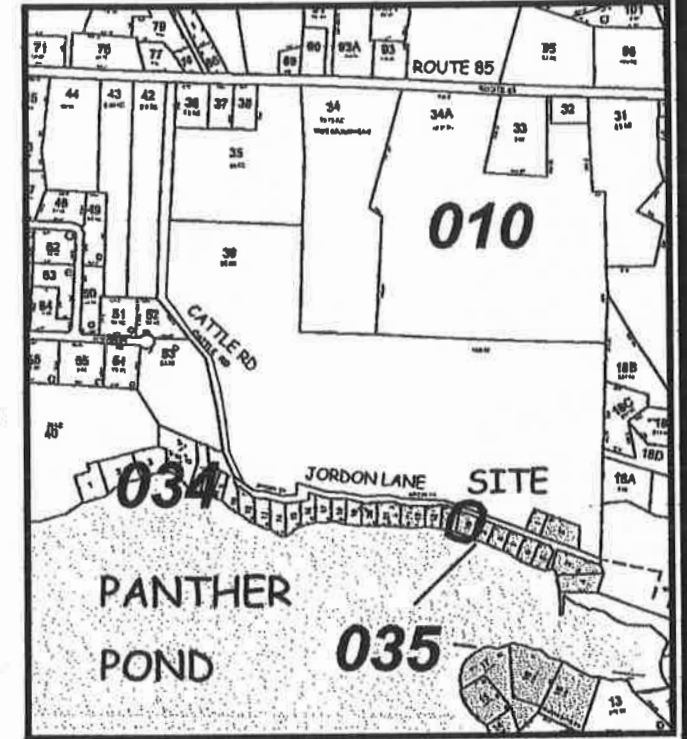
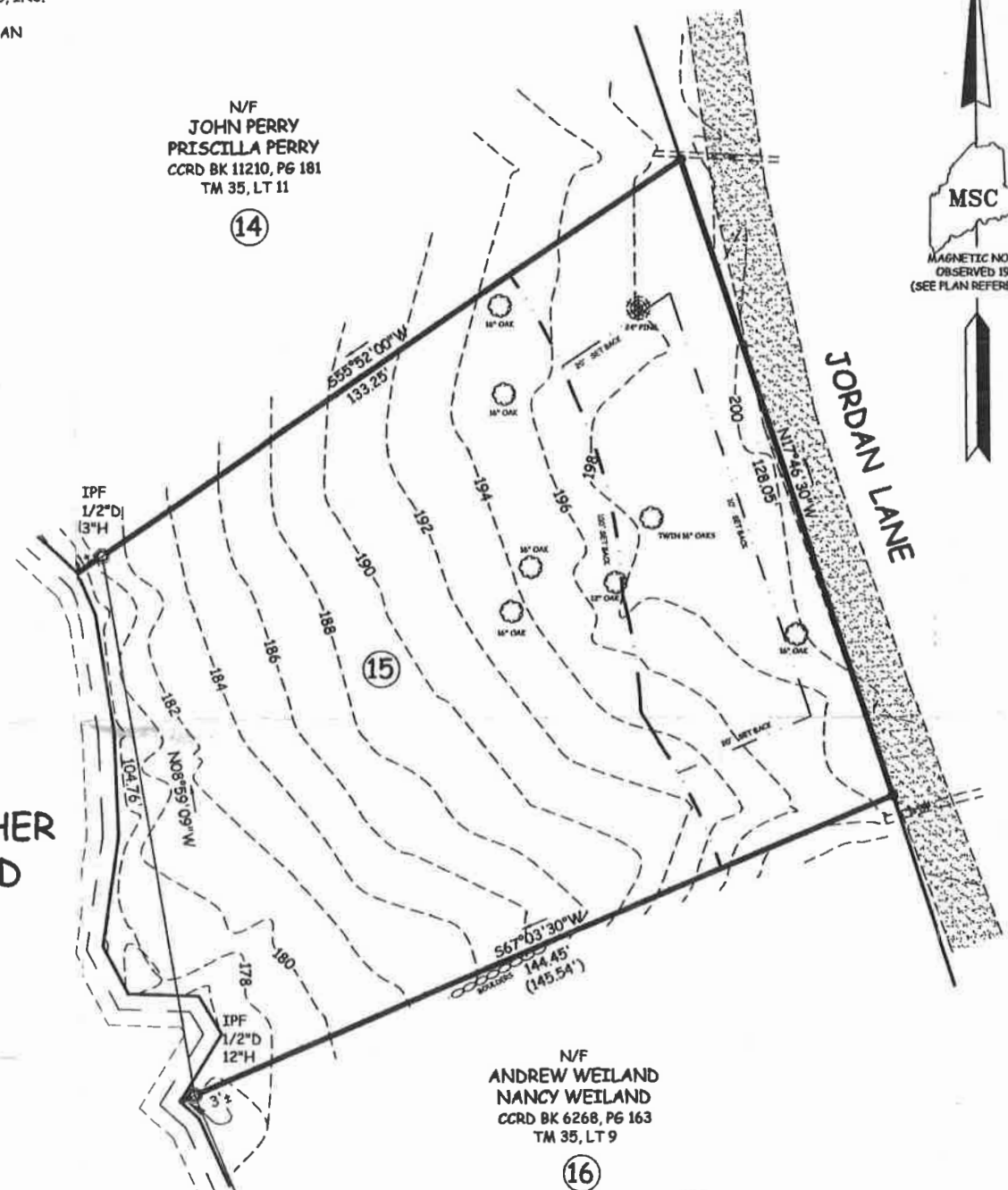


