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PANTHER POND

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

\[ \frac{1}{16}^\circ = 1'-0" \]

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11% LOT COVERAGE

PANTHER POND

PROPOSED BUILDING ENVELOPE (SETBACK REDUCTIONS 15' FRONT & 10' SOUTH SIDE) 1/16" = 1'-0"
Name of Applicant: Sarah & Matthew Holland
Mailing Address: 19 Preservation Drive, Falmouth, ME 04105
Primary Phone: 207-475-7900
Date property acquired: (month and year): 12/2000
Name of Owner (if different than applicant): SAME
Mailing Address: SAME
Town: SAME
State: C
Zip Code: SAME
Primary Phone: SAME
Date property acquired: (month and year): 12/2000

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,

[Signature]

Sarah W. Holland

[Signature]

Daniel E. Weiland