

APPLICATION FOR BUILDING PERMIT
Town of Machias, Maine

Building Permit request for:

- () New Construction
() Expansion / Alteration
() Moving of Building
() Conversion to another or different use
() Reconstruction / Replacement

Date application received at Town Office:

Fee Paid \$ 2000

Recipients Initials:

9/14/13 SNC

Name of Applicant: RONALD MOSLEY

(or Agent) Address of Applicant: 12 ELM ST, PO BOX 631

MACHIAS, ME 04654 Telephone: 207-255-3492

Address of Building(s): 12 ELM ST.

Map 12 Lot 13

Proposed Use: (Describe briefly use of structure such as nature of business or residence, single or multi-family)

2-car attached garage to replace demolished 2-car detached garage.

Indicate what other structures are located on the same lot and the uses:

Existing residence

(Refer to Town of Machias Building Permit Ordinance 01/26/1989 in answering all applicable sections below.)

- 1. [X] Yes () No A waiver or variance is requested. (Attach separate sheet stating the request and reasons why you believe they should be allowed.)
2. [X] Yes () No A copy of the applicable town tax map showing lot location is attached.
3. [X] Yes () No The property is connected to the Machias Water Co. supply or can be connected. If the property is not, or cannot be connected to the Machias Water Co. supply, water will be provided by:
() Well () Spring () Other
4. [X] Yes () No The property is connected to Town of Machias sewer system or can be connected. Attach a copy of the Sewer Entrance Permit and include the location of the connection on the site plan if the project is to be connected to the Town of Machias sewer system.
5. () Yes [X] No A soil test has been conducted for installation of a septic system for sewage disposal. (Attach a copy of test document and diagram of the recommended septic location.)
6. [X] Yes () No A site plan showing all items listed in section 4A(3) of Machias Building Permit Ordinance is attached. The site plan should reflect the dimensions of the lot on which construction is to be undertaken specifically to include the road frontage measurement. The plan should also include setback distances for the proposed construction from each boundary and from the public road or private access road.
7. [X] Yes () No A copy of the deed, lease, purchase and sales agreement, or other evidence of ownership or control of the real estate is attached.
8. () Yes [X] No Will surface water drainage adversely affect any neighboring properties?
9. () Yes [X] No Will lighting reflect beyond lot lines or cause annoyance to neighboring properties?
10. () Yes [X] No Lot has a minimum of at least 100 feet of frontage on a town road or deeded private way.
11. [X] Yes () No The building lot is at least 15,000 square feet in size or larger.
12. () Yes [X] No The building setback will be at least 35 feet from the front of the lot.
13. [X] Yes () No Side and rear distances from the lot lines are at least 15 feet to proposed building.
14. [X] Yes () No The proposed structure will be no more than 50 feet above ground level, including chimneys, stacks or other protrusions that are part of the structure.
15. [X] Yes () No There will be safe vehicular entrance and exit to public or private roads that border the lot. (Indicate vehicle driveway on site plan.)
16. () Yes [X] No Will the proposed activity involve the installation or change of use of a driveway providing access to a state highway? If so, an entrance permit from the Department of Transportation must be obtained prior to any issuance of permits and attached to this application.
17. There will be 2+ off street parking spaces as shown in site plan.

18. Commercial, industrial, and residential structures are required to comply with certain federal and/or state minimum standards and regulations

By initialing the items set forth below, the applicant is acknowledging awareness of, and compliance with, any applicable federal and state regulations and has attached copies of all approved permits that may be required. Indicate below which items apply to this building permit application and certify compliance by initialing the appropriate below:

- Water Supply Air Pollution Shoreland Zoning Sewage Pollution Other
Water Pollution Soil Erosion Surface Drainage Noise Level
Flood Hazard Development Permit Maine DOT Entrance Permit Sewer Connection Permit Natural Resources Protection Act Permit

19. Estimated cost of proposed building or structure(s): \$ 9,500

20. Name, address and telephone number of contractor or builder: Jay Dexter, Rte. 191, East Machias, ME 207-271-0523

21. I have read and understand the Town of Machias Building Permit Ordinance and herby make application for a permit based on the information contained above and request the Planning Board to act on this application at its next scheduled monthly meeting.

Signature of Applicant: Ronald A. Mosley Jr.