PLAN REFERENCES:

- 1) TOPOGRAPHIC SITE PLAN & STANDARD BOUNDARY SURVEY FOR ANDREW WEILAND AND NANCY WEILAND DATED JANUARY 1998 PREPARED BY MAINE SURVEY CONSULTANTS, INC.
- 2) PLAN OF MURCH SHORES DATED NOVEMBER 24, 1959 PREPARED BY H.I. & E.C. JORDAN RECORDED IN CCRD PB 59, PG 26.

NOTES:

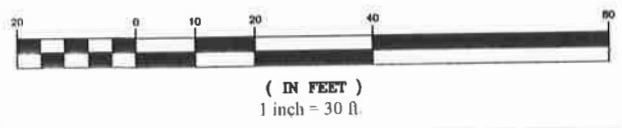
- 1) ELEVATIONS REFER TO AN ASSUMED DATUM.
- 2) TITLE INTEREST IN JORDAN LANE NOT DETERMINED. HOWEVER, IT LIKELY BELONGS TO ABUTTING OWNERS SUBJECT TO ACCESS RIGHTS OF OTHER PROPERTY OWNERS IN THE SUBDIVISION. (SEE MAINE REVISED STATUTES TITLE 33, CHAPTER 7, SUBCHAPTER 7, 55 460 - 469.
- 3) A 10 FOOT ROAD SETBACK IS SHOWN FROM JORDAN LANE, ASSUMING SUBJECT PROPERTY OWNERSHIP OF JORDAN LANE EXTENDING TO THE CENTERLINE. SEE TOWN OF RAYMOND SHORELAND ZONING PROVISIONS SECTION 15 ITEM #3F.
- 4) SUBJECT PROPERTY IS A NON-CONFORMING LOT OF RECORD SEE TOWN OF RAYMOND SHORELAND ZONING PROVISIONS SECTION 12 ITEM E1. IT MEETS ALL SETBACK REQUIREMENTS PROVIDED FOR IN A NON-CONFORMING LOT WITHIN SHORELAND ZONE.
- 5) PARCEL AREA = 0.37 ACRES, MORE OR LESS



LOCUS
(NOT TO SCALE)

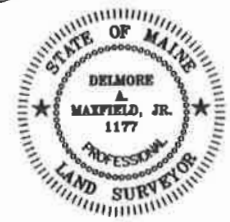
LEGEND:

- (145.54') RECORD DIMENSION
- IRON PIPE FOUND
- IRON ROD W/C #1177 SET
- CONIFEROUS TREE
- DECIDUOUS TREE
- STONEWALL
- N/F NOW OR FORMERLY
- TM #R6, LT #38 TAX MAP #, LOT #
- BK 3200, PG 618 REGISTRY BOOK/PAGE
- C.C.R.D. CUMBERLAND COUNTY REGISTRY OF DEEDS
- ===== PARCEL BOUNDARY
- EDGE GRAVEL TRAVELWAY
- 210 ----- CONTOUR
- ===== WATERBODY
- (15) SUBDIVISION LOT NUMBER



N/F
ANDREW WEILAND
NANCY WEILAND
CCRD BK 6268, PG 163
TM 35, LT 9

(16)



EXCEPTIONS:
1) NO DETAILED SURVEY REPORT.

