



**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 FRED HOLLISTER
Mailing Address 27 ORIENT AVE. NEWTON, MA 02459
Primary Phone 617-680-7776 C H W email hollister@nobles.edu
Date property acquired: (month and year) NOV, 1985


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): 67 WILD ACRES RD.
Town of Raymond Map 69 Lot 8 Zone LRP2
Deed Reference Book 6959 Page 0011

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: 4/24/22 Appellant: FRED HOLLISTER 
Date: _____ Property Owner: SAME

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

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

I AM SEEKING A VARIANCE SO AS TO ALLOW THE PLACEMENT OF AN 8'x12" SHED ON THE PROPERTY IN A LOCATION THAT IS FEASIBLE, GIVEN THE CURRENT DESIGN AND LAYOUT OF THE CIRCULAR DRIVEWAY.

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.

MUCH OF THE EXISTING CIRCULAR DRIVEWAY CANNOT ACCOMMODATE A SHED VERY WELL, GIVEN THE: 1) NARROWNESS OF THE CIRCULAR DRIVE, 2) THE LOCATION OF THE LEENING FIELD, AND 3) THE PROXIMITY OF THE LAKEFRONT AT THE SOUTH END.

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

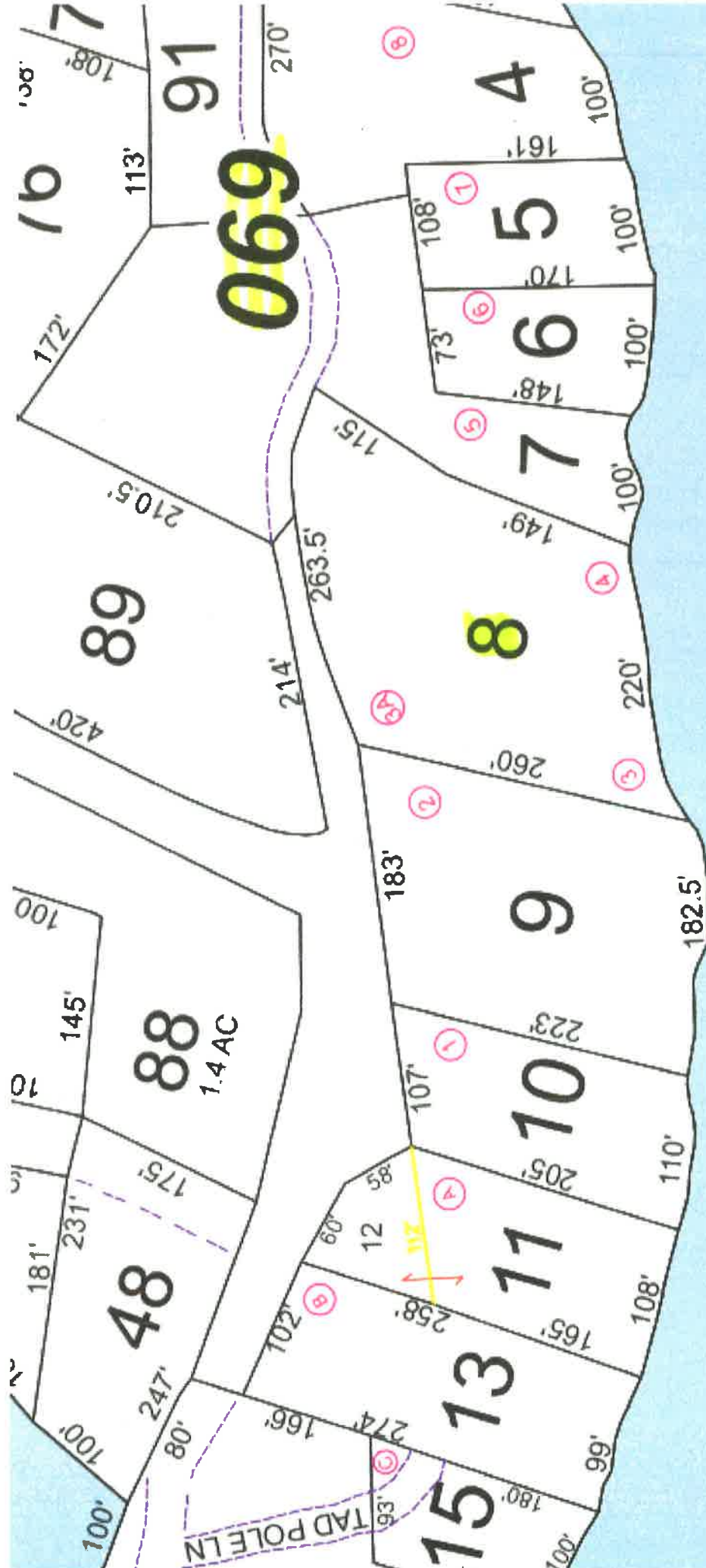
AS STATED IN #1, ABOVE, THE LIMITED AVAILABILITY OF A FLAT SPACE IN/AROUND THE PRESENT DRIVEWAY IS THE CHALLENGE. THE PROPOSED SIZING OF THE SHED TAKES ALL OF THE ABOVE INTO ACCOUNT AND

