



August 21, 2020

Town of Raymond, Maine  
Code Enforcement Office

On behalf of my client, Travis Corson, of 105 Meadow Road, I am requesting a **Setback Reduction** to allow Travis to construct a new home on an un-developed and non-conforming lot. Due to the odd dimensions of the lot we find ourselves requesting this relief from the Zoning Board.

**Project Overview:**

This parcel is located on the East side of Route 121 towards Panther Pond. The natural topography pitches down from front to back.

**Enclosed you will find the following:**

- Zoning Board Application
- Agent Authorization Letter
- Recent Survey by St.Clair Associates
- Drawings
  - o ZB1 – Proposed Floorplans
  - o ZB2 – Proposed Elevations & Height Diagram
  - o ZB3 – Google Earth image
  - o ZB4 – Reference Photos

**Some general points:**

- We have a current survey on the property.
- The site is long and narrow creating an allowable Building Envelope that is approximately 9'-10" wide by 90'-8" deep.
- Travis dug an exploratory hole on the property to determine if there was any ledge where the foundation may be installed.
- The well is already installed on the property
- The septic system has been designed

**The Design Process:**

Please allow me to explain the process that brought us to this request:

Initially, Travis and I discussed designing a home that would fit within the Allowable Building Envelope. We discussed a "tiny house" and other options, but a house this narrow simply could not give Travis the space he needs to live in and justify the cost of the lot and construction. This became especially challenging when we discussed that the house would have to be multi-level due to the slope, and code-compliant stairs would require a lot of space within such a narrow footprint.

We then worked on a design, attached herein, which would have a base structure of 16' wide by 36' deep. Being in Maine, I am a proponent of overhangs and propose typical 12" eave overhangs bringing the total width of the structure (drip edge to drip edge) to 18'. When we looked at this together on the property, in the context of the adjacent homes, this seemed to feel to fit in well in the neighborhood. As you can see in the Aerial photos there are much larger homes in the immediate area and we feel that our proposed design would fit in nicely.

The proposed design would allow for a parking area for 2 vehicles, a walkway to the house and the house and rear deck. The total Coverage per Town standards would comply with the 15% maximum lot coverage.

Specifically, we are requesting the following relief

- West (Front) Setback – none
- South Setback – 1'-4"
- East (Rear) Setback – none
- North Setback – 6'-5 ¼"

The following address the criteria of the Zoning Board for this appeal:

***Nature of variance: Describe the nature of the variance***

We request relief through Setback Reductions on the North and South sides of the Building Envelope (sides) to allow the Owner to build a house 16' wide by 36' deep. The Allowable building window is simply too narrow to allow for a reasonable home that meets current energy and building codes.

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

No, it cannot.

Without relief to the Standards the Owner would have to construct a very narrow, deep and tall structure to make the value of the property worth the expense of construction. The engineering of a very tall and narrow home that complies with Building codes would involve a sophisticated framework, most likely involving steel members, which would simply make the costs of construction un-reasonable compared to other similar properties in the area.

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

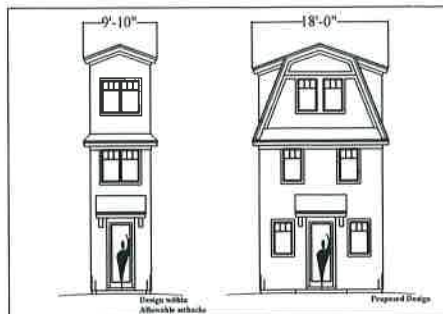
Yes, it is.

Town maps show that although this lot is similar to other lots in the area, I would not consider it to be the general conditions of the neighborhood. The lots a few parcels to the north and south are much larger, and the lots across the street are larger as well.

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

No, it will not.

In fact, I would point out that if we are not given some relief we would be forced to design and build a structure that would have a negative affect on the character of the neighborhood. This diagram below shows what could be built without any input from this Board. This illustrates how odd this type of a tall and narrow structure might look in comparison to the design we are hoping to achieve.



4. ***The hardship is not the result of action taken by the appellant or a prior owner.***  
No, it is not. The hardship is the result of a lot that was created prior to current Zoning standards.

Below is an aerial view showing the scale of other homes in the neighborhood.



If you have any questions or need any further information please call me at 207-883-0083.

Thank you,

A handwritten signature in black ink, appearing to read "Michael E. Richman". The signature is written in a cursive, flowing style.

