

# 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: July 20, 2020

Owner/Applicant Name: Stanley and Catherine Scribner

Mailing Address: 127 Pope Road, Windham, Maine 04062

Telephone: 207.712.9280 Email: stanscribner1@gmail.com

Property Owner: Stanley and Catherine Scribner

Property Location: 67 Beach Road, Naples, Maine 04055

Was lot in existence prior to November 1988? Yes Map: U29A Lot: 40

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

What are you building? Existing Building  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: Existing home determined to be in violation of setback requirements during survey for sale of property and buildings to new owner

Requesting a variance to 10' setback on left and right yard

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: \$ 114.00**

# FOR MORTGAGE LENDER USE ONLY

REV. 08/17/2017

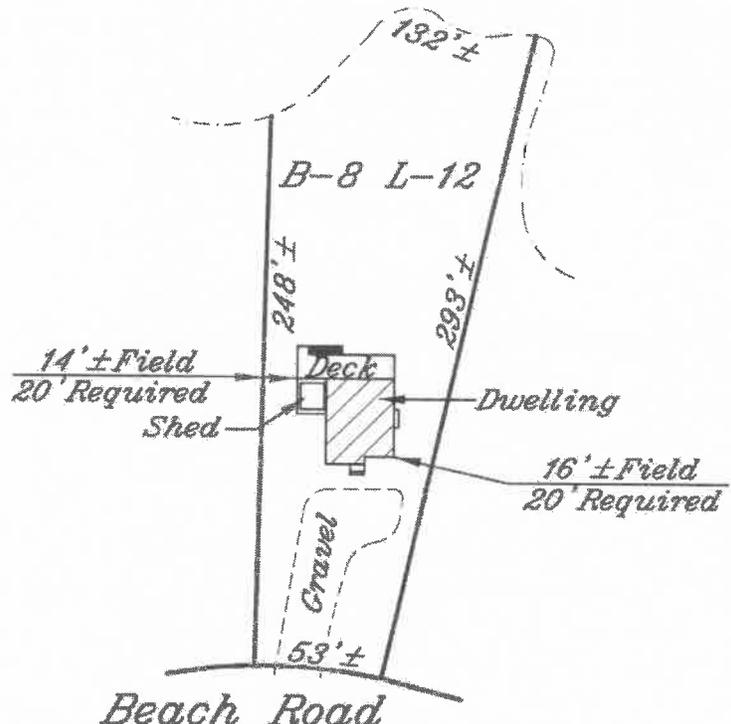
**GENERAL NOTES:** (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TITLE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJUTER'S DEEDS. (7) LOCATION/EXISTENCE OF WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN. (8) THIS OFFICE DOES NOT GRANT AUTHORIZATION TO ANY THIRD PARTY FOR USE OF THIS INSPECTION IN ANY BOUNDARY LINE EVALUATION FOR PERMITTING/PLANNING/APPROVALS. (9) THIS OFFICE ACCEPTS NO LIABILITY AND/OR RESPONSIBILITY FOR THE IMPROPER USE OF THIS MORTGAGE LOAN INSPECTION.

**THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, IMPROVEMENTS SHOWN ARE APPROXIMATE.**

ADDRESS: 67 Beach Road  
Naples, Maine

INSP. DATE: 07/07/2020  
SCALE: 1" = 80'

Sebago Harbor Cove



Beach Road

Deck is 100± from edge of water. Unable to determine location of high water at time of construction.

JDN

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: Scott FILE#: 22033865  
OWNER: Scribner CLIENT#: \_\_\_\_\_  
LENDER: HarborOne Mortgage, LLC  
REQ. PARTY: Preferred Title & Closing

TITLE REFERENCES: COUNTY: Cumberland  
DEED BOOK: 34500 PAGE: 341  
PLAN BOOK: 83 PAGE: 2 LOT: B-8, I-12

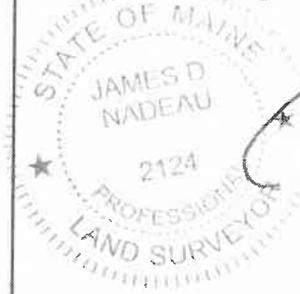
MUNICIPAL REFERENCE:  
MAP: U29A BLOCK: \_\_\_\_\_ LOT: 40

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 230050 PANEL: 0015B  
ZONE: C DATE: 04/01/1982

THE DWELLING WAS NOT IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

Nadeau Land Surveys

Professional Land Surveyors  
Certified Floodplain Managers



[Signature]

7-15-20

918 BRIGHTON AVE. PH.(207)878-7870  
PORTLAND, ME. 04102 F.(207)878-7871

THIS INSPECTION IS VALID ONLY WITH A SURVEYOR'S SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

**THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING**