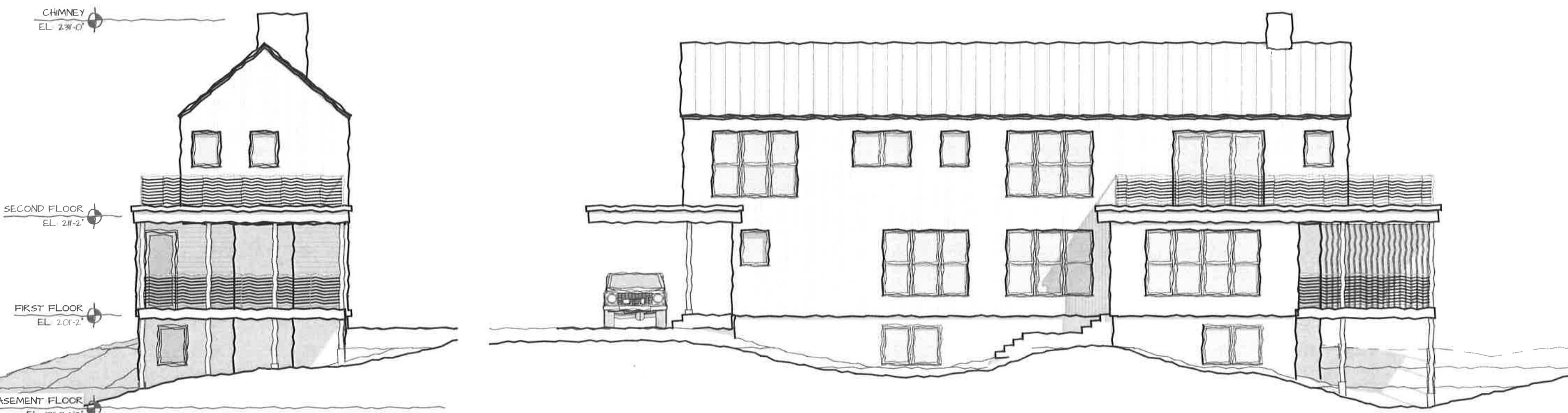




EAST ELEVATION (STREET SIDE) 3/32" = 1'-0"

NORTH ELEVATION 3/32" = 1'-0"



SOUTH ELEVATION 3/32" = 1'-0"

WEST ELEVATION (LAKE SIDE) 3/32" = 1'-0"

PANTHER POND
 JORDAN LANE
 RAYMOND, MAINE 04071



**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:

- 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: _____
- VARIANCE (the information listed on page 3 must be submitted)
- CONDITIONAL USE PERMIT For _____ (use) in _____ Zone Use
- VARIANCE PROVISION(S) FOR NON-CONFORMING Lot _____ Structure Use
- 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: 9/23/21

Date: 9/23/21

Appellant: Sarah Holland

Property Owner: SAME

September 23, 2021

Town of Raymond, Maine
Zoning Board of Appeals

As the owner of XX Jordan Lane, we are requesting a setback reduction 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.

Documentation

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

Details

We are asking 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 after our youngest daughter graduates from high school in the Spring of 2023. The land was originally purchased in 2000 with the intent to eventually build a residence and a survey was commissioned in 2016 to get a better understanding of the buildable lot. At that time, it was deemed that the front setback was 10' which allowed for a narrow yet viable building envelope. We are now able to build but after meeting with the Raymond CEO on 8/27/21 to discuss the possibility of requesting a 10' side setback reduction, it was unfortunately brought to our attention that the front set was actually 30'. This in the front setback reduces the building envelope to approx. 6'-6" x 80' which no longer provides enough space to consider building a 4-season residence.

My 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. I was lucky to have spent many summer weeks, growing up with my cousins in Raymond and Panther Pond especially hold a special place in my heart. My parents have retired and spend the summer months on Panther Pond and their remaining time in FL. We purchased our adjacent property with the intent to eventually build a full-time residence to complement the 3-season camp that holds so many dear memories.

