but would have still meet the then 75-foot setback zoning requirements. See the enclosed survey, house plans, photo taken 1990 and Naples occupancy permit. An addition to the deck was added sometime in the mid-1990's and was in place in 1998 when the owner was building a storage building. See the enclosed Naples plot plan and permit application form 1998. Certain portions of the deck do not meet the current 100-foot setback and owners are seeking not to be required remove portions of the deck.

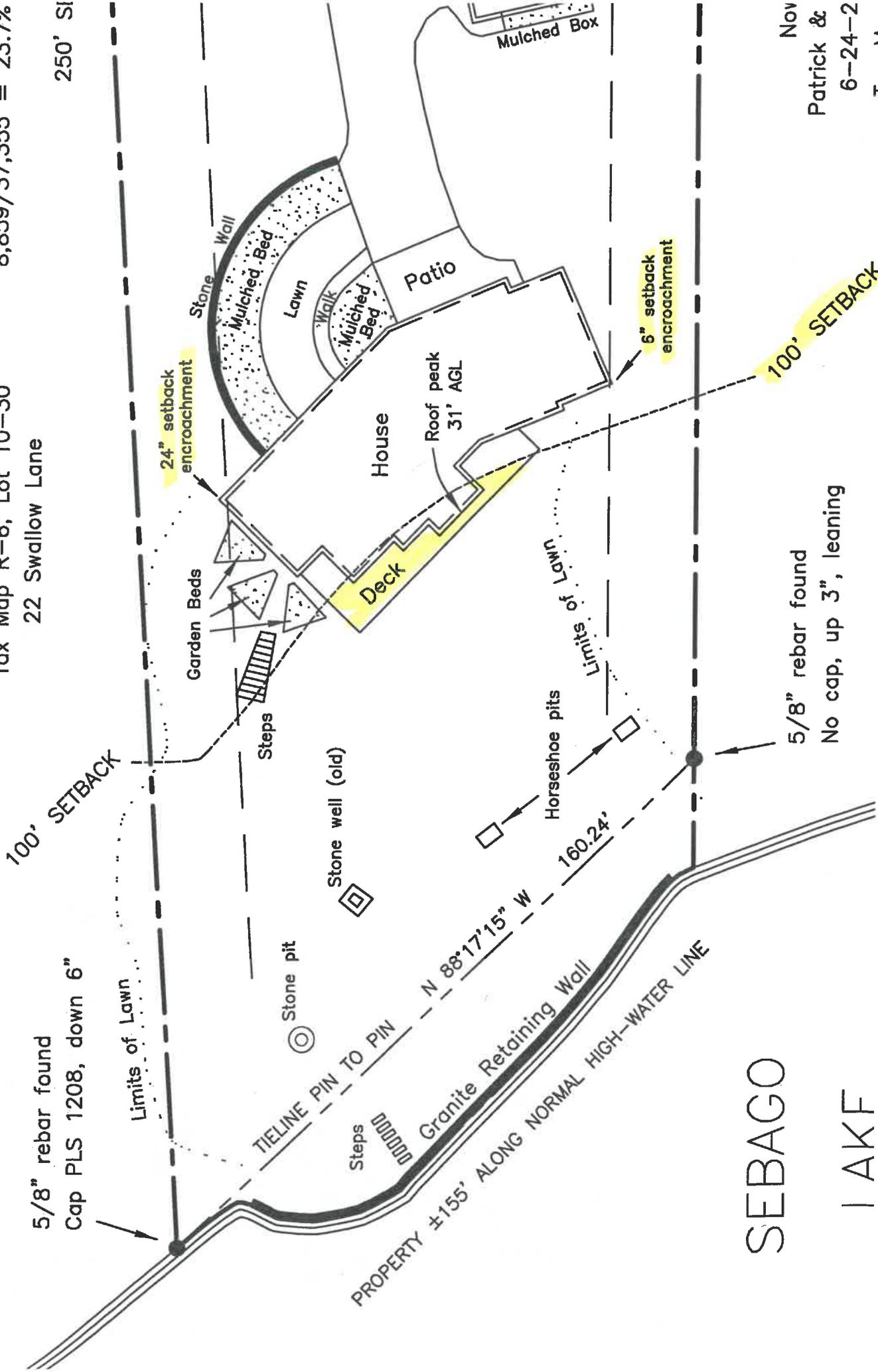
The owners are requesting a variance from the town that any future owner of the property would be able to secure financing and title insurance given the currently built home/deck given the issues described above.



