

**Town of Kittery  
Planning Board Meeting  
October 12, 2023**

**ITEM 3 – 24 Bayview Lane– Shoreland Development Plan Review**

Action: Accept or deny application. Approve or deny plan: Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, Robert Ouellet, on behalf of owner/applicants Stephen and Catherine Balazs, requests approval for a vertical expansion of an existing non-conforming house within the base zone setback of the Shoreland Overlay Zone located on the property of 24 Bayview Lane, Tax Map 2. Lot 79, in the Residential-Suburban, Shoreland Overlay, and Resource Protection Zones.

**PROCESS SUMMARY**

REQUIRED	ACTION	COMMENTS	STATUS
Yes	Staff Review	10/5/23	Completed
No	Site Visit	Optional	Optional
No	Public Hearing	Optional	Optional
Yes	Final Plan Review	Scheduled for 10/12/23	TBD

**PROJECT INTRODUCTION**

24 Bayview Lane is located along the eastern shore of Spinney Creek in the R-S Zone and Shoreland Overlay Zone, with the western portion (and part of the house) covered by the Resource Protection Overlay. The property contains a legally non-conforming single-family dwelling and barn attached by a breezeway, totaling approximately 2,289 sq ft. The house maintains a structure height of 21.3 feet, and the attached barn maintains a height of 28.1 feet.

The plan proposes a vertical expansion of part of the existing house to 19.7 feet to build a 2<sup>nd</sup> floor bedroom, replacing a bedroom on the first floor which will be converted into a living room. The current structure footprint, lot devegetation, and setbacks to the HAT line of Spinney Creek would remain unchanged.

Per §16.7.3.A.(1), planning board review of the proposal is required due to the lot’s proximity within the Shoreland and Resource Protection Overlay zones. Any development must not increase a structure’s non-conformance to water-body setbacks, and nonconforming structures must not exceed allowable height standards. Additionally, per §16.1.8.C.(4).(b).[3].[e].[iii], all proposed development of a non-conforming structure must be located at least 25 feet from the HAT line, even if said proposal would not increase structure non-conformance.

**APPLICATION & PLAN REVIEW**

Staff reviewed the submitted application and plan and have the following comments:

1. Per §16.1.8.C.4.(b).[3].[v].[a]. structures located within a high-water line setback must maintain a height of 20 feet, or the height of an existing structure. The house currently maintains a structure height of 21.3 feet. The plan proposes a vertical expansion of part of the house to 19.7 feet, below the existing height.
2. General provision §16.1.8.C.4.(b). requires expansion of structures within the base zone setback in the shoreland overlay zone not exceed 30% of the total footprint of structures existing on the

38 property on January 1, 1989. This does not apply to vertical expansions, meaning the footprint will  
39 not change. Nonconformance will not be increased.

40 3. The Shoreland Overlay Zone Ordinance §16.4.28.E.(3).(a). requires new principal and accessory  
41 structures to be set back at least 100 feet, horizontal distance, from the HAT line of any water  
42 bodies, tributary streams, the upland edge of a coastal wetland, or the upland edge of a freshwater  
43 wetland. Additionally, §16.1.8.C.(4).(b).[3].[e].[iii]. prohibits development of any portion of a  
44 structure within 25 feet of the HAT line. The vertical expansion is limited to the portion of the  
45 house located outside of the 25-foot setback, which is allowed. The development is a vertical  
46 expansion which will not increase the nonconformance of the existing structure.

47 4. §16.4.28.E.(2). allows 20% of total lot area in the shoreland zoning overlay to be comprised of  
48 non-vegetated surfaces or structures. As the entire proposed development is a vertical expansion of  
49 an existing structure, devegetation will not be impacted, and nonconformance will not increase.

50 **DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS**

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51 The proposed development will maintain current structure heights, and all setbacks, structure footprints,  
52 and devegetated area will remain unchanged. Staff suggest acceptance of the plan and allowing the  
53 application to move to final plan approval and meet all other permitting requirements. The Planning Board  
54 should discuss the plan and determine if it meets the requirements to accept the plan, and/or direct the  
55 applicant to make any changes that are necessary.