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

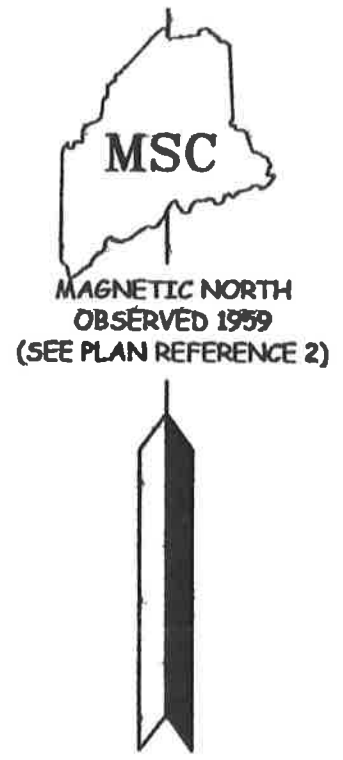
Sincerely,



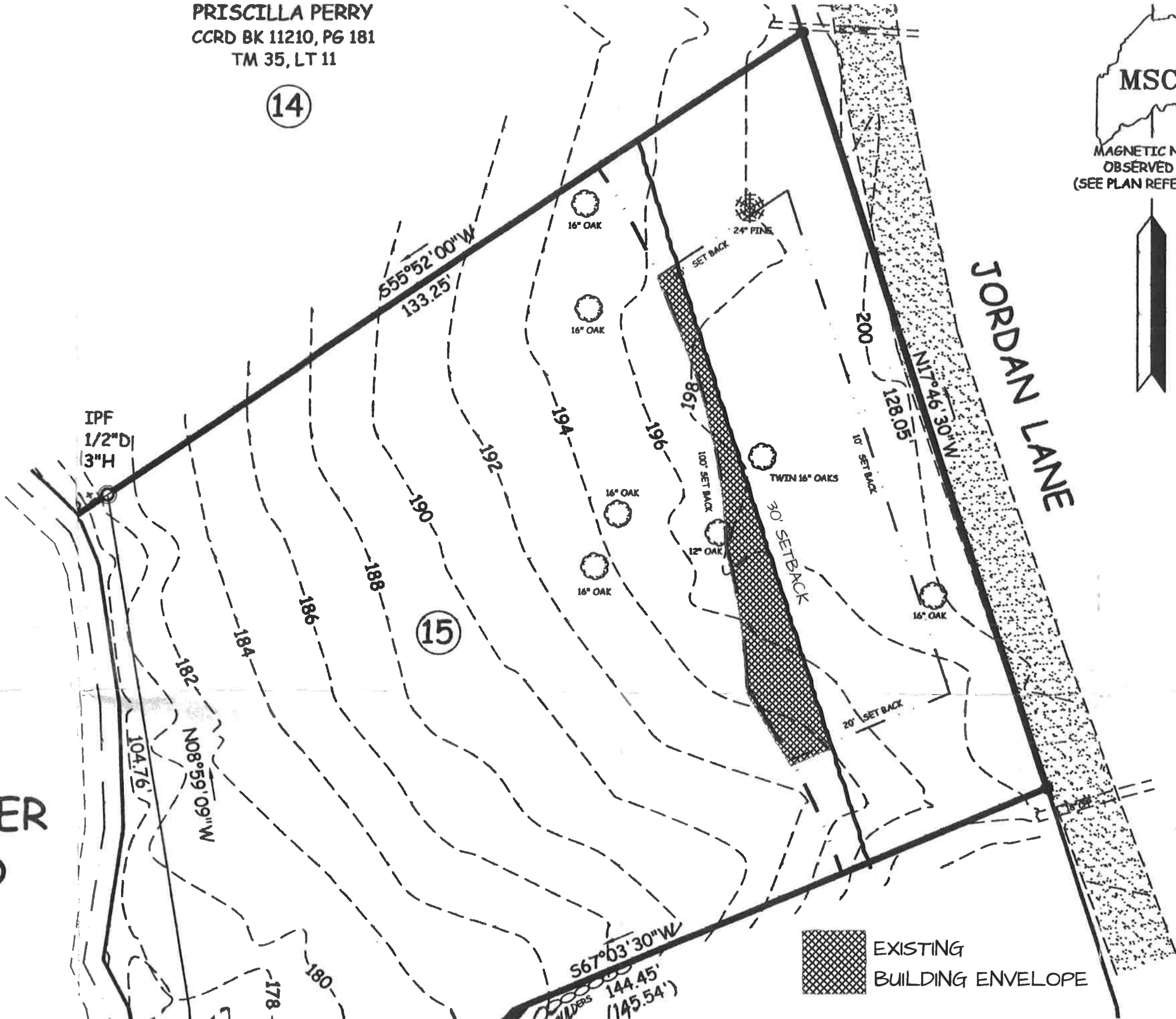
Sarah W. Holland

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

14



LINE, ASSUMING
ENDING TO
IONS
CORD
IONS SECTION 12
VIDED FOR IN A NON-



PANTHER
POND

JORDAN LANE

EXISTING