NOTE: Although not required, it is recommended that the applicant, or a duly appointed representative attend the meeting at which the application for a Building Permit is to be considered.

For Planning Board use:

Building Permit: () Approved () Denied By the Planning Board on (Date):

Authorized Planning Board Signature:

REQUEST FOR WAIVER OR VARIANCE

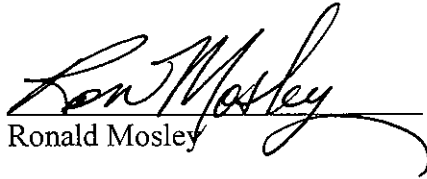
I hereby request any waivers and/or variances that may be required to grant me a building permit for an attached 2-car garage on my residence at 12 Elm Street, Machias, Maine. The grounds for my request are:

1. Any nonconformities have existed since my home was originally constructed c. 1857 and remodeled c. 1930.
2. Attaching a new garage will not aggravate any nonconformities.
3. The new garage will have setbacks greater than or equal to those of the demolished garage that it will replace.

The nonconformities of which I am aware are:

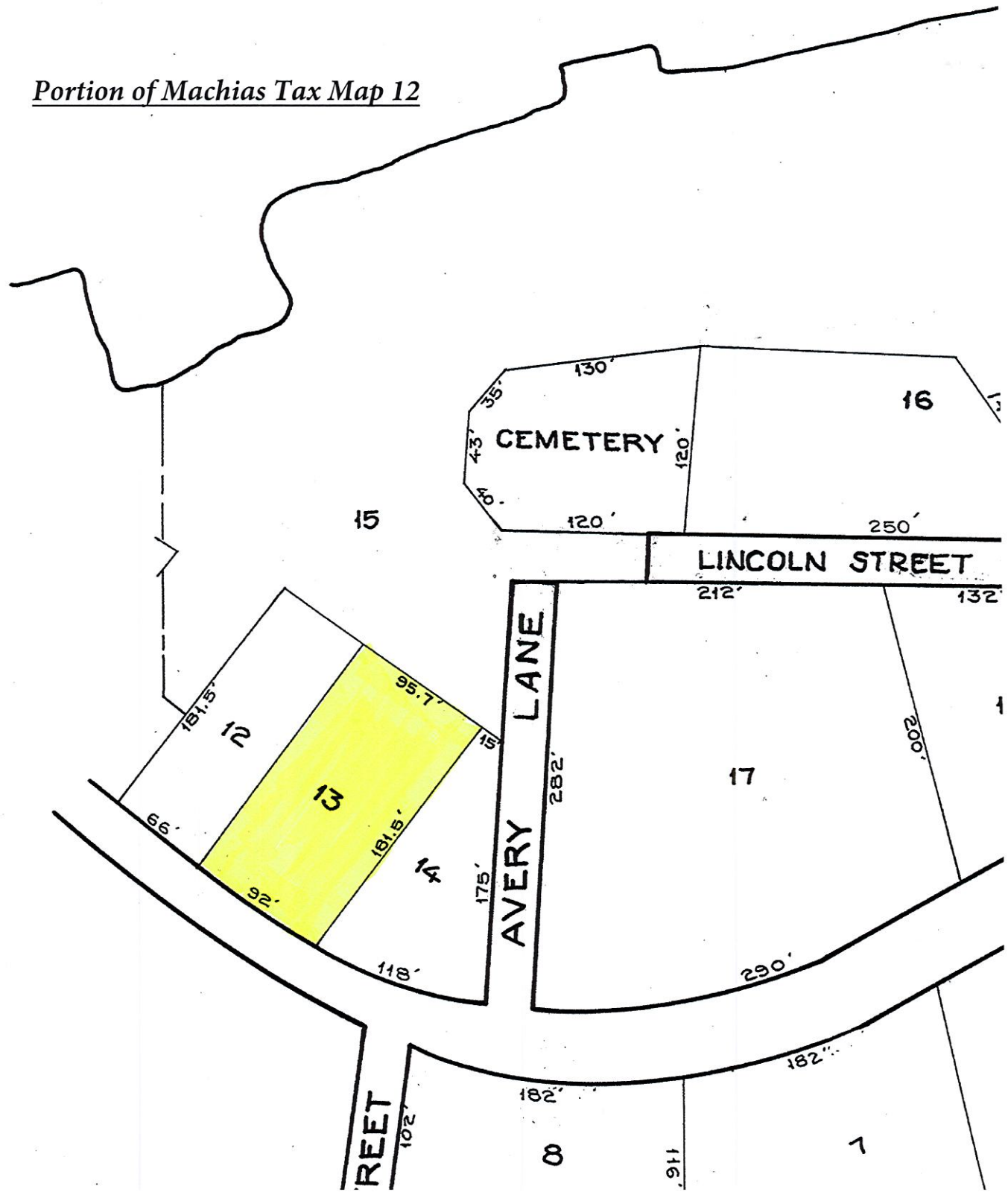
1. My lot has 92± feet of frontage on Elm Street, which is greater than that of at least one of my neighbors on Elm Street.
2. My home has a setback from Elm Street of 13± feet, which is similar to that of most homes in my immediate neighborhood.