3. The granting of the variance will not alter the essential character of the locality. CONTINUED TO ALLOW FOR THE DRIVEWAY TO BE PASSABLE.

WHILE A PORTION OF THE SHED, SITED AS PROPOSED, WOULD NECESSITATE THIS VARIANCE IN CONSIDERATION OF THE 7 FOOT SETBACK FROM THE PROPERTY LINE WITH AN ABUTTER, THE STRUCTURE WOULD BE BARELY VISIBLE FROM THEIR PROPERTY, AND AS FAR BACK AS POSSIBLE FROM THEIR HOUSE.

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

THAT IS CORRECT. IT IS JUST THE WANT TO HAVE AN ENCLOSED STORAGE SPACE ACCESSIBLE VIA THE DRIVEWAY THAT ALLOW FOR CARS TO CONTINUE TO BE ABLE AND EXIT THE PROPERTY, AVOID THE PRESENT LEENING FIELD, BE AS FAR AWAY FROM THE ABUTTER'S DWELLING AND VIEW, AS WELL AS SHORELINE OF SEBAGO.



SEBAGO LAKE

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE LOAN INSPECTION PLAN

WILD ACRES

No. 556-14

RAYMOND CAPE MAINE

TO THE LENDING INSTITUTION AND ITS TITLE INSURER
I hereby certify that the location of the dwelling shown
on this plan did conform with the local zoning
laws in effect at the time of construction. The property
does not fall within a special flood hazard zone.

