

APPLICATION FOR BUILDING PERMIT

Town of Machias, Maine

Building Permit request for:
 New Construction
 Expansion / Alteration (Deck)
 Moving of Building
 Reconstruction / Replacement
 Conversion to another or different use

Date application received at Town Office: 7/12/23 Fee Paid \$ 20.00
 Recipients Initials: SCF

Name of Applicant: MOLLY OWENS
 (or Agent)
 Address of Applicant: 443 LEAD MINE RD. LUSSE, ME. 04654

Telephone: 207-255-3600

Address of Building(s): 9 FERRIS ST. MACHIAS ME. 04654
 Map 11 Lot 122

Proposed Use: (Describe briefly use of structure such as nature of business or residence, single or multi-family)
UNCOVERED DECK ON HOUSE FOR NORMAL DECK USE

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

Regarding #10 & #13

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

1. Yes No A waiver or variance is requested. (Attach separate sheet stating the request and reasons why you believe they should be allowed.)
2. Yes No A copy of the applicable town tax map showing lot location is attached.
3. 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. 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 No *N/A* 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. 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. 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 No Will surface water drainage adversely affect any neighboring properties?
9. Yes No Will lighting reflect beyond lot lines or cause annoyance to neighboring properties?
- * 10. Yes No Lot has a minimum of at least 100 feet of frontage on a town road or deeded private way.
11. Yes No The building lot is at least 15,000 square feet in size or larger.
12. Yes No The building setback will be at least 35 feet from the front of the lot.
- * 13. Yes No Side and rear distances from the lot lines are at least 15 feet to proposed building.
14. 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. 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 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 0 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	<u>N/A</u>	Water Pollution	<u>N/A</u>	Flood Hazard Development Permit	<u>N/A</u>
Air Pollution	<u>N/A</u>	Soil Erosion	<u>N/A</u>	Maine DOT Entrance Permit	<u>N/A</u>
Shoreland Zoning	<u>N/A</u>	Surface Drainage	<u>N/A</u>	Sewer Connection Permit	<u>N/A</u>
Sewage Pollution	<u>N/A</u>	Noise Level	<u>N/A</u>	Natural Resources Protection Act Permit	<u>N/A</u>
Other	_____				

19. Estimated cost of proposed building or structure(s): \$ 10,000

20. Name, address and telephone number of contractor or builder: NATE HODGKINS 255-3600

21. I have read and understand the Town of Machias Building Permit Ordinance and hereby 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.

