



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

Staff Use Only:		Received Date
Application Fee	\$ 75.00	7-29-2021
Notice Fee \$8.00/abutter	\$ 216.00	
Publishing Fee	\$ 300.00	
Escrow-if required		
<b>TOTAL</b>	<b>\$591.00</b>	

Name of Applicant Bruce Hamilton  
Mailing Address 20 Cockett Rd. Raymond ME 04071  
Primary Phone 617 899 5411 C ☒ H ☐ W ☐ email hamiltonbK@verizon.net  
Date property acquired: (month and year) 7/2014

Name of Owner (if different than applicant) \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Town: \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Primary Phone \_\_\_\_\_ C ☐ H ☐ W ☐ email \_\_\_\_\_  
Property Address (street number and name): 20 CROCKETT Rd. Raymond ME  
Town of Raymond Map 52 Lot 26 Zone LRR 2  
Deed Reference Book 6951 Page 175

**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: 7/28/2021

Appellant: [Signature]

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

Property Owner: SAME

Our names are Bruce and Kathy Hamilton and we would like to have a pre-built shed delivered to our property at 20 Crockett Road and are requesting a setback reduction.

If we adhere to the setback codes, it will really chop up our side yard and be very close to our existing screened porch. We are requesting a setback reduction only from the back line to 7 feet. A neighbor on the lake side of Crockett Road applied for setback reduction to 7 feet which was approved and we're hopeful to receive a similar decision.

There is a 68 foot fence along the back line that was there when we bought the property. The requested variance would basically extend the fence another 24 feet (the length of the shed). The space behind where we would like to put the shed is lawn and would not block anyone's view and the view from our neighbors to the side would not change - they look out over our back yard.

Our neighbor's house to the back (West - 17 Caton Road) is located 75 feet from the nearest corner of the proposed shed. Our neighbor's to the back left (SSW - 13 Caton Road) is located 85 feet from the nearest corner of the proposed shed. Our neighbor's house to the side (South - 16 Crockett Road) is 60 feet from the nearest corner.

We appreciate your consideration of our request.

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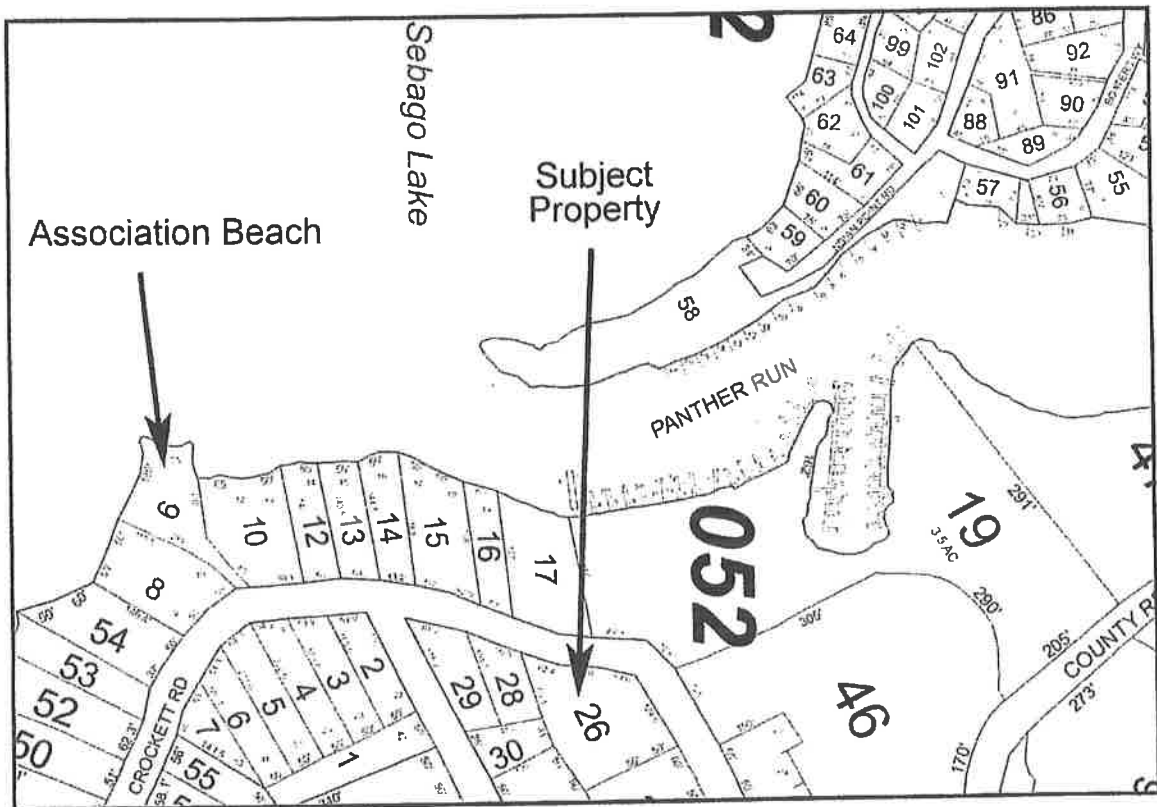
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Tax Assessment Map