Michael E. Richman - Custom Concepts Inc. Architecture

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

Staff Use Only:		Received Date
Application Fee	\$ 75.00	
Recording Fee	\$	
Notice Fee	\$	
\$8.00/abutter		
Publishing Fee	\$ 600.00	
Escrow-if required	\$	

Name of Applicant MIKE RICHMAN - CUSTOM CONCEPTS INC. - AGENT  
Mailing Address 383 US ROUTE ONE - Ste. 1A - SCARBOROUGH, ME 04074  
Primary Phone 207-883-0083 C  H  W  email mike@customconceptsinc.com  
Date property acquired: (month and year) 10/2019  
Name of Owner (if different than applicant) TRAVIS CORSON  
Mailing Address PO Box 426  
Town: RAYMOND State ME Zip Code 04071  
Primary Phone 207-655-8733 C  H  W  email travis@tlctree.net  
Property Address (street number and name): 105 MEADOW ROAD  
Town of Raymond. Map 41 Lot 110 Zone LRR-1  
Registry of Deeds . Book 34175 Page 134

**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 the following page must be submitted)
- 3. CONDITIONAL USE PERMIT For \_\_\_\_\_ (use) in \_\_\_\_\_ Zone
- 4. VARIANCE PROVISION(S) FOR NON-CONFORMING Lot  Structure  Use
- 5. SETBACK REDUCTION

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: 8/19/2020 Appellant: MIKE RICHMAN - AGENT  
Date: 08-19-2020 Property Owner: TRAVIS CORSON

## VARIANCE CRITERIA

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

PLEASE SEE ATTACHED

**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.

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

Date: 08-19-2020

To Whom It May Concern:

I hereby authorize Custom Concepts Inc. to act as my Agent for the project at the address below.

I hereby authorize Michael Richman from Custom Concepts to sign any and all applications, permit requests, and other submissions in conjunction with obtaining approvals and permits from the local municipalities as well as State Agencies for my project located at the following address:

Address: 105 Meadow Rd Raymond, ME  
04071

T. Travis L. Corson  
Printed Name

[Signature]  
Signature

[Signature]  
KARISKA GUNZLER  
Notary Public, Me  
Maine Commission Expires  
February 14, 2024