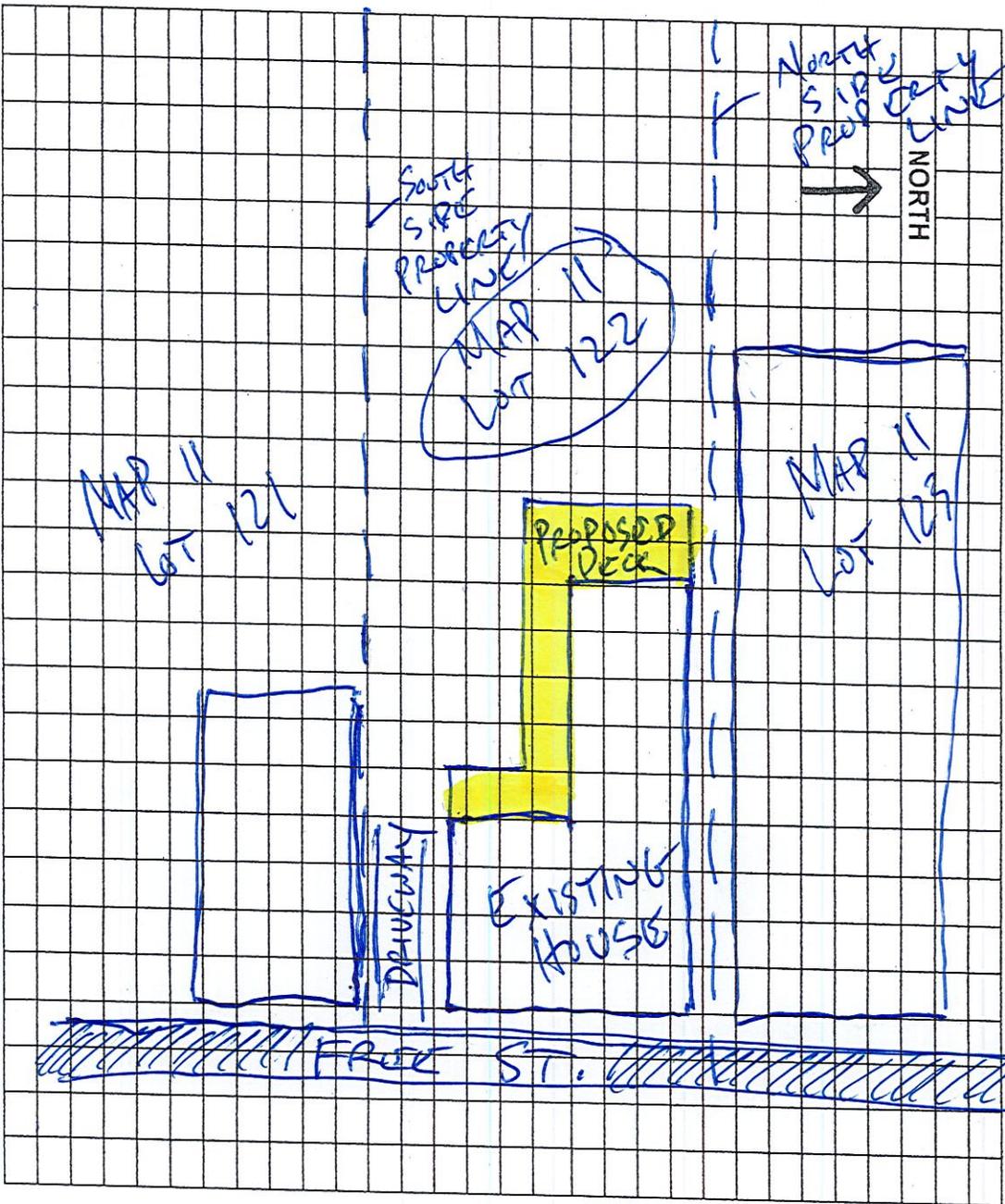
Signature of Applicant: [Signature] July 12, 2023

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: _____

Site Plan

Please include: lot lines; area to be cleaned of trees and other vegetation, the exact position of proposed structures, including decks, porches, and out buildings with accurate setback distances from the shoreline, side and rear property lines; the location of proposed wells, septic systems, and driveways; and areas and amounts to be filled or graded. If the proposal is for the expansion of an existing structure, please distinguish between the existing structure and the proposed expansion.



~20' from deck to southern boundary line
 ~4' from deck to northern boundary line
 ~100' from deck to western boundary line
 ~50' from Free St on eastern side

Scale: $\frac{1}{4}$ " = 5 Ft.

DLN: 1001840034710

DEED OF SALE

Opal A. Apsega of 83 Smith Road, Hermon, Maine 04401, duly appointed and acting Personal Representative of the Estate of Eleanor Mary Worcester, deceased intestate, as shown by the probate records of Washington County, Maine, Docket No. 2008 - 16, and having given notice to each person succeeding to an interest in the real estate described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power,

for consideration paid,

grants to Molly K. Owens of 443 Lead Mine Road, Lubec, Maine 04652,

A certain lot or parcel of land, together with all buildings and improvements thereon, situated on the westerly side of Free Street in Machias, Washington County, Maine, and described in a Deed from George D. Perry to John Perry et al dated April 5, 1902 and recorded in the Washington County Registry of Deeds Book 247, Page 320 as follows:

"a certain parcel of land, and buildings thereon situated in said Machias and bounded northerly by homestead of Susan McCabe, easterly by Free street, southerly by homestead of B. Frank Bradbury and westerly by land heretofore of Ezekiel Thaxter."