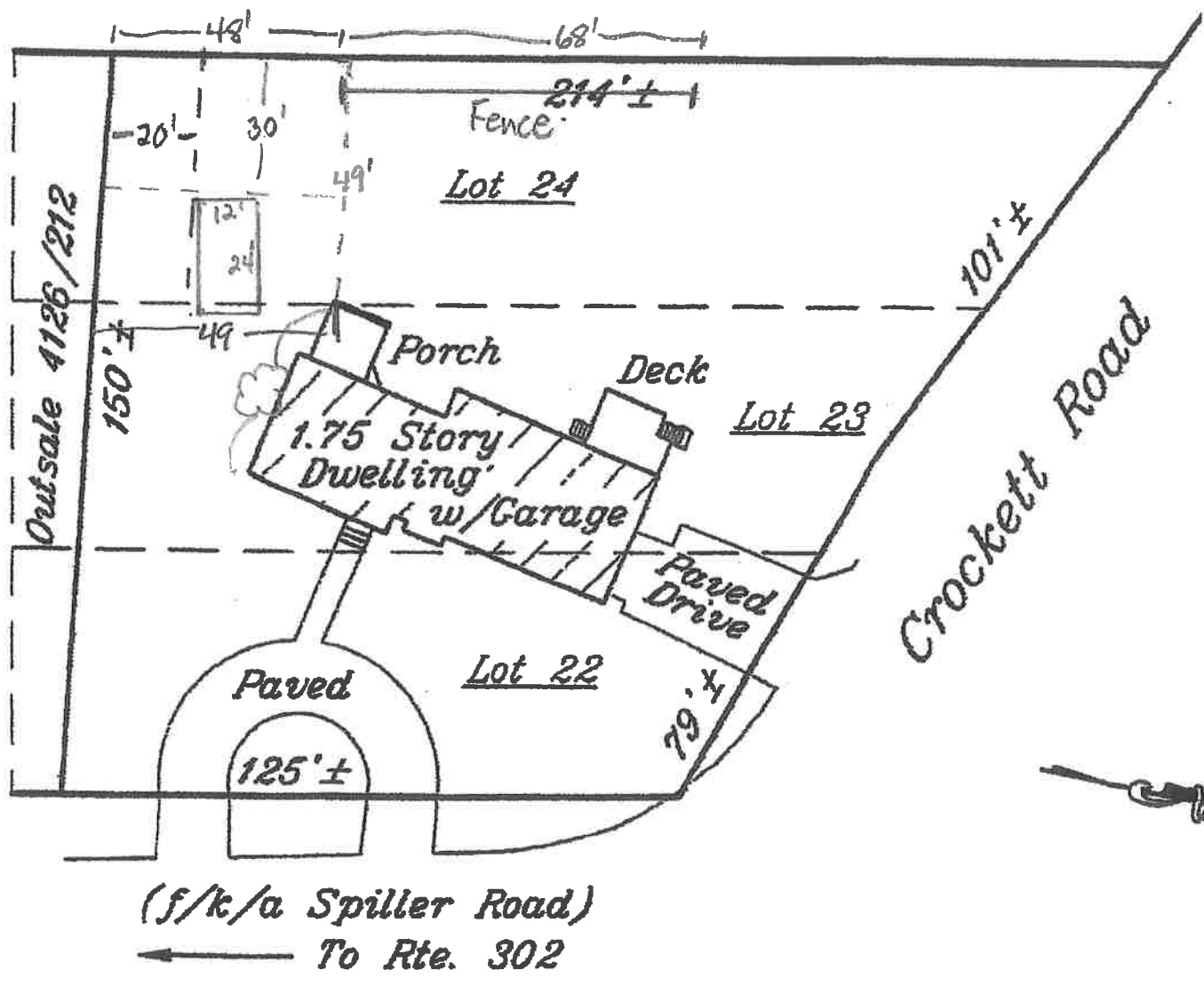


THIS MAP IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. IMPROVEMENTS SHOWN ARE A