Patio (368 sq. ft.) + €  
 Mulched beds + garden  
 Granite steps, horseshoe  
 TOTAL non-vegetated area  
 8,859/37,355 = 23.7%

Now or Formerly  
 Michael L. Schilling  
 6-18-2002 17770/97  
 Tax Map R-6, Lot 10-30  
 22 Swallow Lane

250' SI



5/8" rebar found  
 Cap PLS 1208, down 6"

5/8" rebar found  
 No cap, up 3", leaning

SEBAGO

I AKF

Nov  
 Patrick &  
 6-24-2

TOWN OF NAPLES

MAINE

Building Inspection Department

Temp. CERTIFICATE of OCCUPANCY

GOOD ONLY UNTIL 8/1/90

Issued to: TOBY HAMMOND

Date: 2-14-90

FILE COPY

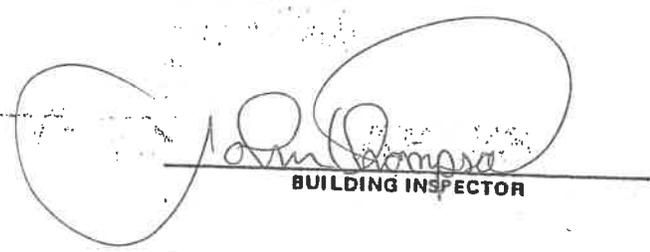
This is to certify that the building or part thereof located at LOWER DR. LAKE SEBAGO ESTATES

Map Number \_\_\_\_\_ Lot #29 has had a final inspection under Building Permit No. #16

and occupancy is hereby authorized.