NOTES:
1) THE PARCEL BOUNDARIES AS DEPICTED ON THIS MAP WERE DERIVED FROM A THOROUGH REVIEW OF RECOVERED EXISTING RECORD EVIDENCE AND ACTUAL FIELD SURVEY LOCATION OF FOUND PHYSICAL EVIDENCE AND REPRESENT IN MY PROFESSIONAL OPINION THE POSITION OF THE RECORD PARCEL BOUNDARIES.
2) THIS SURVEY CONFORMS TO THE CURRENT STANDARDS ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. EXCEPTIONS AS NOTED ABOVE.

3) NOT VALID OR TRUE COPY OF ORIGINAL UNLESS SIGNED AND EMBOSSED BY SURVEYOR.

Delmore A. Maxfield, Jr.
DATE: 12-20-16

PLAN OF LAND FOR
DANIEL ERIC WEILAND AND SARAH WEILAND HOLLAND

OWNERS OF RECORD
CCRD BK 15918, PG 05
TAX MAP 35, LOT 10
LOCATED AT:
JORDAN LANE
RAYMOND, MAINE

PREPARED BY:
MAINE SURVEY CONSULTANTS, INC.
P.O. BOX 485 HARRISON, MAINE 04040
SCALE: 1"=20' DATE: DECEMBER 2016
JN/PRJ 116074/DWG BASE116074 FB 161.019

PANTHER POND
JORDAN LANE
RAYMOND, MAINE 04071

SHEET TITLE
SITE SURVEY

AS100

PRISCILLA PERRY
 CCRD BK 11210, PG 181
 TM 35, LT 11

(14)