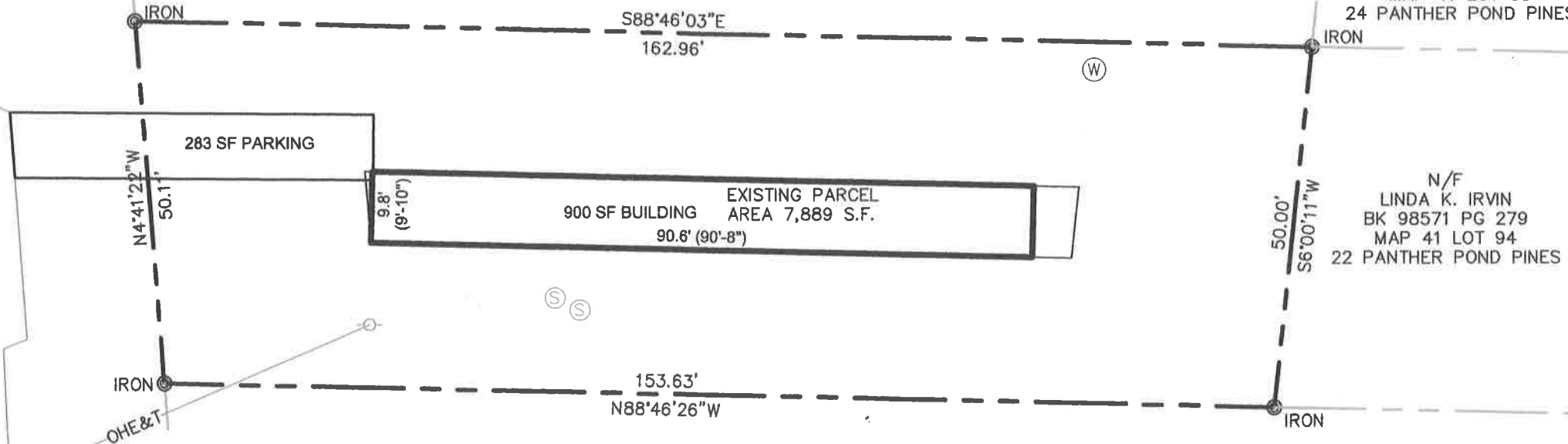
ROUTE 121 MEADOW ROAD

N/F  
WAYNE A. BULLERWELL  
BK 32281 PG 252  
MAP 41 LOT 109  
107 MEADOW ROAD

N/F  
THERESA E. GODIN  
ALLAN J. GODIN  
BK 23692 PG 270  
MAP 41 LOT 95  
24 PANTHER POND PINES

N/F  
LINDA K. IRVIN  
BK 98571 PG 279  
MAP 41 LOT 94  
22 PANTHER POND PINES

N/F  
PAUL S. HUMPHREYS  
BK 12867 PG 77  
MAP 41 LOT 93  
20 PANTHER POND PINES



**SPACE & BULK REQUIREMENTS**

THE PROPERTY IS LOCATED IN THE TOWN OF RAYMOND LIMITED RESIDENTIAL/RECREATIONAL - I (LRR-I) ZONING DISTRICT. THE SPACE AND BULK REQUIREMENTS ARE AS FOLLOWS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	TWO ACRES	7,889 S.F.
MINIMUM STREET FRONTAGE:	225 FEET	50.11 FEET
MINIMUM FRONT YARD:	30 FEET	30 FEET
MINIMUM SIDE YARD:	20 FEET	13.9' FEET
MINIMUM REAR YARD:	30 FEET	30 FEET
MAXIMUM ALLOWED LOT COVERAGE:	1,183 S.F.	
PROPOSED LOT COVERAGE:	1,183 S.F.	

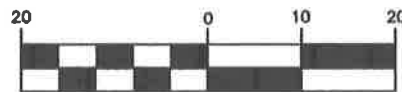
**GENERAL NOTES**

- 1) THE RECORD OWNER OF THE PROPERTY IS WRIGHT PROPERTIES, LLC AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 34175 PAGE 134.
- 2) THE PROPERTY SHOWN HEREON IS LOCATED ON THE TOWN OF RAYMOND TAX MAP 41 BEING DEPICTED AS LOT 110.
- 3) THE BEARINGS AND NORTH ORIENTATION SHOWN HEREON IS BASED UPON MAGNETIC NORTH 2007 SHOWN ON PLAN REFERENCE 4A.
- 4) PLAN REFERENCES:
  - A) EXHIBIT PLAN FOR ESTATE OF TIMOTHY TILLMAN DATED AUGUST 1, 2007 BY SURVEY, INC.
  - B) PANTHER POND PINES RAYMOND, MAINE OWNED BY DATED JUNE 1926 BY C.D. SWAN BY NISBET & GRIFFIN, INC. AND RECORDED IN PLAN BOOK 17 PAGE 13.
- 5) THE PROPOSED FILTER BARRIER SHOWN HEREON SHALL CONSIST OF EITHER SILT FENCE OR EROSION CONTROL MIX.

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	BUILDING	
	EDGE PAVEMENT	
	OHE OVERHEAD ELEC. & TEL.	
	UTILITY POLE	
	SEPTIC AREA	
	FILTER BARRIER EROSION CONTROL	

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 20 ft.