S: 20 Crockett Road INSP. DATE: 7/  
Raymond, Maine SCALE: 1"

ers the abutter's fence encroches onto inspected parcel.

er  
Code-  
20' from  
side  
+  
30' from  
back



PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

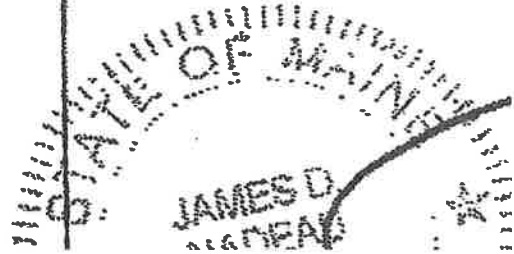
T: Bruce & Katherine Hamilton FILE#: 21427189  
Christopher & Sandra Lum CLIENT#: 14-1109  
Norway Savings Bank  
TY: Cornerstone Title And Settlement

REFERENCES: COUNTY: Cumberland  
K: 6951 PAGE: 175  
K: 39 PAGE: 62 LOT: 22, 23, 24

PAL REFERENCE:

Nadeau Land

Professional Land  
Certified Floodplai



... RESPONSIBILITY FOR THE IMPROPER USE OF THIS MORTGAGE LOAN INS  
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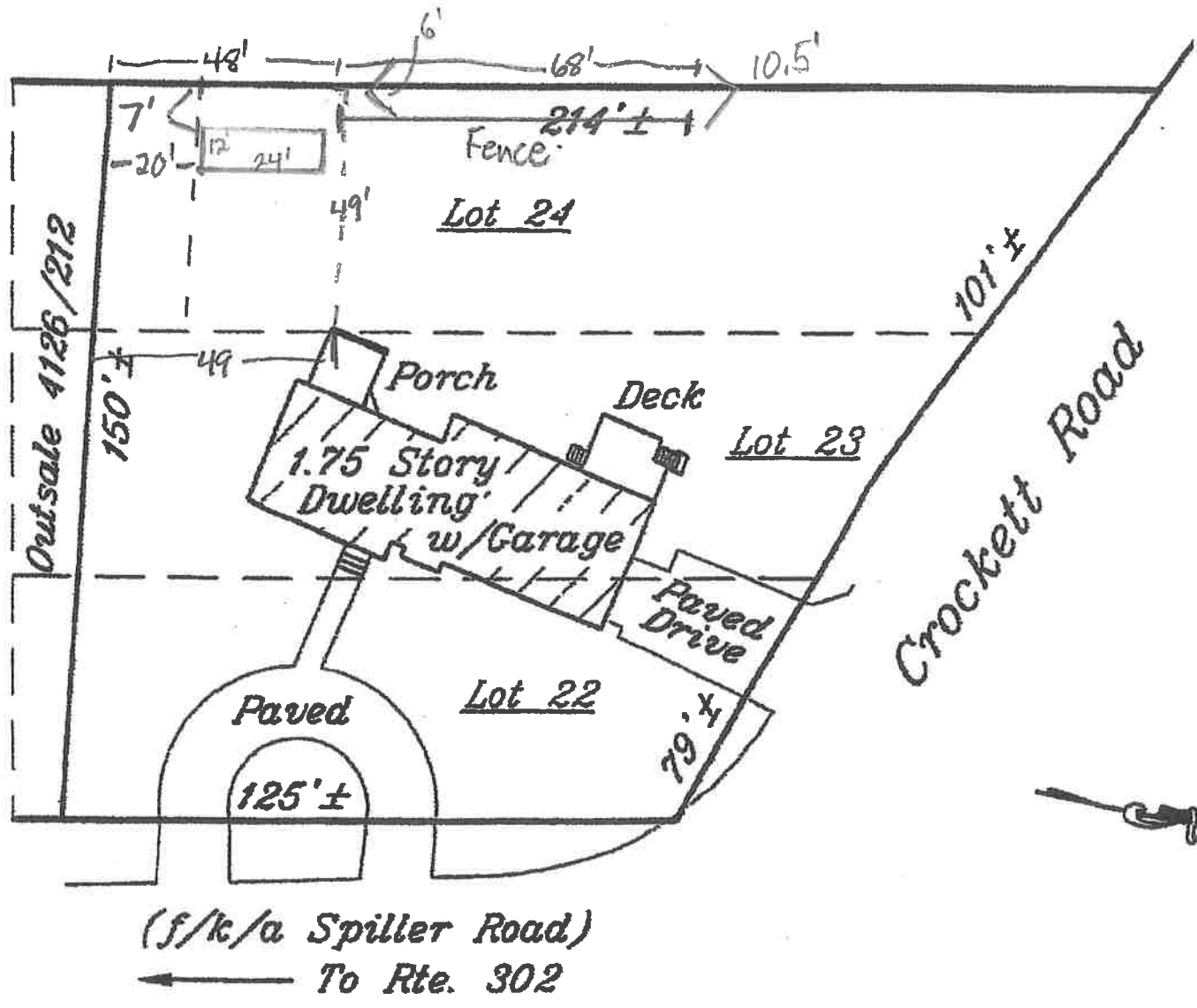
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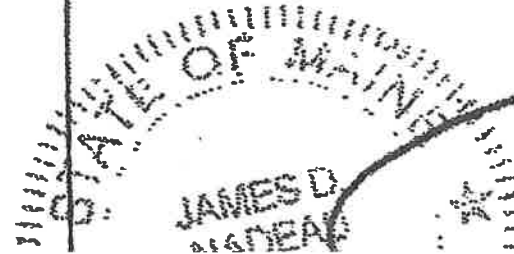
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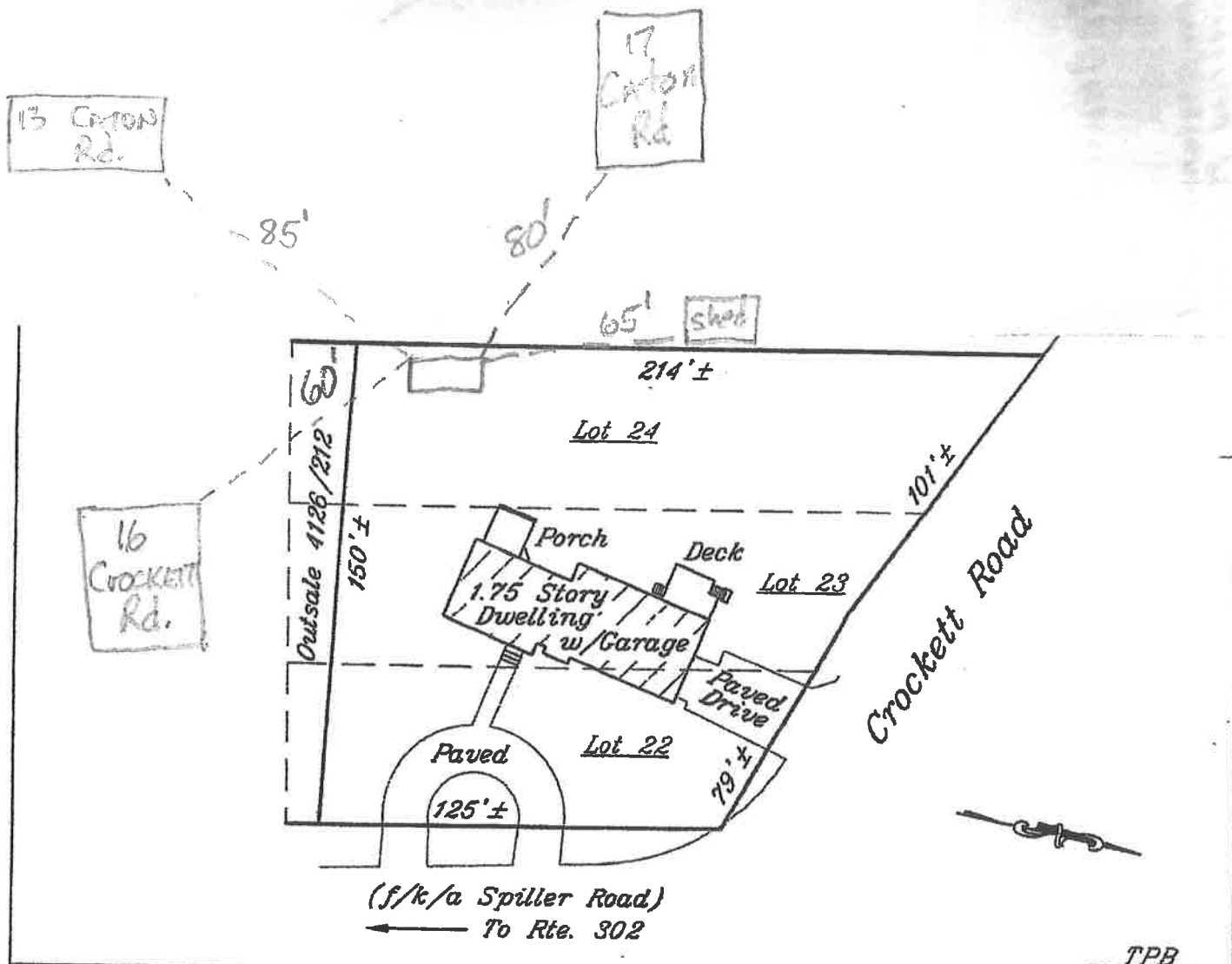
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REQ. PARTY: Cornerstone Title And Settlement

