

Application for Administrative Appeal  
to the Board of Appeals

PERM 2254  
VCEPR 175.

- 1. Name of Appellant Scott Morash
- 2. Mailing Address 56 Ledge wood Drive Hollis Center  
Maine 04042
- 3. Telephone 207 590 5147 e-mail address smorash1@roadrunner.com
- 4. Name of Owner of Property which is subject to appeal 111 Mayo Road  
SCOTT MORASH
- 5. Location of Property: 111 MAYO RD.  
Assessor's map # 134 Lot # 25

6. The undersigned requests that the Board of Appeals hear and consider an appeal for 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 applicant believes that (check one):

an error was made in the denial of a permit; or

an error was made in the approval of a permit; or

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

other Documents to be provided to support.

7. What specific section(s) of the Ordinance applies to the relief you are seeking?

Greatest practical extent - Article 3 section 4 (c)  
B (2)

8. If you do not own the property that is the subject of the decision you wish to appeal, please explain how the actual use or enjoyment of your property will be adversely affected by the decision or lack of a decision. Please describe how you will be affected in a way different from the impact of the decision on the general public.

Access to the property and garage will be  
severely impacted by being pushed back into the hill, (steep grade  
during the winter. This same slope steepness  
argument has been permitted recently as 2020 to not "limit access".

Please describe in detail on a separate sheet of paper the facts surrounding this appeal, what you think is wrong about the decision which you are appealing, and what action you want the Board of Appeals to take in this matter. You should be as specific as possible so that the Board can give full consideration to your case.

There is a \$50 application fee for all applications to the Board of Appeals.

I certify that the information contained in this application is true to the best of my knowledge and belief.

Scott Morash  
Signature of Appellant

7/9/22  
Date

**Board of Appeals  
Required Submittals  
for  
Administrative Appeal**

1. Copy of completed application;
2. Copy of the decision being appealed;
3. Copy of the portion of applicable tax map showing subject property and abutting properties;
4. Names and mailing addresses of all property owners abutting the subject property. (Abutters are the owners of any parcels with one or more common boundaries or points, as well as property owners of any parcel located directly across any road, railroad or stream along the road, railroad or stream from the parcel involved in the application. Also included is any Qualified Conservation Holder of an easement in any of these parcels);
5. Exact direction to the property from the Town Office, using a map if necessary; and
6. Any additional information relevant to the project, for example, photographs or additional documentation.

#6 Documents will be provided electronically to CEO of Readfield.

MCJ CEO  
7/6/2022



## TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355  
TEL. (207) 685-4939 • FAX (207) 685-3420

### Planning Board Decision

**To:** Dawn and Scott Morash  
56 Ledgewood Drive  
Hollis ME 04042

**Location of Property:**

Map/Lot: 134-025

E-911 Address: 111 Mayo Road

**Decision:**

The Planning Board has denied the application to:

Replace an existing structure of approximately 2100 square feet of floor area, located approximately beginning at 14 feet from the Normal High Water Line (NHWL) with a new structure of approximately 4600 square feet of floor area located starting at approximately 75 feet from the NHWL.

**Background**

In April 2020, Dawn and Scott Morash (“applicants”) filed an application pursuant to Article 3, Section 4 (C) of the LUO to “replace or reconstruct” their current non-conforming home.

The applicants further sought to expand the “new” replacement home from the current home’s 2100 square feet of “floor area” to a completed structure of approximately 4600 square feet of “floor area.”

The application was filed prior to the amendment of the LUO approved by voters in November 2021. The Planning Board (“PB”) substantially reviewed the application prior to the LUO amendment. The applicants were then given the choice to have their application reviewed under

Notice of Decision  
Dawn and Scott Morash  
May 24, 2022  
Page 3 of 3

practical extent as determined by the Planning Board.” Art. 3, Section 4 (C)(1) (emphasis supplied)

In this case, the Planning Board found that a 2100 square foot replacement or reconstructed structure could be sited to meet the 100-foot NHWL set-back requirement and otherwise meet all setbacks and otherwise be conforming, e.g. lot coverage, etc.

Having determined that the replacement structure could be constructed to be “conforming”, then there would be no right under the “expansion” provision of the LUO, Art. 3, Section 4 (A)(1) to allow a structure that could otherwise be made conforming to instead, through expansion, remain a non-conforming structure by being placed at 75 feet from the NHWL.

Allowing such a use of the 100-foot set-back area, particularly when the applicants have plenty of space to add onto their new replacement structure outside of the 100-foot setback, is not permitted.

**Appeal Rights:**

Any person aggrieved by this decision may appeal to the Readfield Board of Appeals within forty-five (45) days of the date of the Decision. The date of the Decision in this matter is May 24, 2022.

  
\_\_\_\_\_  
Paula M. Clark, Chair, Readfield Planning Board

6/14/22  
\_\_\_\_\_  
Date

cc: Dirigo Surveying



Report   
  Mapping Labels   
  Add Address   
  X / from

PA 025   
 Washer 14   
 Address

134-025  
 111 MAYO ROAD  
 Readfield, ME