Subject to a Pipeline Easement Agreement between John W. Worcester and Eleanor M. Worcester and the Town of Machias dated November 5, 1981 and recorded in the Washington County Registry of Deeds Book 1160, Page 289.

For title, reference may be had to deed from Ruby H. Longfellow to Eleanor M. Worcester and John W. Worcester, as joint tenants, dated December 21, 1951 and recorded in the Washington County Registry of Deeds Book 508, Page 89. The said John W. Worcester died on February 19, 2005 and the said Eleanor Mary Worcester was the surviving joint tenant.

Dated this 3rd day of August, A.D. 2018.

Opal A. Apsega
Opal A. Apsega,
Personal Representative of the
Estate of Eleanor Mary Worcester

STATE OF MAINE
Washington, ss.

August 3rd, 2018

Then personally appeared the above named Opal A. Apsega in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Sean R. Daye **SEAL**
Notary Public
My commission expires:

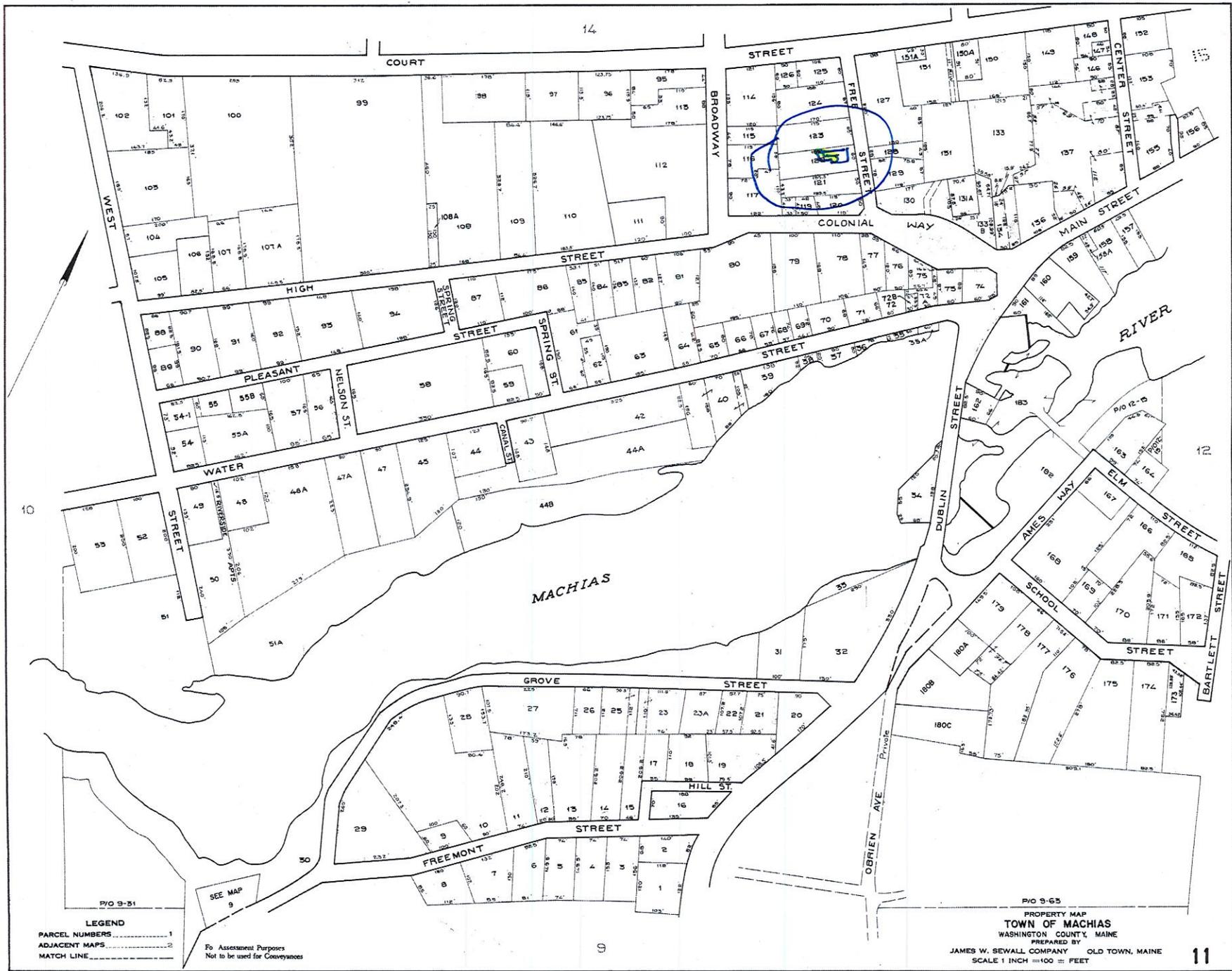
Typed or Printed Name of Notary

Sean R. Daye
Notary Public, State of Maine
My Commission Expires: April 11, 2021

Received
Recorded Register of Deeds
Aug 06, 2018 02:47:17P
Washington County
Sharon D. Strout

Lyman L. Holmes - Attorney at Law - P.O. Box 123, Machias, Maine 04654

TRANSFER TAX PAID



Variance request and certificate of notice pursuant to section 4(B)(2)(g) of the Machias building ordinance:

Regarding #10: I am building a deck off the west side of the existing house (built 1900) on map 11, lot 122. My lot has only approximately 70' of road frontage on Free Street.

Regarding #13: The house is approximately 4' from the northern property line, so a portion of the deck will also be approximately 4' from the northern property line.

I certify the following abutting neighbors have been served with notice (copy attached) by regular mail on July 12, 2023 concerning my request for a waiver to build my deck closer than 15' to the northern boundary line, and to build the deck on my lot, which does not have 100' of road frontage:

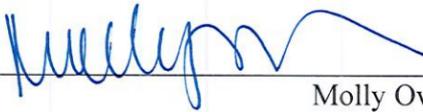
Megan Latimer (M11, L123)
P.O. Box 61 Machias, Maine 04630

Washington County Community Agency (M11,L121)
248 Bucksport Rd. Ellsworth, Maine 04605

Rhoda Hodgdon (M11,L116)
P.O. Box 48 Machias, Maine 04630

Rosemary A. Chausse (M11,L117)
6631 Palm Springs Dr. Claremont, Florida 34714

July 12, 2023


Molly Owens, Esq.

Molly Owens, Esq. appeared before me on July 12, 2023, and subscribed and swore to the foregoing declaration.

Nathan Hodgkins, Esq., Maine Bar No. 5201

Megan Latimer (M11, L123)
P.O. Box 61 Machias, Maine 04630

Washington County Community Agency (M11,L121)
248 Bucksport Rd. Ellsworth, Maine 04605

Rhoda Hodgdon (M11,L116)
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Rosemary A. Chausse (M11,L117)
6631 Palm Springs Dr. Claremont, Florida 34714

COPY

RE: Permit for deck at 9 Free St. in Machias

Dear property-abutting neighbor,

I own the property at 9 Free Street in Machias (town tax map 11, lot 111). I am writing because the town of Machias requires I notify all abutting landowners when requesting a variance from the town's minimum building standards in applying for a permit.

I am requesting a permit to build a deck off the back of the house. It is planned as a simple deck with a simple railing wrapping around the south and west sides of the house. However, because the house is only about 4' from the northern property line, and because the lot itself does not have 100' of road frontage (it has approximately 70' on Free St.), I must formally request a variance.

I've included a copy of my site plan so you can better visualize the planned deck. If you have any questions for me, feel free to call me at 207-255-3600.

The town office has informed me the planning board will rule on my request at the August planning board meeting. If you have any questions about the permitting process or the meeting, or wish to voice an opinion, you can reach the town office at 207-255-6621.

Thank you.

July 12, 2023

Sincerely,


Molly Owens, Esq.