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DEED BOOK: 6951 PAGE: 175

PLAN BOOK: 39 PAGE: 62 LOT: 22, 23, 24 p/o

MUNICIPAL REFERENCE:

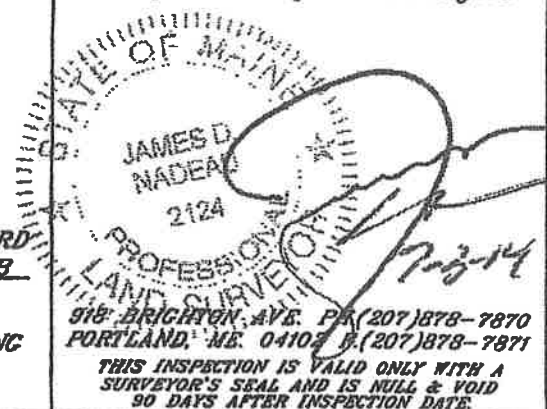
NAP: 52 BLOCK:        LOT: 26

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 230205 PANEL: 0020B ZONE: C DATE: 5/5/1981

THE DWELLING WAS        IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

Nadeau Land Surveys

Professional Land Surveyors  
Certified Floodplain Managers



THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

NOT BE USED FOR CONSTRUCTION PURPOSES. IMPROVEMENTS SHOWN ARE A.