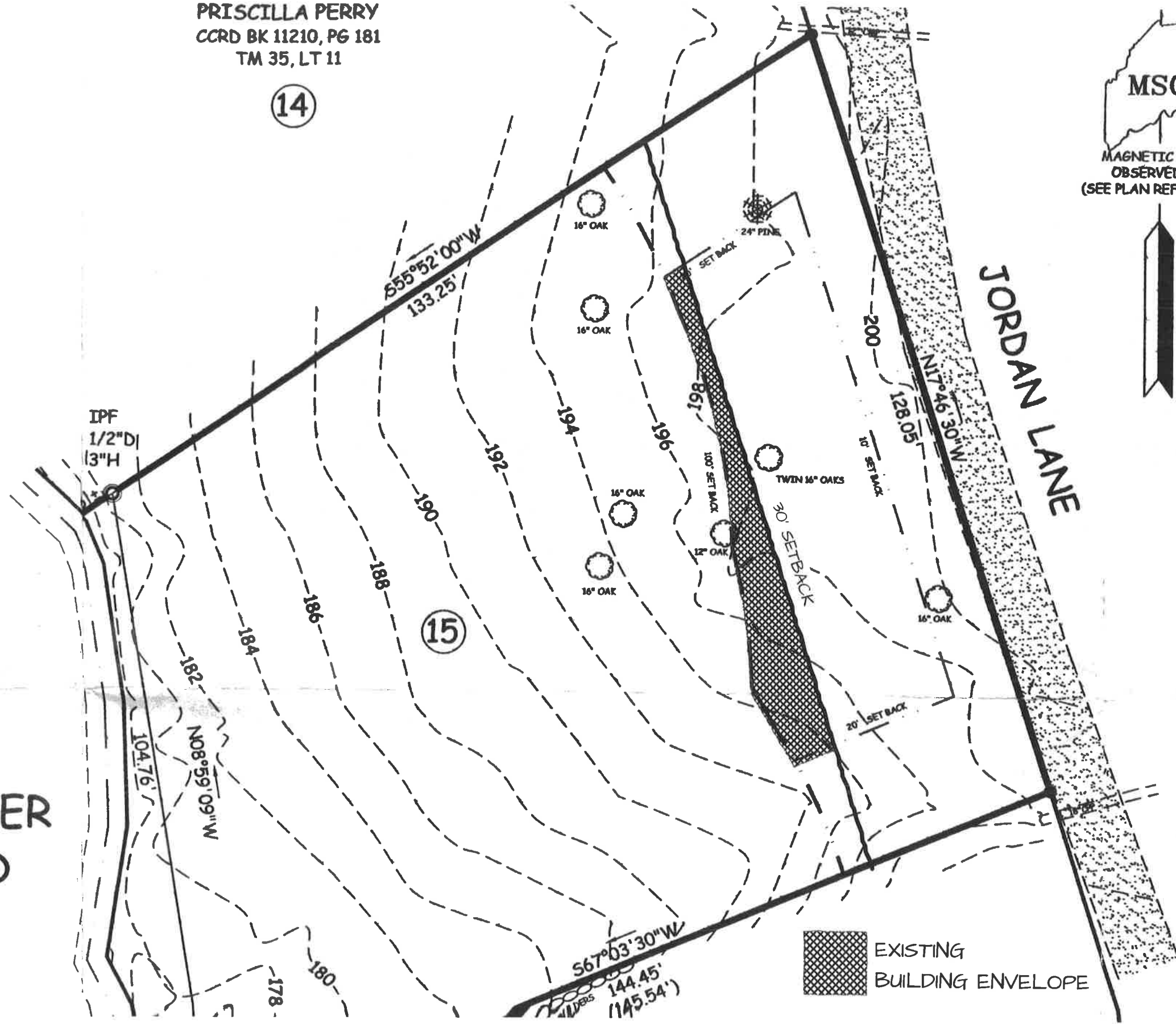


LINE, ASSUMING
 TENDING TO

ENSIONS

RECORD
 DIMENSIONS SECTION 12
 DIVIDED FOR IN A NON-

PANTHER
 POND



EXISTING
 BUILDING ENVELOPE

EXISTING BUILDING ENVELOPE (6'-6" X 80'-0")

1/16" = 1'-0"

