



Town of Baldwin

334 Pleasant Trail
West Baldwin, Maine 04491
Phone: (207) 625-3581
Fax: (207) 593-7186

APPLICATION FOR VARIANCE OR APPEAL TO BOARD OF ZONING APPEALS

Applicant's Name: STEVEN E CONQUEST

Applicant's Mailing Address: Post Office Box # 152

EAST BALDWIN ME 04024

City or Town: EAST BALDWIN Maine 04024

Telephone: 207 787-4224

Name of Owner: STEVEN E CONQUEST

The undersigned requests that the Board of Appeals consider one of the following:

1. An Administrative Appeal – Relief from the decision, or lack of decision, of the Code Enforcement Officer or Planning Board in regard to an application for a permit. The undersigned believes that (check one):

☐ an error was made in the denial of the permit.
☐ the denial of the permit was based on a misinterpretation of the ordinance.

☐ there has been a failure to approve or deny the permit within a reasonable period of time.

☒ other ERROR WAS DISCOVERED IN PART OF
SPECIFICALLY, A BUFFER WAS LAND BEHIND SURVEYED
AND DISCOVERED SHED WAS ROUGHLY 7' OVER LINE

Please explain in more detail the facts surrounding this appeal (please attach a separate piece of paper). You should be as specific as possible so that the Board of Appeals can give full consideration to your case.

2. A Variance.

a. Nature of Variance: Describe generally the nature of the variance NOT ENOUGH REAR SETBACK

NOT ENOUGH FRONT SETBACK

In addition, a sketch plan of the property must accompany this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

b. Justification of Variance: In order for a variance to be granted, the appellant must demonstrate to the Board of Appeals that the strict application of the terms of the zoning ordinance would cause undue hardship. There are four criteria which must be met before the BOA can find that a hardship exists. Please explain how your situation meets each of these criteria listed below.

1. The land in question cannot yield a reasonable return unless the variance is granted.

CANNOT SELL LAND UNLESS VARIANCE IS GRANTED DUE TO
SHED BEING IMPROPERLY POSITIONED BY ZONING BOARD

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

Due to the small lot size proper normal setbacks
cannot be met

3. The granting of a variance will not alter the essential character of the locality.

The property is well kept & the character of the building
is an asset to the value of the locality & matches the
style & colors of the home.

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

The necessary legal fees were paid by myself to apply & notify
all criterias, needed initially needed by Building Inspector
Electrical inspection after.

I certify that the information contained in this application and its supplement is true and correct.

Date: November 14, 2025

Steven E. Conquest
Appellant

Note to Appellant: this form should be returned to the Chairman of the Board of Appeals. You will be notified of the date of the hearing on your appeal.

STEVEN CONQUEST

12' 75' - 10'

12' 30' CURRENT POSITION NOW

12' 30' PROPOSED POSITION

PROVINT REAR

Required Setback:

Requested Setback:

Variance Requested: 05'

1/4 CAMP ROAD - Right of Way

12' 31' 10' 10' 10'

EXHIBIT A

A certain lot or parcel of land together with the buildings thereon, situated on the Easterly shore of Sand Pond in the Town of Baldwin, County of Cumberland, and State of Maine bounded and described as follows: Beginning at an iron hub set in the ground on the shore of said Pond at a point 75 feet Southeasterly from the Southwesterly corner of land which Leo D. Allaire conveyed to Richard L. Scollin and Harriet E. Scollin by deed dated 8/19/61 and thence running N 41 degrees E by other land now or formerly of Allaire 80 feet, more or less, to an iron hub set in the ground; thence running Southeasterly by other land now or formerly of Allaire 75 feet to an iron hub set in the ground; thence running Southwesterly on a line parallel with and 75 feet distant from the first-described course by other land now or formerly of Allaire 80 feet, more or less, to mean low water mark on said Pond; thence running Northwesterly by mean low water mark of said Pond 75 feet, more or less, to a point opposite the point of beginning and other land now or formerly of Allaire and thence running N 41 degrees E up over the shore of said Pond by other land now or formerly of Allaire to the iron hub at the point of beginning.