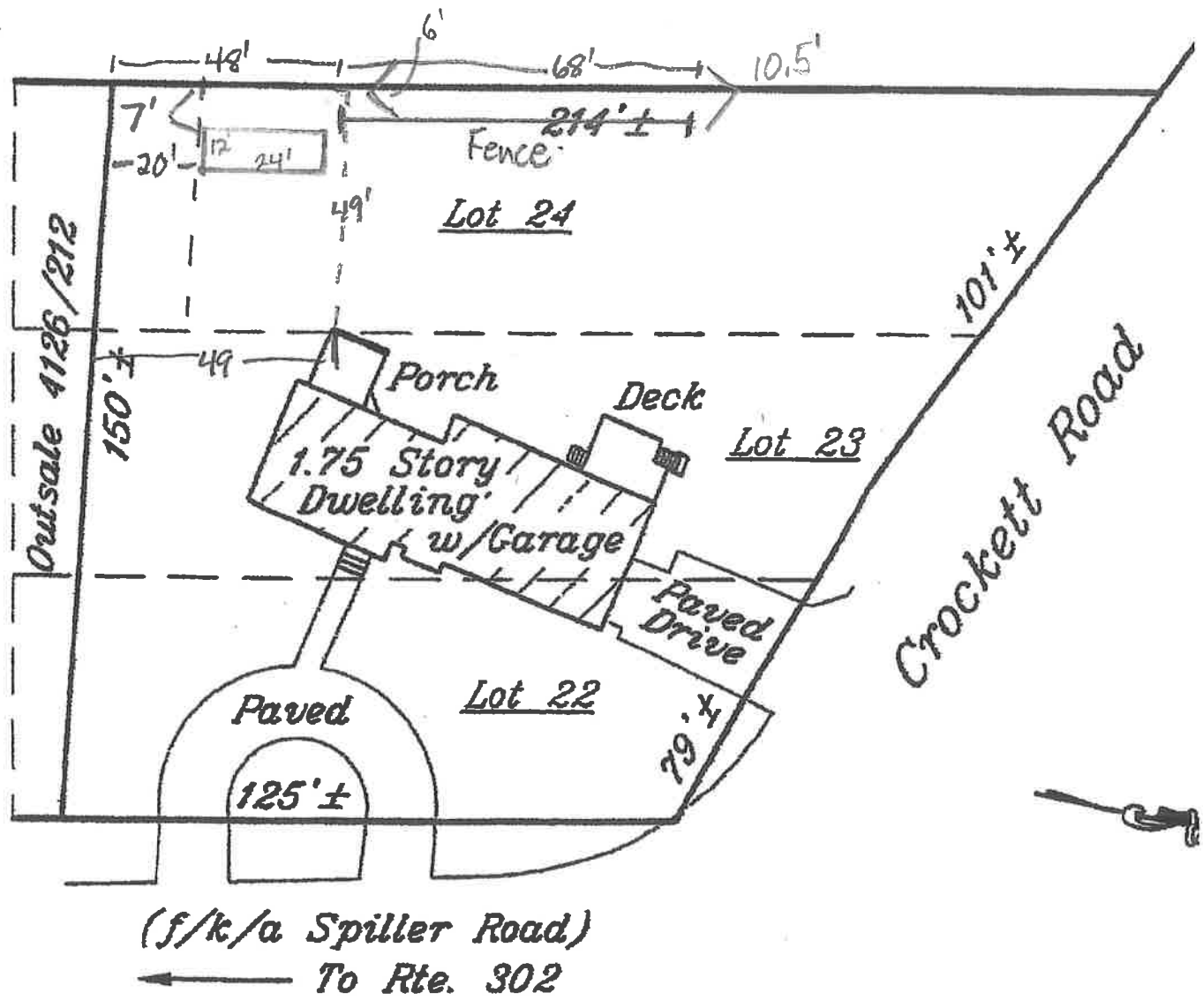
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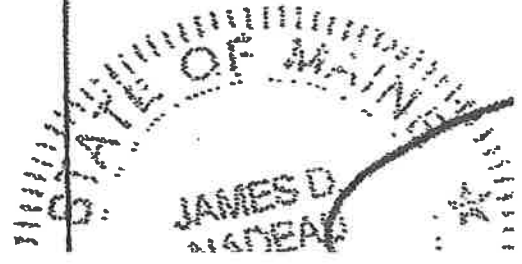


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13 Canyon Rd.

17 Canyon Rd.

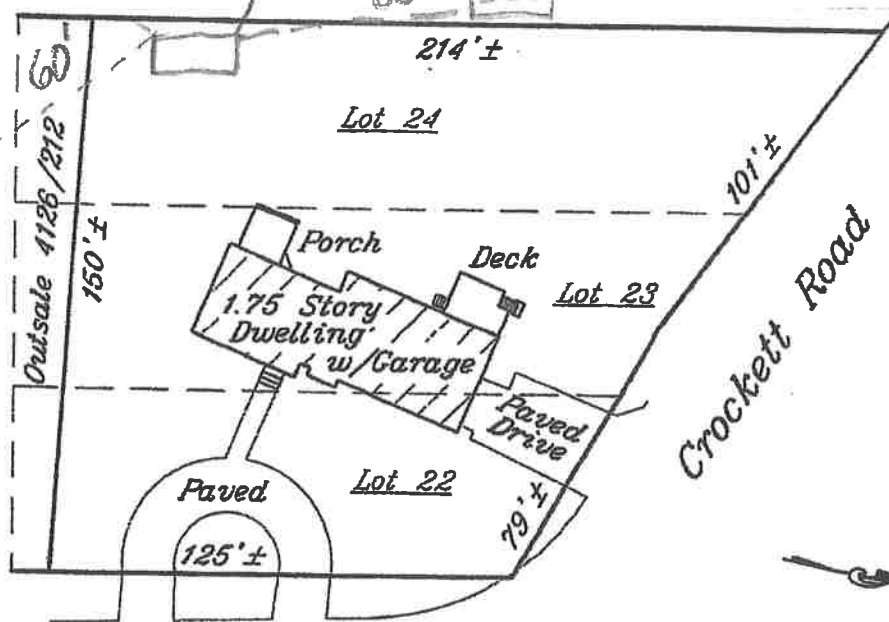
85'