Limiting Conditions: #6

YES. SEE BACK SIDE

  
BUILDING INSPECTOR

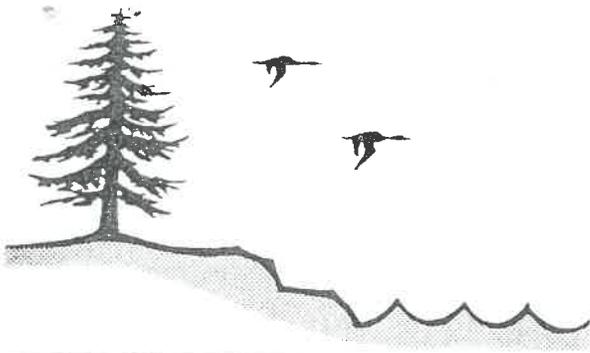


July. 1961. 1990  
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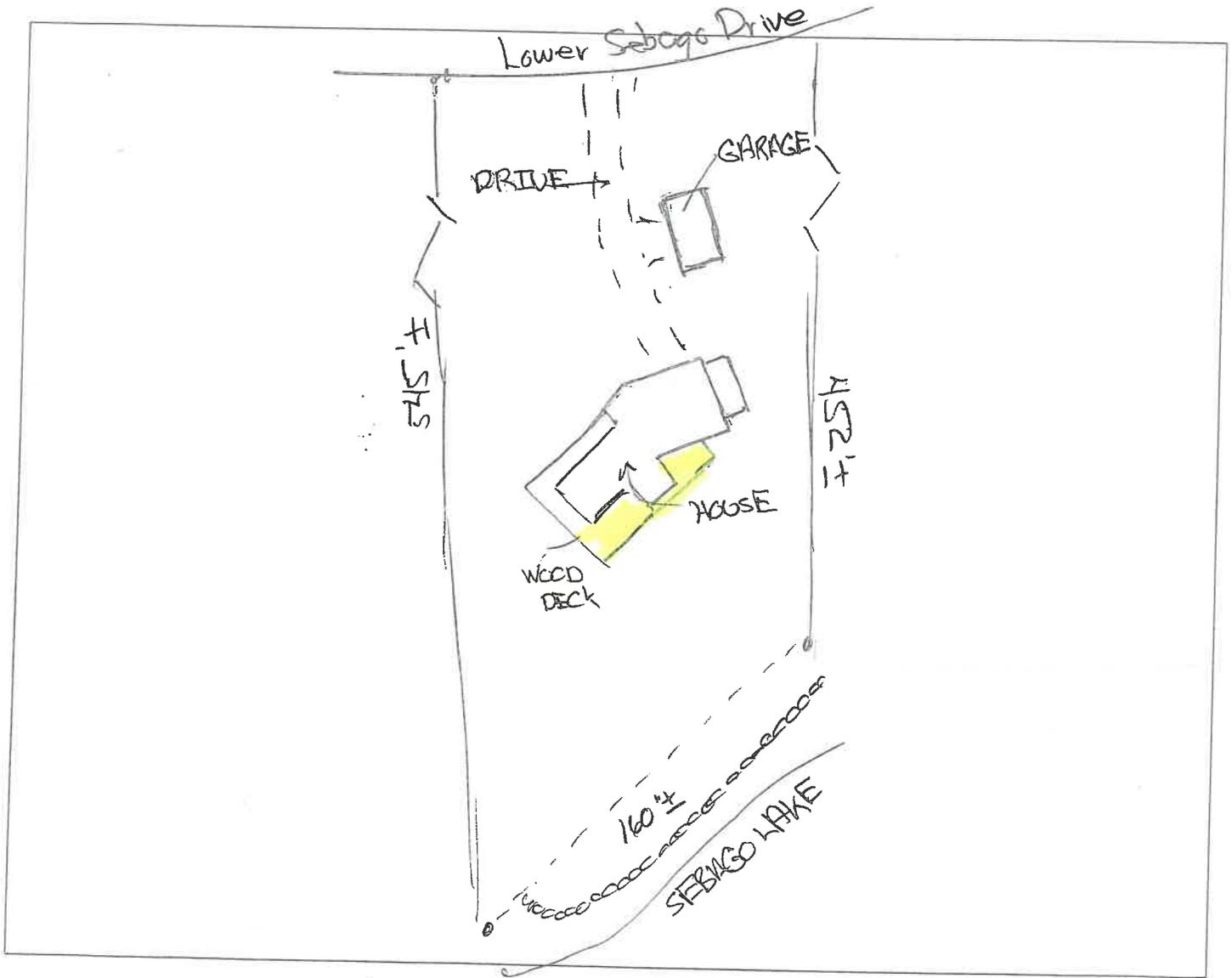


# PLOT PLAN

## Town of Naples

Town Hall  
Village Green  
P.O. Box 1757  
Naples, Maine 04055  
(207) 693-6364

Please include all setback distances from property boundaries and right of ways; buffers; all wetlands and waterbodies, including streams; wells and septic systems. Include 100 foot shoreland setback or flood elevations if applicable. Show all proposed decks, porches and additions. Further, I am responsible for measurements on this plan to be true and accurate. Further, this lot is not part of an illegal subdivision.



Signature: \_\_\_\_\_

*J. Hammond*

Date: \_\_\_\_\_

7/16/98

TOWN OF NAPLES  
Building Permit Application

Permit # 102

Owner Toby B. + Barbara J. Hammond Telephone 693-3785

Address POB 488 Naples ME 04055

Location of Construction LOT 29 Lake Sebago Estates

Proposed Use vehicle storage Estimated Cost 39000

Use other than building? Explain none other than garage

Dimensions: L <sup>30</sup>24 W 26 Tot. Sq. Ft. <sup>780</sup>624 L \_\_\_\_\_ W \_\_\_\_\_ Tot. Sq. Ft. \_\_\_\_\_  
L \_\_\_\_\_ W \_\_\_\_\_ Tot. Sq. Ft. \_\_\_\_\_

No. Bedrooms 0 Lot Size 55x50 Sq. Ft. 77,500 Map R06 Lot 0010 Zone R12

Codes: NFPA; NEC; Maine State Plumbing Code; 101 Life Safety Code

Contractor's Name Carlton Ester

Address Casco, ME 04015

Telephone # 627

By signing this form, I understand and agree to adhere to the codes and statements made within this building application.

Signature of Applicant [Signature]

Signature of Owner [Signature]

Permit Fees

Building 3900

Plumbing /

Other /

Fee Total \$ 3900



Signature of CEO [Signature]

Date 7-16-98