BUILDING ENVELOPE

PANTHER POND
JORDAN LANE
RAYMOND, MAINE 04071

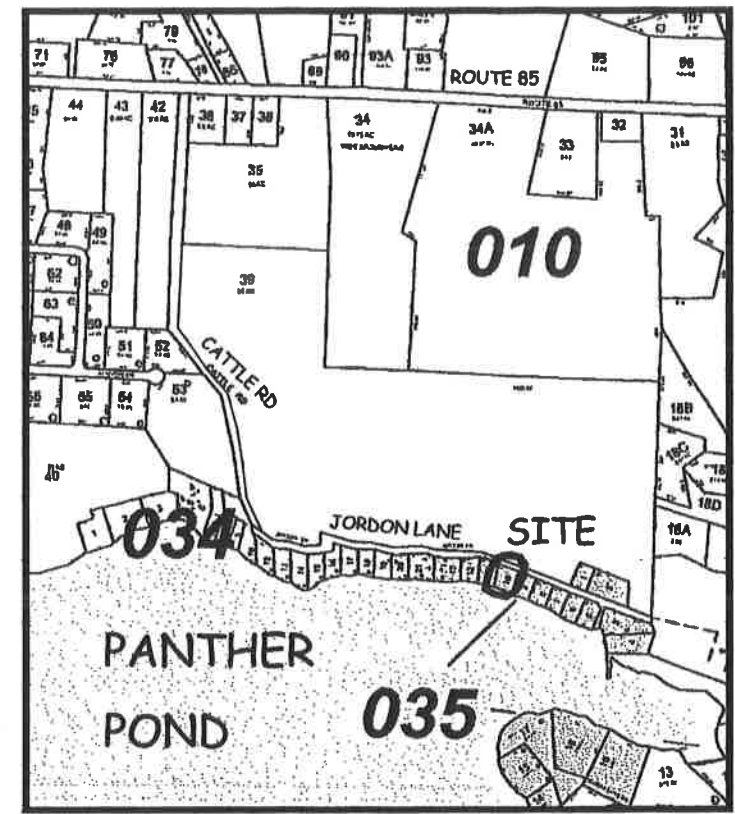
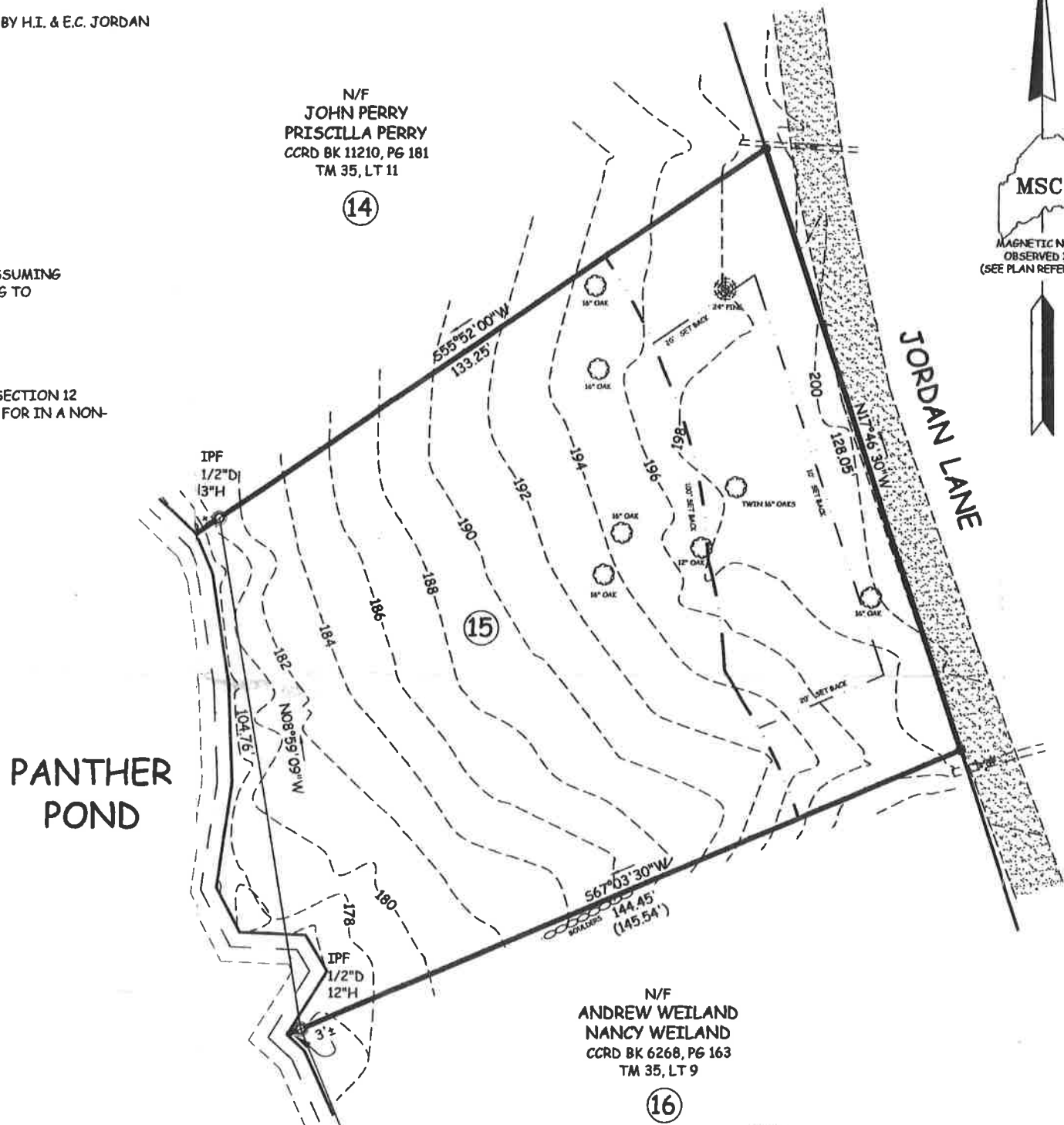
SHEET TITLE
EXISTING
BUILDING
ENVELOPE

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, SS 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



LEGEND:

- (145.54')
- RECORD DIMENSION
- IRON PIPE FOUND
- IRON ROD W/C #1177 SET
- CONIFEROUS TREE
- DECIDUOUS TREE
- STONEWALL
- N/F
- TM #R6, LT #38
- BK 3200, PG 618
- C.C.R.D.
- PARCEL BOUNDARY
- EDGE GRAVEL TRAVELWAY
- 210 — CONTOUR
- WATERBODY
- 15
- SUBDIVISION LOT NUMBER

GRAPHIC SCALE



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.



Delmore A. Maxfield, Jr.