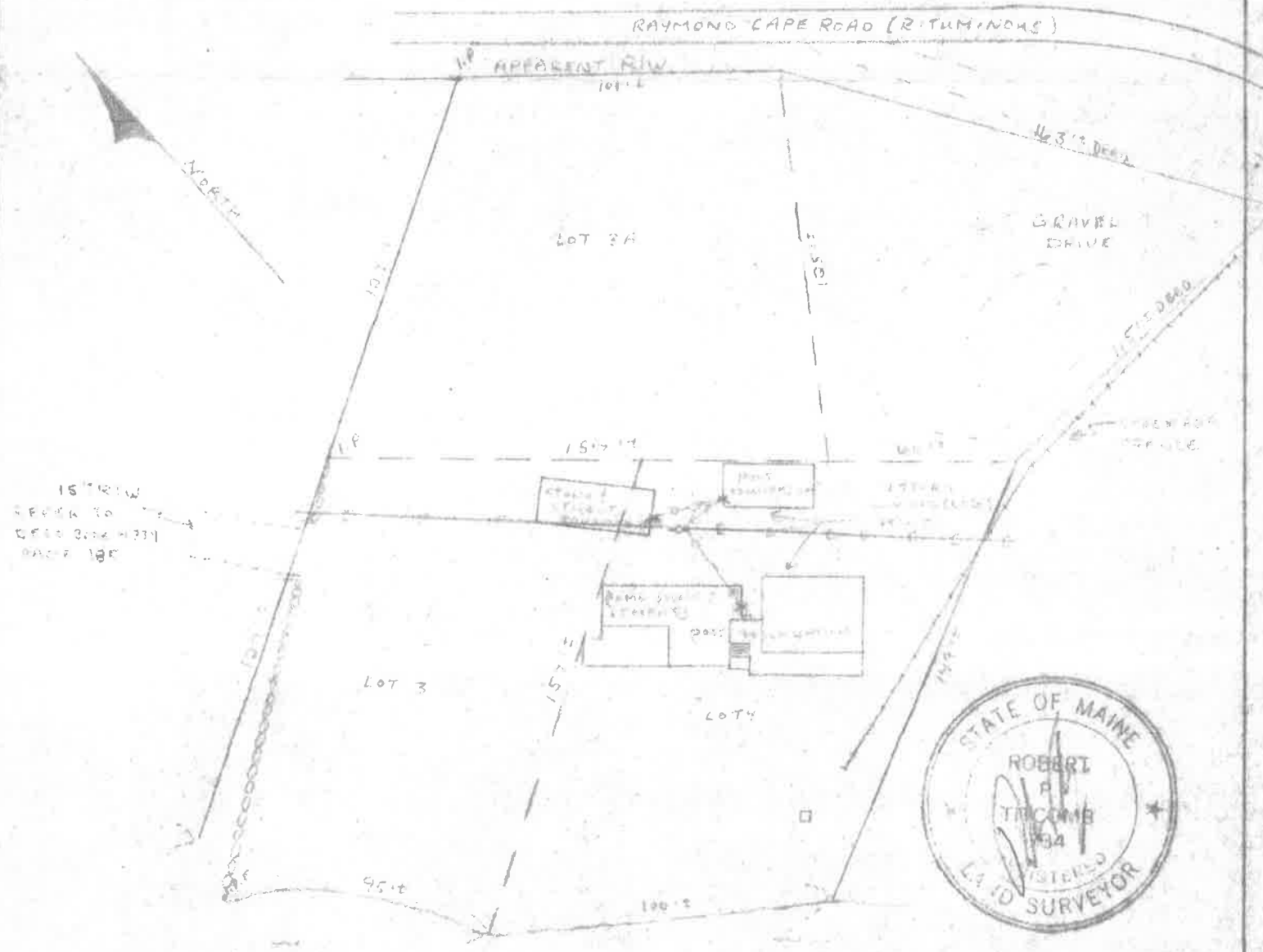
BOOK 3307 PAGE 106 COUNTY CUMBERLAND

BUYER: FREDERICK B HOLLISTER

PLAN BOOK 35 PAGE 25 LOT 3, 3A, 4 & PARTNER

SELLER: ROBERT A & HELENE S BURTON

* DWELLING MAY NOT FALL WITHIN
A SPECIAL FLOOD HAZARD ZONE



THIS IS NOT A BOUNDARY SURVEY. This plan is based strictly on information provided by others and does not take into consideration any conflicts which obutting descriptions may contain.

This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

SEAGAS

Date 10-21-85 Scale 1" = 50'