80'

65'

Shed

16 Crockett Rd.



(f/k/a Spiller Road)  
← To Rte. 302

TPB

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Professional Land Surveyors  
Certified Floodplain Managers

STATE OF MAINE  
JAMES D. NADEAU  
2124  
PROFESSIONAL LAND SURVEYOR  
918 BRIGHTON AVE. PA. (207) 878-7870  
PORTLAND, ME. 04102 B. (207) 878-7871  
THIS INSPECTION IS VALID ONLY WITH A SURVEYOR'S SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

Back  
Line



Side  
Line



Back  
View



Side  
View



**Subject** 20 Crockett Road Raymond

**From** Aaskov, Kathleen O  
<kaaskov@paychex.com>

**To:** hamiltonbk@verizon.net  
<hamiltonbk@verizon.net>

**Date** Today at 2:57 PM

To whom it may concern:

My neighbors Bruce and Kathy Hamilton shared with me that they need to put up a shed in their backyard. I fully support this need and have no objections. I feel that a shed is so important for the items that should not be in a house or garage. They showed me the placement of the shed and it makes perfect sense to grant the approval.

I would be happy if you please approved the shed they would like to put in.

Please feel free to call me or e-mail me with any questions or concerns.

Thank you.

Kathleen Aaskov  
19 Caton Road  
Raymond, ME 04071  
207-415-1230

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**Subject** 20 Crockett Road Raymond

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To whom this may concern,

My name is Drew Litman and I own the property at 16 Crockett rd in Raymond Maine. I am writing this letter to let anyone know I do not have any concern with my friendly neighbors, The Hamiltons at 20 Crockett rd in Raymond Maine, putting a storage shed in their back yard. Bruce was kind enough to ask his neighbors before building. Its fantastic to know I've made my home next to such wonderful people. Thank you.

Best regards,



Drew Litman

8.9.21

**From:** "Kalinich, Jeffrey C" <Jeffrey.C.Kalinich@maine.gov>  
**To:** Sandy Fredricks <sandy.fredricks@raymondmaine.org>  
**Date:** 08/09/2021 09:58 AM  
**Subject:** RE: Hamilton ZBA Application - September meeting

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Hi Sandy,

The Hamilton ZBA application is with regards to sideline setbacks. While in the shoreland zone sideline setbacks are not subject to any standards in Chapter 1000. As such the Department does not have an opinion regarding variances from sideline setbacks.

Let me know if you have any questions

Jeff

Jeffrey C. Kalinich  
Assistant Shoreland Zoning Coordinator  
Maine Department of Environmental Protection  
312 Canco Road  
Portland, Maine 04103  
Ph. (207) 615-7044  
Fax. (207) 822-6303  
[www.Maine.gov/dep](http://www.Maine.gov/dep)

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**From:** Sandy Fredricks <sandy.fredricks@raymondmaine.org>  
**Sent:** Tuesday, August 3, 2021 3:18 PM  
**To:** Kalinich, Jeffrey C <Jeffrey.C.Kalinich@maine.gov>  
**Subject:** Hamilton ZBA Application - September meeting

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon, Jeff

I have attached the 6 pages of application by Bruce Hamilton for property at 20 Crockett Road, Raymond. Property is Map 52, Lot 26 and is in an LRR2 zone. We believe it is outside the 250' mark, however, as it is in Shoreland, I am forwarding for your input.

As you can see, there is no rush on this as the applicant filed early.

Thank you.

Sandy