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

PANTHER POND
JORDAN LANE
RAYMOND, MAINE 04071

SHEET TITLE

SITE SURVEY

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

14

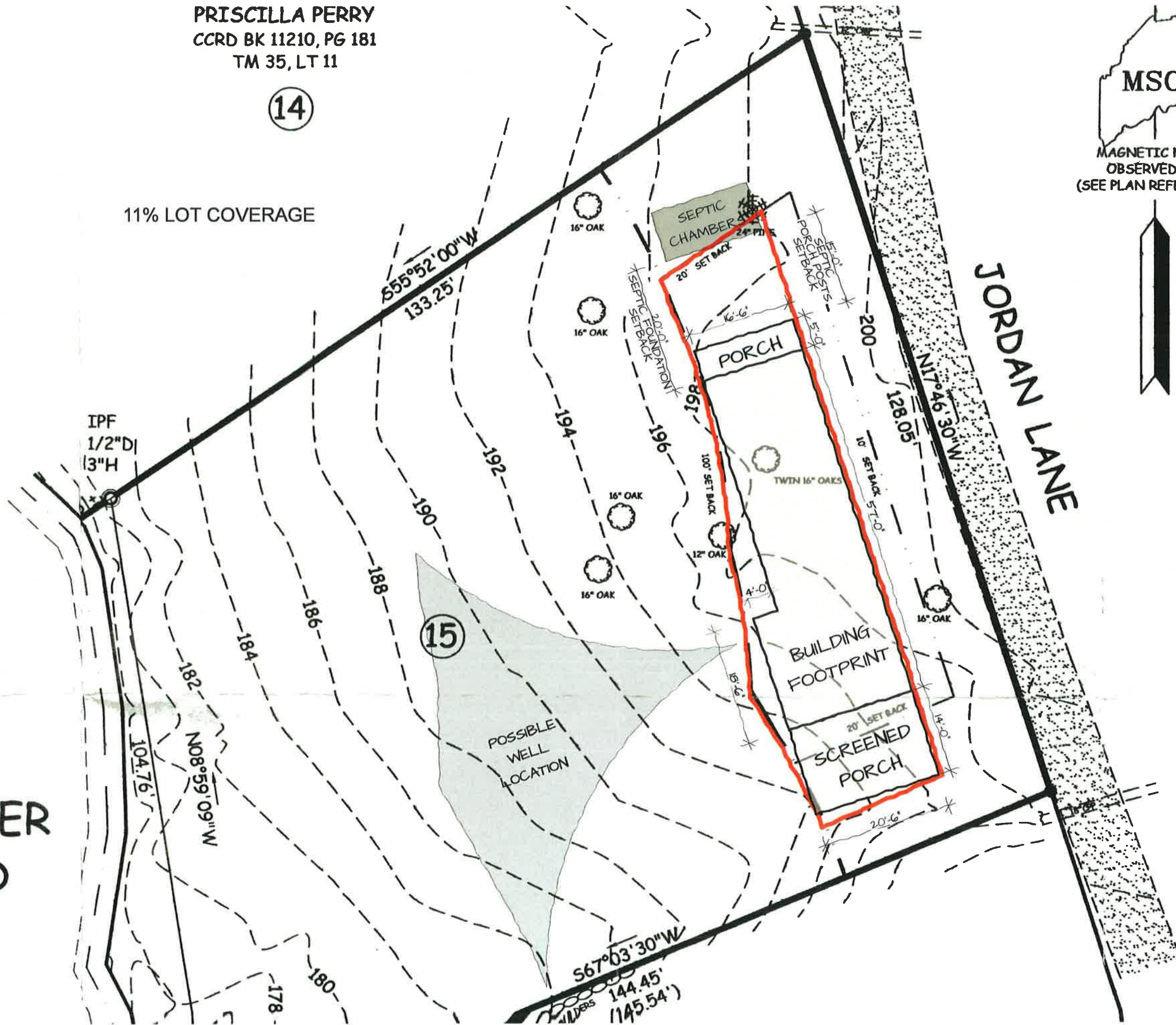
11% LOT COVERAGE



MSC
MAGNETIC NORTH
OBSERVED 1959
(SEE PLAN REFERENCE 2)