R.P. TITCOMB ASSOCIATES, INC. Falmouth, Maine

Drawn By SAV

Fred Hollister
Wildacres, Raymond Cape Road
Raymond, Maine

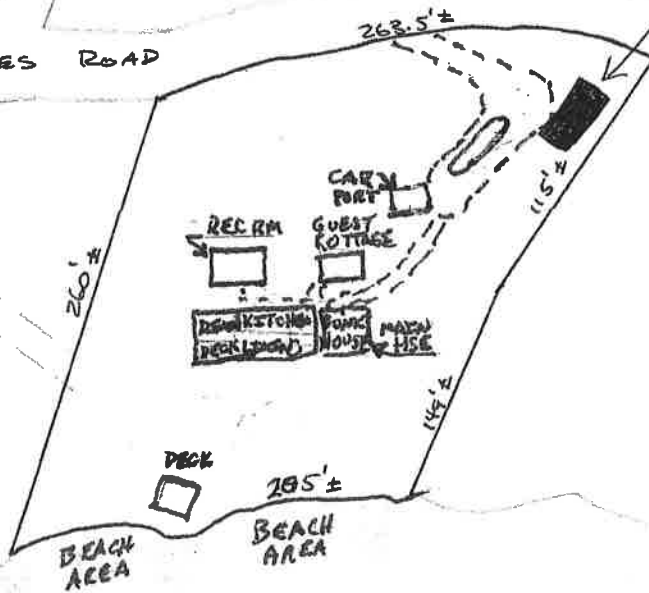


MAP 69
LOT 7
CONTAINS 1.2 AC ±