PANTHER POND
 JORDAN LANE
 RAYMOND, MAINE 04071

SHEET TITLE
 EXISTING
 BUILDING
 ENVELOPE
 AS101

PRISCILLA PERRY
CCRD BK 11210, PG 181
TM 35, LT 11

14



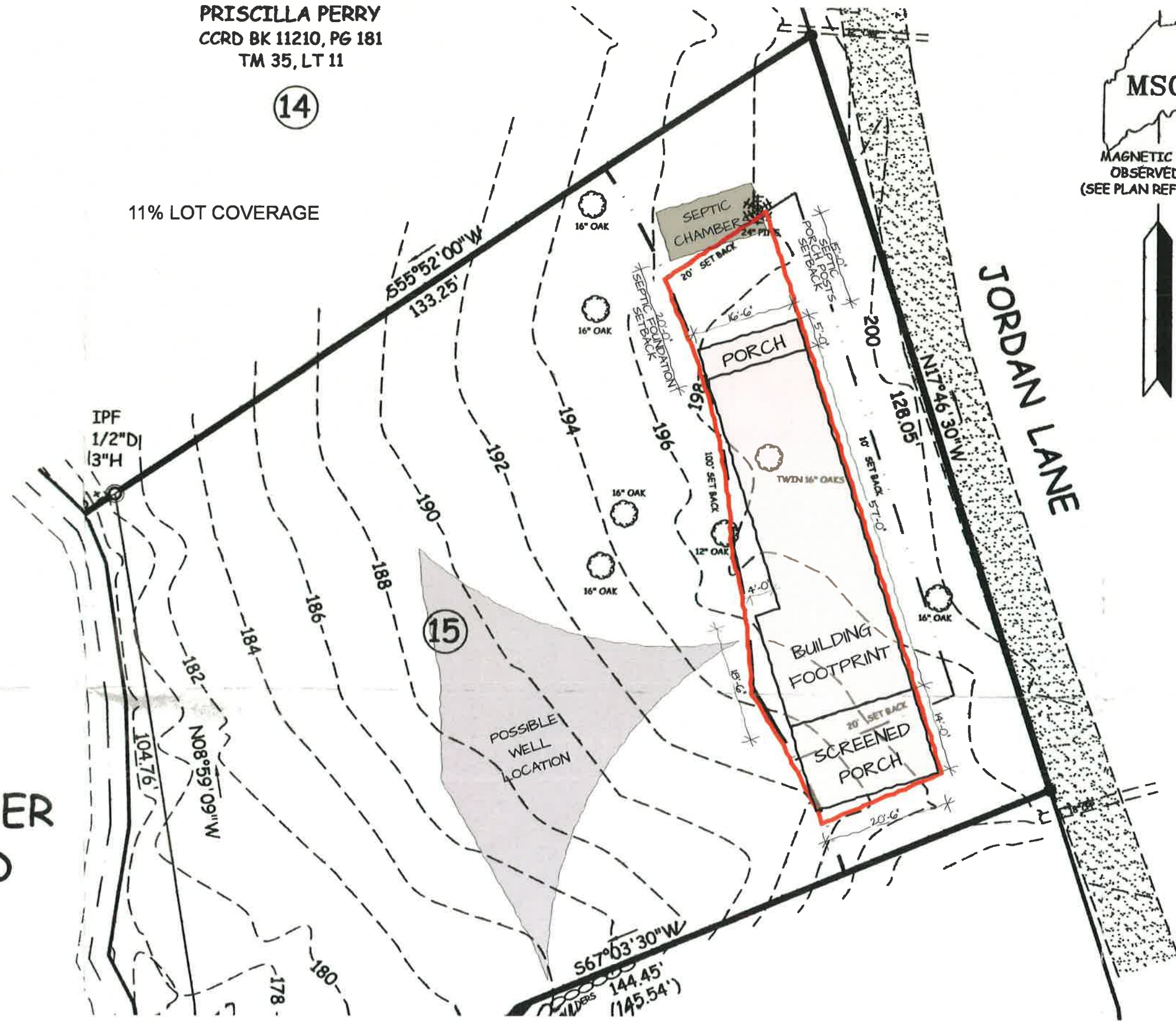
LINE, ASSUMING
TENDING TO

11% LOT COVERAGE

ENSIONS

RECORD
ENSIONS SECTION 12
DIVIDED FOR IN A NON-

PANTHER
POND



PANTHER POND
JORDAN LANE
RAYMOND, MAINE 04071

SHEET TITLE
PROPOSED
BUILDING
ENVELOPE

AS102

PROPOSED BUILDING ENVELOPE (SETBACK REDUCTIONS 15' FRONT & 10' SOUTH SIDE) 1/16" = 1'-0"



PANTHER POND

PERRY CAMP

HOLLAND LAND

JORDAN LANE

WEILAND CAMP

Tenny Campsite
Camp William Hinds

PANTHER POND
JORDAN LANE
RAYMOND, MAINE 04071

SHEET TITLE

AERIAL VIEW

AS103



VIEW OF PROPERTY FROM ROAD LOOKING SOUTHEAST



VIEW OF PROPERTY FROM ROAD LOOKING NORTHWEST



PROPERTY TO SOUTHEAST (WEILAND)



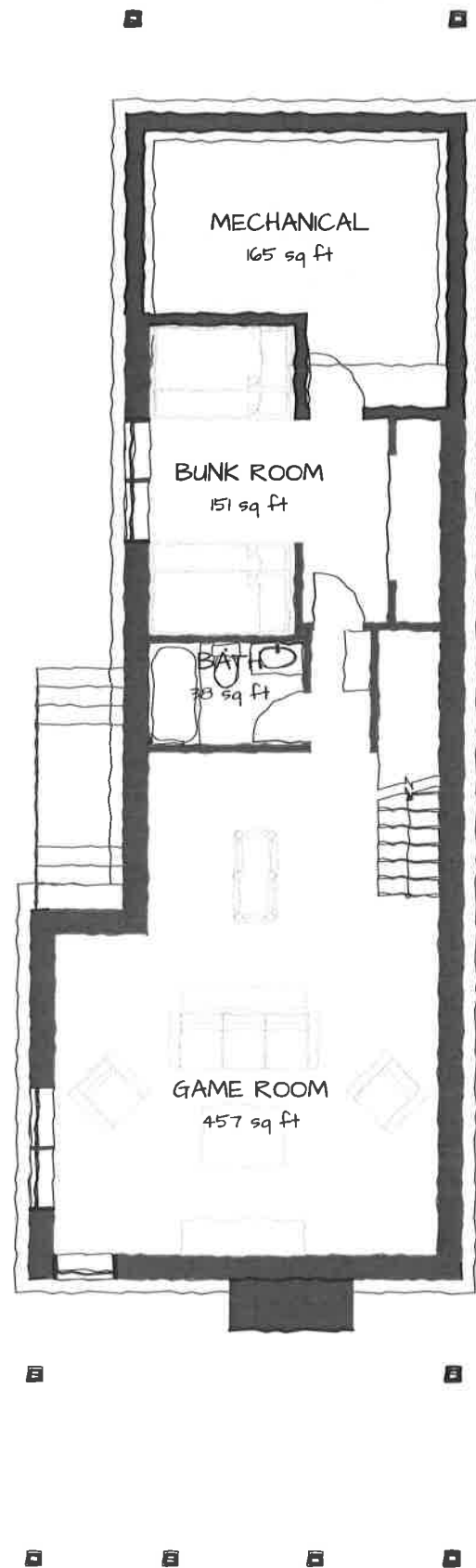
PROPERTY TO NORTHWEST (PERRY)