ANE, ASSUMING
ENDING TO
IONS
CORD
IONS SECTION 12
ROVIDED FOR IN A NON-



PANTHER
POND

JORDAN LANE

PANTHER POND
JORDAN LANE
RAYMOND, MAINE 04071

SHEET TITLE

PROPOSED
BUILDING
ENVELOPE

PANTHER POND

WEILAND CAMP

HOLLAND LAND
JORDAN LANE

PERRY CAMP

Tenny Campsite
Camp William Hinds





VIEW OF PROPERTY FROM ROAD LOOKING SOUTHEAST



VIEW OF PROPERTY FROM ROAD LOOKING NORTHWEST

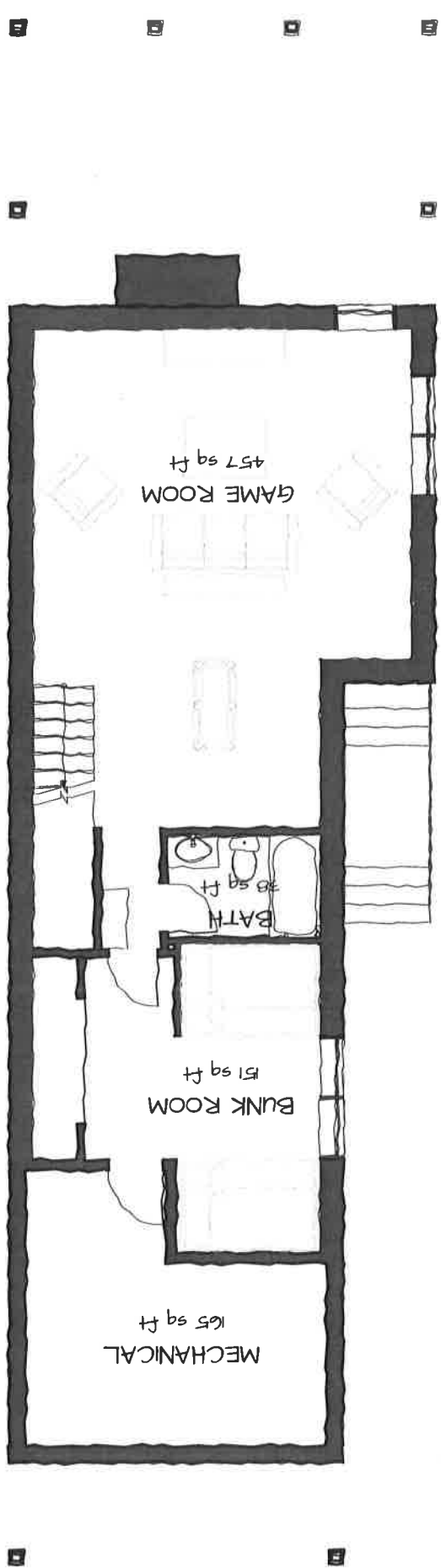