Thank you for considering this request.


Ronald Mosley

September 13, 2018

Portion of Machias Tax Map 12



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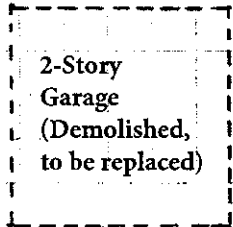
Site Plan: 12 Elm Street, Machias

Lot Size: 17,033± sq. ft.

95.7'

S78½°E

(Rear Setback as Proposed: 85'±)



181.5'±

N29°E

181.5'±

S29°W

Proposed
1-Story
Garage
24' x 28'

Parking

15' →

Existing House:
2700± sq. ft.
(1st floor)

Drive-
way

13' ←

13' →

13' ↓

92'±

Elm Street

BK2257PG077

7236

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That We, JACK OWEN BROWN and CYNTHIA ELLEN BROWN, husband and wife, both of 262-A Paseo Quinta, Green Valley, AZ 85614, for consideration,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto RONALD A. MOSLEY, JR. of P.O. Box 631, Machias, ME 04654, with WARRANTY COVENANTS,

A certain lot or parcel of land with buildings thereon, situated in Machias, and bounded and described as follows:

Beginning on the Northeasterly side of the road leading to Machiasport, and known as Elm Street, at the Southwesterly corner of the homestead lot formerly of Isaac Heaton, and running North 29 degrees East by said Heaton lot to the Northeasterly corner thereof; thence South 78 1/2 degrees East such distance as will make up and complete five rods and twenty links from said Heaton and measuring at right angles from the Easterly line thereof, thence South 29 degrees West to said Elm Street; thence Northerly by said street to the place of beginning, courses as of the year 1857.

Excepting and reserving however, so much of the above described premises as were conveyed to Robert F. Stark by Mary A. Curtis by her deed dated October 30, 1930, recorded in the Washington County Registry of Deeds in Book 389, Page 484. Said premises being also subject to the right-of-way described in the aforesaid deed.

Meaning and intending to convey the same premises conveyed to the within Grantors by deed dated July 31, 1985 and recorded in the Washington County Registry of Deeds in Book 1339, Page 65.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all of the privileges and appurtenances thereof, to the said Grantee and his heirs and assigns, to them and their use and behoof forever.

AND We DO COVENANT with the said Grantee, his heirs and assigns, that we shall and will WARRANT AND DEFEND the same to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons claiming by, through or under us.

TRANSFER TAX PAID

BK2257PG078

IN WITNESS WHEREOF, we, the said Jack Owen Brown and Cynthia Ellen Brown have hereunto set our hands and seals this 26 day of June, in the year of our Lord one thousand nine hundred and ninety-eight.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Patricia Williams
Witness

Jack Owen Brown
Jack Owen Brown

Nancy J. Hall
Witness

Cynthia Ellen Brown
Cynthia Ellen Brown

STATE OF ARIZONA
ss.

June 26, 1998

Personally appeared the above named Jack Owen Brown and Cynthia Ellen Brown and acknowledged the signing of the foregoing instrument to be their free acts and deeds.

Before me,

Michele Spivey
Notary Public

MICHELE SPIVEY
Typed/handwritten name/of Notary

My commission expires:



STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received JUN 30 1998
at 3 H 18 M P.M. recorded
in Book _____ Page _____
Attest:

Register