PANTHER POND
JORDAN LANE
RAYMOND, MAINE 04071

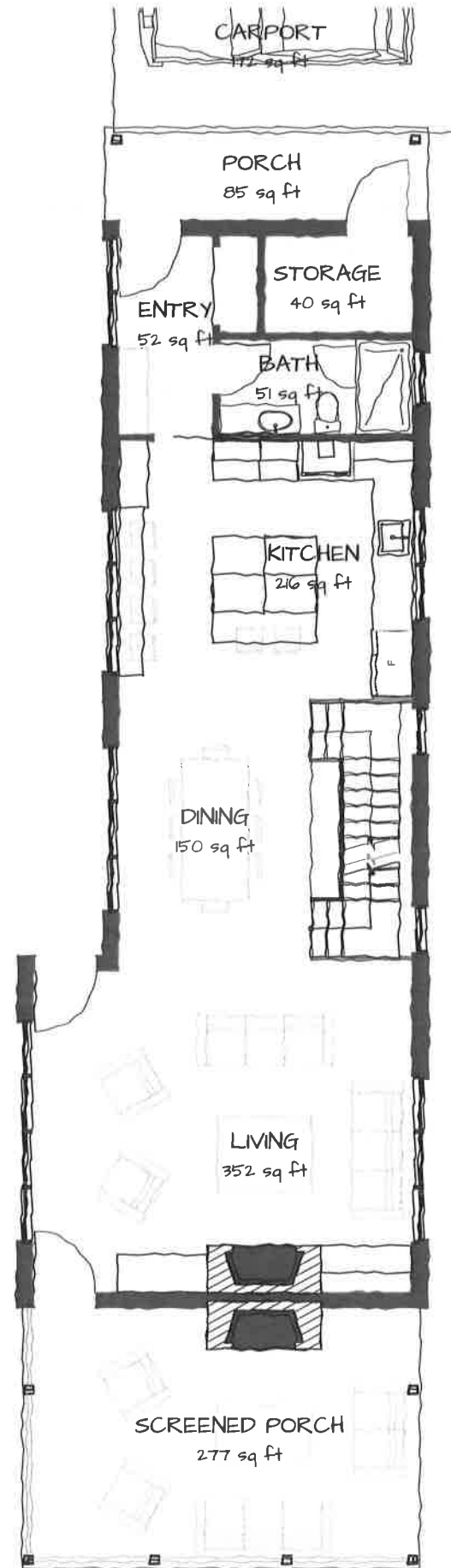
SHEET TITLE

Site Photos

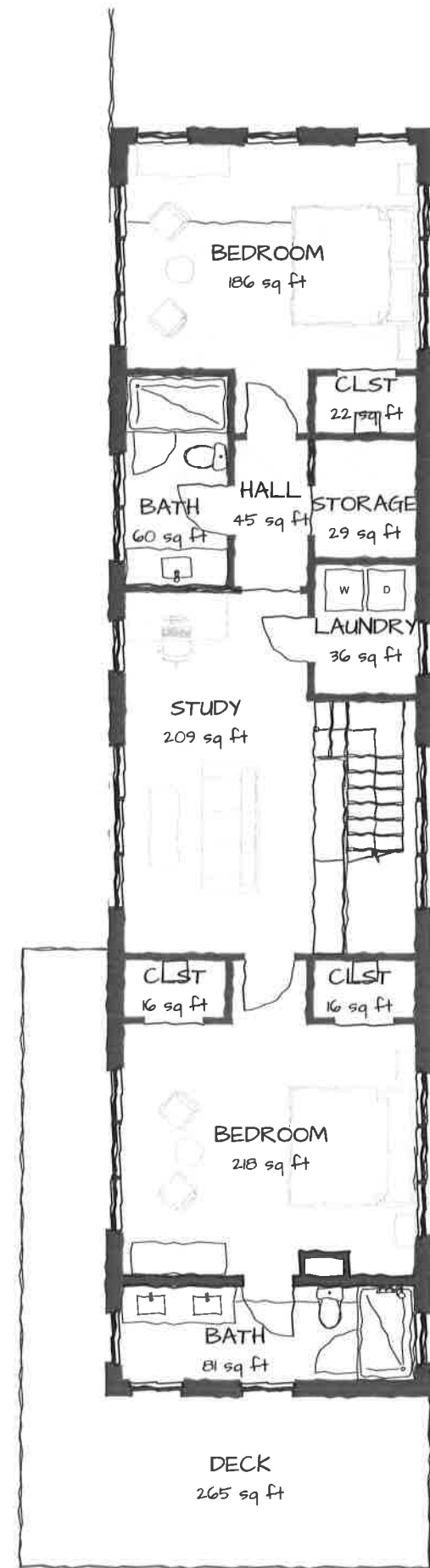
AS104



BASEMENT FLOOR PLAN 1/8" = 1'-0"



FIRST FLOOR PLAN 1/8" = 1'-0"



SECOND FLOOR PLAN 1/8" = 1'-0"

PANTHER POND
JORDAN LANE
RAYMOND, MAINE 04071

SHEET TITLE

FLOOR
PLANS

A101



**TOWN OF RAYMOND
APPLICATION TO THE
ZONING BOARD OF APPEALS**

Staff Use Only:		Received Date
Application Fee	\$ 75.00	
Notice Fee \$8.00/abutter	\$	
Publishing Fee	\$ 300.00	
Escrow-if required		
TOTAL		

Name of Applicant Sarah & Matthew Holland
Mailing Address 19 Preservation Drive, Falmouth, ME 04105
Primary Phone 207-475-7900 C H W email moholland@gmail.com
Date property acquired: (month and year) 12/2000

Name of Owner (if different than applicant) SAME
Mailing Address SAME
Town: _____ **State** _____ **Zip Code** _____
Primary Phone SAME C H W email _____

Property Address (street number and name): 0 Jordan Lane, Raymond ME 04071
Town of Raymond **Map** 035 **Lot** 10 **Zone** LRR1
Deed Reference **Book** _____ **Page** _____

The undersigned applies for the following:

- 1. ADMINISTRATIVE APPEAL. Applicant requests relief from the decision, or lack of decision, of the Code Enforcement Officer. The undersigned believes that (check one)
 An error was made in the denial of the permit
 Denial of the permit was based on the misinterpretation of the ordinance
 The permit was not approved or denied within a reasonable period of time
 Other: _____