PANTHER POND
JORDAN LANE
RAYMOND, MAINE 04071

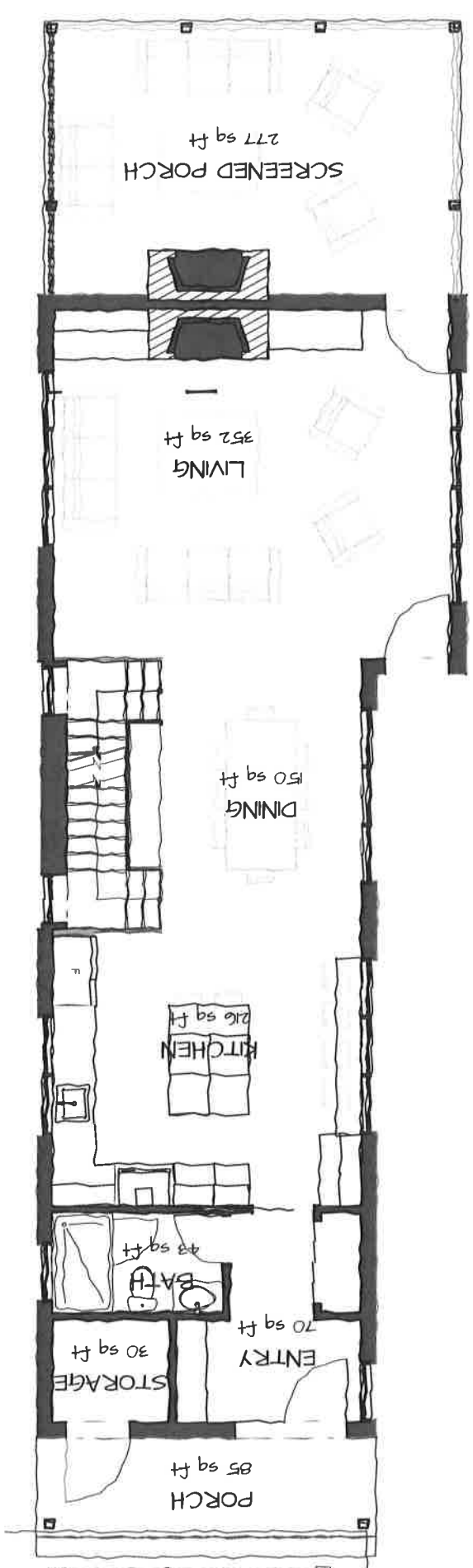
SHEET TITLE

Site Photos

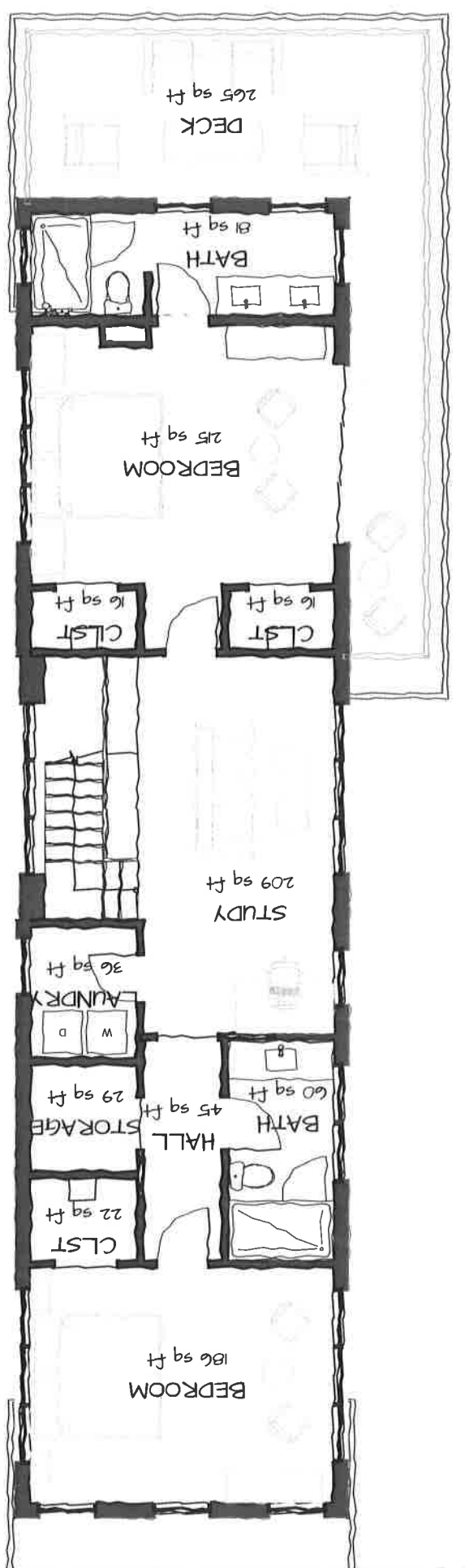
BASEMENT FLOOR PLAN 1/8" = 1'-0"



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



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





PANTHER POND

WEILAND CAMP

JORDAN LANE

HOLLAND LAND

PERRY CAMP

Tenny Campsite
Camp William Hinds