**ST. CLAIR ASSOCIATES**

LAND SURVEYING AND CIVIL ENGINEERING

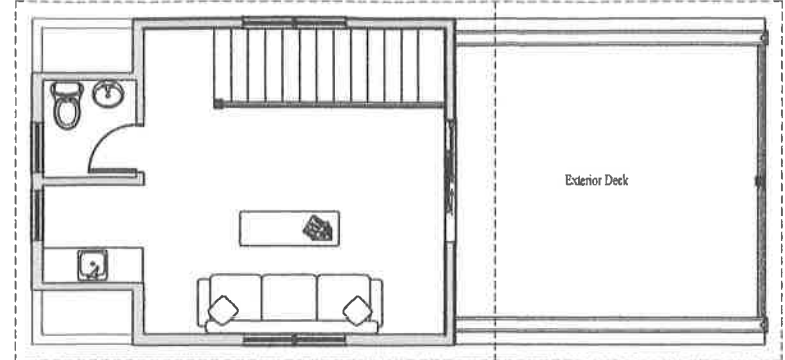
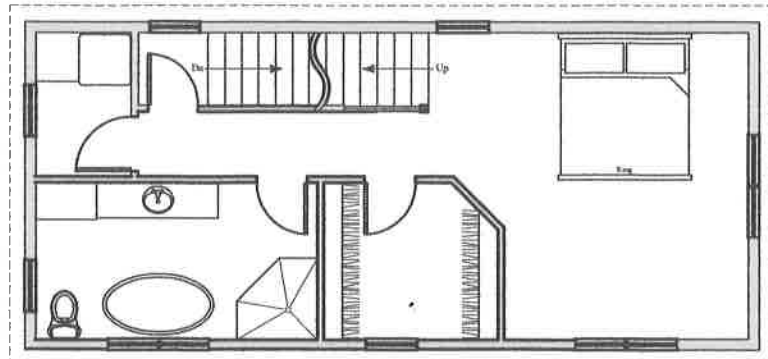
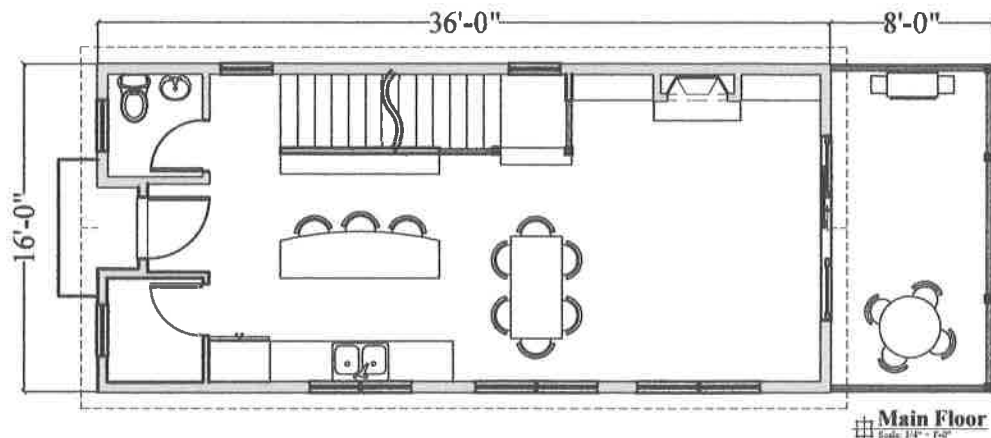
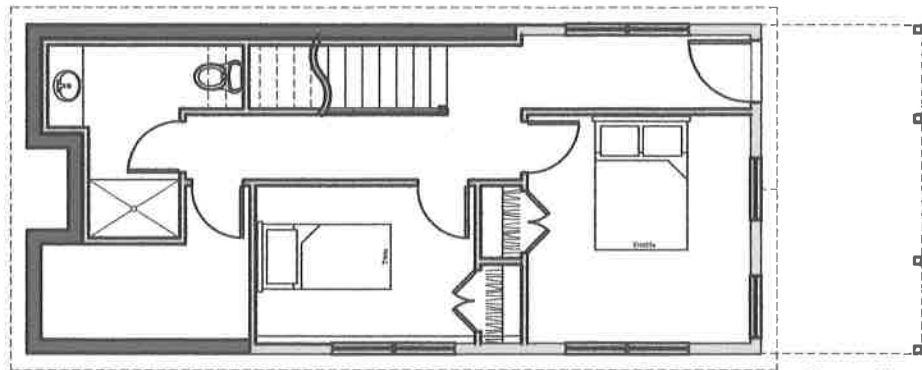
34 Forest Lane  
Cumberland, ME 04021  
Tel (207) 829-5558

PROJECT NO.	FIELD BOOK	DATE	CHKD	DRAWN
17032		4-16-19	DCS	DCS

**SKETCH PLAN**

OF: **RAYMOND PROPERTY**  
105 MEADOW ROAD  
RAYMOND, MAINE

FOR: **WRIGHT PROPERTIES, LLC**  
6 DOMINION ROAD  
WINDHAM, ME 04062



DATE: Aug 21, 2020  
**ZB1**

**CUSTOM CONCEPTS, INC.**  
ARCHITECTURE  
383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074  
PHONE: (207) 883-0983 WWW.CUSTOMCONCEPTSINC.COM

PROJECT: The Corson Residence  
DRAWING TITLE: Zoning Board Submission  
JOB NUMBER: 2020-00  
DRAWN BY: MER  
SCALE: As noted

PROFESSIONAL SEAL: [Blank]

NO.	DATE	DESCRIPTION
Revisions		

Final design may differ





Main Elevation  
Scale 1/8" = 1'-0"

South Elevation  
Scale 1/8" = 1'-0"

East Elevation  
Scale 1/8" = 1'-0"

South Elevation  
Scale 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
Revisions		

**CUSTOM CONCEPTS, INC.**  
ARCHITECTURE  
383 U.S. ROUTE 1 SUITE 1A - SCARBOROUGH, MAINE 04074  
PHONE: (207) 883-0883 WWW.CUSTOMCONCEPTS.COM

PROJECT: The Carson Residence  
DRAWING TITLE: Zoning Board Submission  
JOB NUMBER: 2020-00  
DRAWN BY: MER  
SCALE: As noted



DATE: Aug 21, 2020

**ZB2**

Final design may differ



Untitled Map  
Write a description for your map.

Legend  
RD

Google Earth

200 ft



NO.	DATE	DESCRIPTION

Revisions

**CUSTOM CONCEPTS, INC.**  
ARCHITECTURE  
383 U.S. ROUTE 1, SUITE 1A, SCARBOROUGH, MAINE 04074  
Phone: (207) 853-0083 WWW.CUSTOMCONCEPTS.COM

PROJECT: The Corson Residence  
DRAWING TITLE: Zoning Board Submission  
JOB NUMBER: 2020-00  
DRAWN BY: MER  
SCALE: As noted

Design  
 Development  
 Construction  
 Construction  
 Construction  
 Construction



DATE:  
Aug 21, 2020

ZB3