- 2. VARIANCE (the information listed on page 3 must be submitted)
- 3. CONDITIONAL USE PERMIT For _____ (use) in _____ Zone
- 4. VARIANCE PROVISION(S) FOR NON-CONFORMING Lot Structure Use
- 5. SETBACK REDUCTION (do not complete Page 3)

I have read, understand and agree to the above instructions and conditions. I also authorize any Board Member or other Town Officials to enter onto the site. I certify that the information contained in this application and its supplement is true and correct.

Date: 12/23/21 **Appellant:** 
Date: 9/23/21 **Property Owner:** SAME

VARIANCE CRITERIA
(DO NOT COMPLETE THIS PAGE FOR SETBACK REDUCTIONS)

a. Nature of variance: Describe the nature of the variance.

See attached letter.

NOTE: Eight (8) copies of a sketch plan of the property **must** accompany this application showing the dimensions and shape of the lot, the size, setbacks and location of **existing** buildings, the location and dimensions of proposed buildings or alterations, the location of any buildings within 100 feet of the lot, and any natural or topographic peculiarities of the lot in question.

b. Justification of variance: In order to be granted, the Appellant **MUST DEMONSTRATE** to the Board of Appeals that the strict application of the zoning ordinance would cause **UNDUE HARDSHIP. MAINE STATE LAW REQUIRES FOUR CRITERIA, WHICH MUST BE MET** before the Board of Appeals can find that the hardship exists. Please explain how your situation meets **EACH** of these criteria listed below: (If these are not answered, the appeal will not be scheduled.)