Also a certain lot or parcel of land situated in the rear of the above-described premises on the Northerly side of the Allaire Camp Road, so-called, and separated from the above-described premises by said camp road, being a parcel of land 75 feet in width measured along said camp road and 50 feet in depth from said camp road, the corners of which are marked by iron hubs set in the ground and being bounded on all sides by other land now or formerly of Allaire. Notwithstanding the restrictions hereinafter set forth the Grantees, their successors and assigns, may construct and maintain on this particular parcel of land land not adjacent to the shore of Sand Pond a structure to be used as a 2 car garage with no more than 2 bedrooms located on the second floor thereof.

Together with a right of way over the Allaire Camp Road, so-called, and any and all other existing roads or rights of way for access to said above-described lands from Route 11 and 107.

This conveyance is subject to the restrictions contained in a deed to Anthony F. Petrogallo et al from Leo D. Allaire dated 9/23/61 recorded in the Cumberland County Registry of Deeds at Book 2632, Page 322.

Also subject to all easements of record in favor of Central Maine Power Co.

Being the same premises conveyed to Grantors herein by deed of James A. & Paula C. Sellick dated 5/20/88 recorded in the Cumberland County Registry of Deeds at book 8298, Page 253.

WARRANTY DEED

Steven E. Conquest and Joan M. Conquest of Upton, MA being unmarried

For consideration paid grant to Steven E. Conquest whose mailing address is 61 Christian Hill Road, Upton, MA

With WARRANTY COVENANTS, individually, the land in Baldwin, County of Cumberland, State of Maine bounded and described as follows:

See Exhibit A attached hereto
And incorporated herewith

For title see Deed recorded in the County of Cumberland, State of Maine dated July 30, 1998 in Book 14039, Page 96.

Witness our hands and seals this 17th day of December, 2020

Joan M. Conquest
Joan M. Conquest

Steven E. Conquest
Steven E. Conquest

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

December 17, 2020

Then personally appeared the above-named Joan M. Conquest and acknowledged the foregoing instrument to be her free act and deed.

Bruce W. Warren
Notary Public

My Commission Expires:

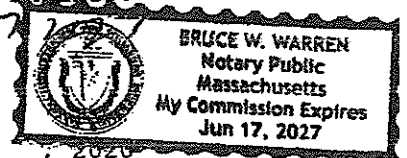
JUNE 17, 2027

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

December 17, 2020

Then personally appeared the above-named Steven E. Conquest and acknowledged the foregoing instrument to be his free act and deed.



PROPERTY ADDRESS: 31 Wykes Lane, E. Baldwin, ME

**CERTIFICATION OF COMPLIANCE
WITH SUBDIVISION AND SHORELAND ZONING REQUIREMENTS**

PLEASE NOTE: It is important a notification number is provided on this form.
The form MUST be signed by a municipal official as noted below.

Notification: 1 0 3 0 0 7 6 6 0 8 2 (11 digits)

Name of Customer: STEPHEN CONQUEST

Mailing address: 31 WYKES LANE: A BALDWIN, ME 04024
MAP 14 LOT #8

Daytime Telephone: 207-787-4224

Customer(s) identified above have (has) requested utility services at

service address: 31 WYKES LA. MAP 14 LOT 8

(provide service "Location" on line above - insert street and town, map and lot, or other identification of the location of installation)

Maine statutes, Title 30-A M.R.S.A. §4406(3) and Title 38 M.R.S.A. §444 require utilities to obtain the following certification from municipalities prior to installing service except as stated above. Therefore, I (we) request that an appropriate municipal official (usually the Planning Board or Code Enforcement Officer) provide the following certification so that the applicant can get utility service.

Certification by Municipal Official

I certify that:

All local permits and/or approvals, if any, required under Title 30-A M.R.S.A. Chapter 187 (the subdivision and land use statute), have been issued by the appropriate municipal official(s) and are current; and

All local permits, if any, required under Title 38 M.R.S.A. Chapter 3 (the shoreland zoning and water protection statute) have been issued by the appropriate municipal official(s) and are current.

Date: 5-7-21

Signature: [Signature]

Print name beneath signature:

Official Title: CEO - BALDWIN

Central Maine Power Company appreciates your cooperation in providing this certification so applicant can be served.