NOT TO SCALE

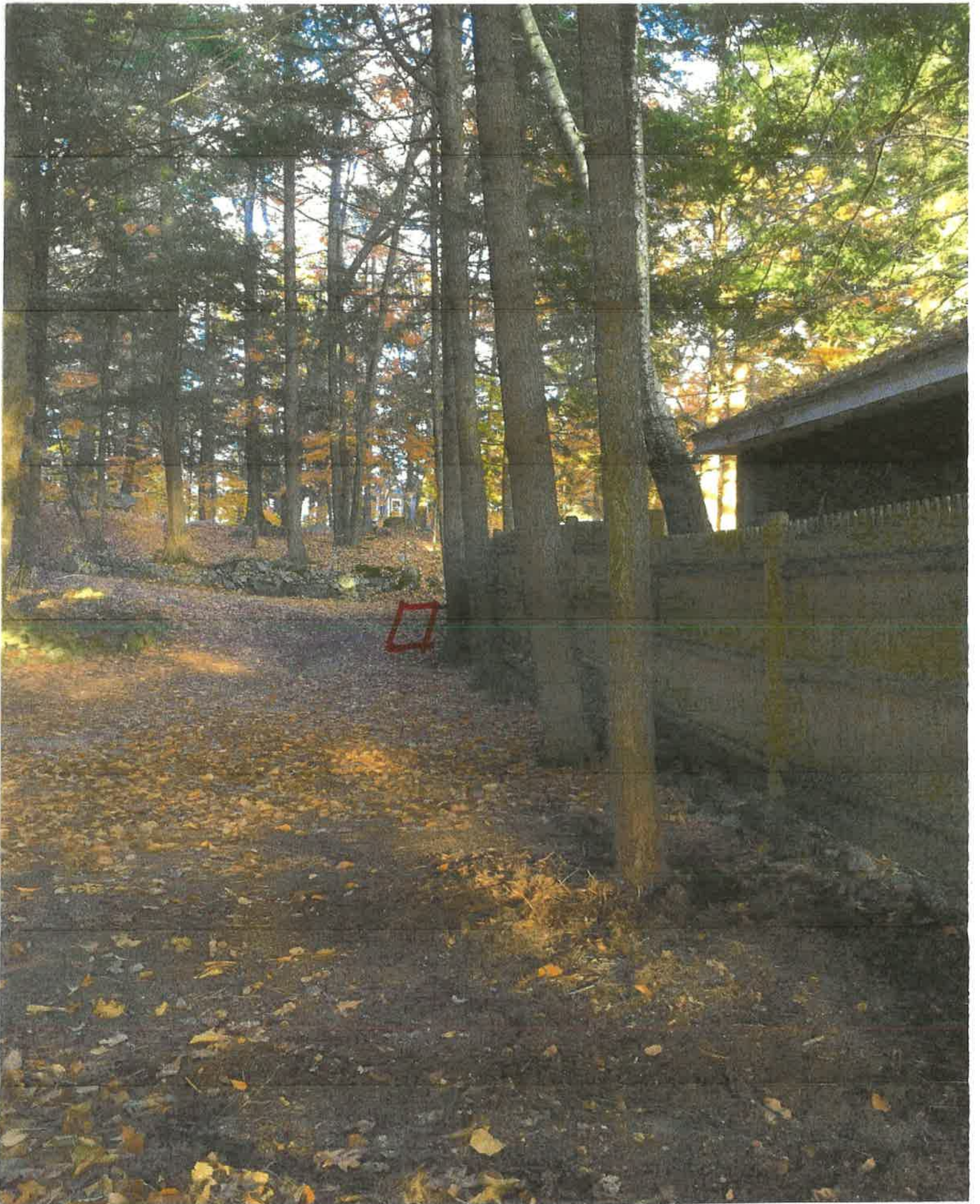


WILD ACRES ROAD

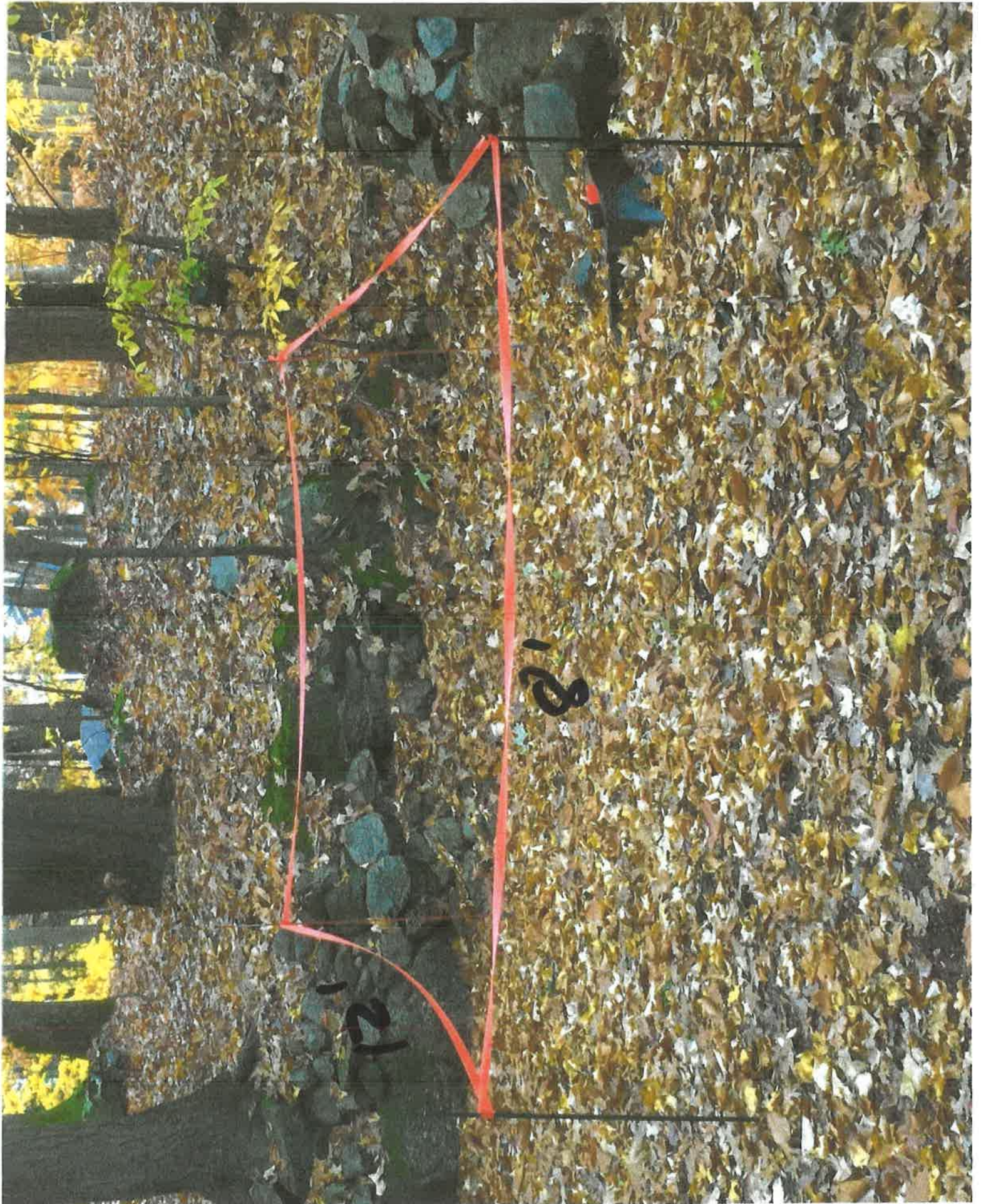
PROPOSED SHED 12'↕
8'↔



SEBAGO
LAKE







neighbors
steed
↓