1. The land in question cannot yield a reasonable return unless the variance is granted.

See attached letter.

2. The need for a variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood.

See attached letter.

3. The granting of the variance will not alter the essential character of the locality.

See attached letter.

4. The hardship is not the result of action taken by the appellant or a prior owner.

See attached letter.

December 23, 2021

Town of Raymond, Maine
Zoning Board of Appeals

As the owner of 33 Jordan Lane, we are requesting a zoning variance to allow us to build a full-time residence on an undeveloped, non-conforming lakefront lot located on Panther Pond.

Project Location

Jordan Lane, between 35 and 41 Jordan Lane. The lakefront lot is a 1/3 acre with a gently sloping topography down to Panther Pond. No existing structure resides on the building lot.

Documentation

Zoning Board Application
2006 Site Survey
Existing Building Envelope
Proposed Building Envelope
Proposed Floor Plans
Proposed Elevations

Details

We are asking for a variance to allow for a 15' Front and 10' South side setback reduction to allow us to build a home which we plan to use as our full-time residence. The land was originally purchased in 2000 with the intent to eventually build a residence. A survey was commissioned in 2016 to get a better understanding of the buildable lot and at that time, it was deemed that the front setback was 10' which allowed for a narrow yet viable building envelope. Our youngest, of three daughters, will graduate from high school in 2023 and we are now finally planning for our future residence in Raymond. Unfortunately, after meeting with the Raymond CEO on 8/27/21 to discuss the possibility of requesting a 10' side setback reduction, it was brought to our attention that the front setback was actually 30'. This reduces the building envelope to approx. 6'-6" x 80' which no longer provides enough space to consider building a 4-season residence.

Our parents have owned the camp adjacent to the South since the early 1980's; my mom grew up in Gorham and her parents owned a camp on Crescent Lake, which was unfortunately sold many years ago. We were lucky to have spent many summer weeks, growing up with our cousins in Raymond and Panther Pond especially hold a special place in our heart. My parents have retired and spend the summer months on Panther Pond and their remaining time in FL. Over the past several years, we have been making day trips to Panther Pond during the winter months to enjoy ice fishing, cross country skiing and other various winter activities. These winter trips have only solidified our original intent when we purchased our adjacent property, hoping to build a full-time residence to complement the 3-season camp that remains a focus of our now expanded family.

Nature of variance: Describe the nature of the variance.

We are asking for a variance to reduce the Front setback to 15' and the North side setback to 10' to allow us to build a full-time residence. Without the setback, the width of the lot is restricted to 6'-6" wide, making it impossible to build a home.

1. The land in question cannot yield a reasonable return unless the variance is granted.

Yes, due to recent zoning changes, we are no longer able to yield a reasonable return as we can no longer build a full-time residence without a variance. At the time of the original purchase in 2000 the lot setbacks allowed for a buildable lot, and the purchase price reflected that assumption. We have also paid taxes for the past 20 years based on the value of a buildable lakefront lot. It was always our intention to build a full-time residence on the lot now that we are downsizing and consolidating at the end of our careers with our three daughters in college.

2. The need for a variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood.

Yes, due to the setback requirements from the lake, front, and side converging to only allow for a building lot that is 6'-6" wide. This 1/3 acre lot is typical to the neighborhood in size and dimensions and they were designed to allow for a house to easily be built within the original setbacks.

3. The granting of the variance will not alter the essential character of the locality.

Yes, the existing character will not be altered as all of the existing homes reside much closer to the lake and to adjacent properties, as the original setbacks were less than the currently expanded setbacks. In addition, the neighborhood is changing from seasonal cottages to full-time residences, as many of the existing camps have been upgraded/expanded to accommodate year round living. Our design intent is to create a house that fits within the current design characteristics of the existing cottages using building materials native to Maine.

4. The hardship is not the result of action taken by the appellant or a prior owner.

Yes, the hardship is not the result of our actions but due to the expansion of the setbacks in recent years and a recent code change requiring an *existing* structure to be present on the lot in order to get a standard setback reduction.

Thank you for considering our request for a variance to reduce the setback in front to 15' and on the south side to 10'. We hope to be your neighbors in Raymond soon.

Sincerely,


Sarah W. Holland


Daniel E. Weiland