Please return this certification to Central Maine Power Company

162 Canco Road, Portland, ME 04103

CMP Fax 207-629-4752 or e-mail: Lineclerknewservice@cmpco.com

OLW

getting Command & Control. Com

5/13 install

OSGOOD ELECTRIC
333 BRIDGTON ROAD
EAST BALDWIN, MAINE 04024-9707
(207) 653-5464

To: Steve Conquest
31 Wykes Lane
East Baldwin, Maine 04024

Tel: 787-4224
Date: 4/22/21

Invoice # 44307.9476

DESCRIPTION OF WORK:
Service for Garage

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>Price Each</u>	<u>Total</u>
1	2 1/2" mast kit	\$59.20	\$59.20
10	2 1/2" rigid metal conduit	\$18.34	\$183.42
45	#2 XHHW wire	\$0.39	\$17.55
1	100 amp meter enclosure	\$42.55	\$42.55
1	2 1/2" hub	\$10.45	\$10.45
2	1" SEU cable connector	\$1.49	\$2.99
2	Ground rod	\$9.05	\$18.11
2	ground rod clamp	\$2.50	\$5.00
16	#6 bare copper wire	\$0.94	\$14.99
10	#2 SEU cable	\$2.17	\$21.74
2	single pole 20 amp breaker	\$5.58	\$11.15
1	100 amp main breaker panel	\$85.86	\$85.86
2	cable grips	\$5.41	\$10.82
10	guy wire	\$0.72	\$7.25

TOTAL MATERIAL \$491.06

Electrical permit \$100.00

LABOR @ \$70.00/hr

TOTAL

PLEASE PAY THIS AMOUNT

\$ 315.00
\$ 906.06
\$ 906.06

Town of BALDWIN Building Permit Application: Zone ~~Suburban~~ Rural Map # 14 Lot # 8 Permit # 20-097
Please fill out parts of the form that apply to the job. Proper plans of building must accompany this form: FEE: 5700

Owner: STEVEN CONQUEST Phone: 261-787-4224

Address: 61 CHRISTIAN HILL RD - UPTON, MASS

Location of Construction: 31 WYCKES RD (SSWD PWD)

Contractor: SEAF GC Phone: _____

Type of Permit: SSWD Permit complete: Yes () No ()

Residential

☒ New Construction () Resident () Single Family

() Mobile Home - W. _____ x L. _____ () Two-Family/Duplex

☒ Accessory Structure - Type GARAGE

() Renovate Interior () Renovate Exterior

Items Renovate: _____

() Remodel - (includes change in construction).

Items Remodel: _____

NO Permit required for building repair or maintenance.

Commercial Building () Use: _____

Building Size: Wide 12 X Long 30 No. Levels ONE

No. of Bed-Rms X No. Baths X

Set-Back (minimum Req'd.) Lot Size: Acres 1/2 ±

Front 25 Rear 25 Side 10 Road Frontage 75

2000

NOTES & REMARKS:

Received By: (print) Steven Conquest (sign) Steven Conquest

Signature of CEO W. Conquest Date 6-22-20 Item _____

INSPECTIONS: ☒ Foundation x2 ☒ Rough () Finish () Cert. of Occ. TOTAL FEE: 5700

☐ SSWD x2 () Plumb-hot/cold () Plumb-drain

Foundation: () 8' () 4' ☒ Slab () Pier () Other

Footing size X Wall Size X

Slab Thick. 4-6" Piers Diam. X

Floor: Sill _____ Joist _____ Span _____

floor rough sheathing BUCKETS

Exterior Walls: Studs (16" OC) 2x4

Headers - Windows 2x6 Doors 2x10 /3

Sub-Sheathing 7-11

Finish Siding 7-11

Insulation Type NO

Masonry/Chimney NO

No. Windows 2 No. of Doors 1 + 2

Garage Drs 1

Interior Walls: Studs (16" OC) _____

Wall Sheathing None

Flooring: Kitchen _____ Bd-Rms _____

Living area _____ Bath _____

(tile-linoleum-carpet-hardwood-other)

Ceiling: (indicate type of structure use)

☒ Joists-2nd Level - Size 2x8 () Truss

() Collar Ties _____ Size _____ n/a

Ceiling Ht. 8' Insulation None

Roof: () Truss ☒ Rafters - Size 2x6

Sheathing 1/2 CDX Roof Cover MEETAL

FEEs:

Item Garage Sq. Ft. 288 X 20 = 577

Item _____ Sq. Ft. X = _____

Item _____ Sq. Ft. X = _____

Item _____ Sq. Ft. X = _____

Item _____ Sq. Ft. X = _____

	Front	Rear
Required setback:	75	25
Requested setback:	<u>-12</u>	<u>-3</u>
Variance requested:	63	22