56 **RECOMMENDED MOTIONS**

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57 Below are motions for the Planning Board’s consideration:

58 ***Motion to accept the application***

59 Move to accept the plan for a shoreland development application from Robert Ouellet, on behalf of  
60 owner/applicants Stephen and Catherine Balazs, requesting approval for a vertical expansion of an existing  
61 non-conforming house within the base zone setback of the Shoreland Overlay Zone located on the property  
62 of 24 Bayview Lane, Tax Map 2. Lot 79, in the Residential-Suburban, Shoreland Overlay, and Resource  
63 Protection Zones.

64 ***Motion to approve the application***

65 Move to approve the plan for a shoreland development application from Robert Ouellet, on behalf of  
66 owner/applicants Stephen and Catherine Balazs, requesting approval for a vertical expansion of an existing  
67 non-conforming house within the base zone setback of the Shoreland Overlay Zone located on the property  
68 of 24 Bayview Lane, Tax Map 2. Lot 79, in the Residential-Suburban, Shoreland Overlay, and Resource  
69 Protection Zones.

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**Kittery Planning Board**  
**Findings of Fact**  
**For 24 Bayview Lane**  
**Shoreland Development Plan Review**

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**DRAFT**  
**M 2 L 79**

**WHEREAS:** Agent Robert Ouellet, on behalf of owner/applicants Stephen and Catherine Balazs, requests approval for a vertical expansion of an existing non-conforming house within the base zone setback of the Shoreland Overlay Zone located on the property of 24 Bayview Lane, Tax Map 2. Lot 79, in the Residential-Suburban, Shoreland Overlay, and Resource Protection Zones.

Pursuant to the Plan Review meetings conducted by the Planning Board as noted in the plan review notes prepared for 10/12/2023.

Shoreland Development Plan Staff Review	10/5/23
Site Walk	None
Public Hearing	None
Approval	10/12/23

Pursuant to the application and plan and other documents considered to be a part of a plan review decision by the Planning Board in this Finding of Fact consisting of the following (hereinafter the “Plan”):

1. Shoreland development plan application received 9/20/2023 from Robert Ouelett.
2. Existing site conditions and proposed site plan dated 9/15/23 prepared by Easterly Surveying.

**NOW THEREFORE,** based on the entire record before the Planning Board and pursuant to the applicable standards in the Land Use and Development Code, the Planning Board makes the following factual findings and conclusions:

**FINDINGS OF FACT**

**Chapter 16.4 LAND USE ZONE REGULATIONS**

<p><b>16.4.28.E. Shoreland Overlay Zone</b></p> <p><i>(2) The total footprints of the areas devegetated for structures, parking lots and other impervious surfaces, must not exceed twenty (20) percent of the lot area, including existing development, except in the following zones:</i></p> <p><u>Finding:</u> A vertical expansion is proposed. Devegetation of the lot will not occur as a part of this development..</p> <p><u>Conclusion:</u> The requirement appears to be met.</p> <p style="text-align: right;"><b>Vote: ___ in favor ___ against ___ abstaining</b></p>
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**Chapter 9 MARITIME AND SHORELAND RELATED DEEVELOPMENT**  
**Article III Planning Board Shoreland Development Review**

<b>16.9.3.F. Findings of Fact</b>
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*(2) An application will be approved or approved with conditions if the reviewing authority makes a positive finding based on the information presented. It must be demonstrated the proposed use will:*

*(a) Maintain safe and healthful conditions:*

**Finding:** The proposed vertical expansion will not have an adverse impact on safe and healthful conditions to the property.

**Conclusion:** This requirement appears to be met.

**Vote:** \_\_\_ in favor \_\_\_ against \_\_\_ abstaining

*(b) Not result in water pollution, erosion or sedimentation to surface waters:*

**Finding:** The proposed development as represented in the plans and application will not have an adverse impact on water pollution, and best practices for erosion and sedimentation will be observed in development.

**Conclusion:** This requirement appears to be met.

**Vote:** \_\_\_ in favor \_\_\_ against \_\_\_ abstaining

*(c) Adequately provide for the disposal of all wastewater:*

**Finding:** The property is serviced by Town sewer; current wastewater disposal appears adequate for the proposed development.

**Conclusion:** This requirement appears to have been met.

**Vote:** \_\_\_ in favor \_\_\_ against \_\_\_ abstaining

*(d) Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat:*

**Finding:** The proposed development does not appear to have an adverse impact to nearby habitats. All development will be located out of the 25-foot base zone setback.

**Conclusion:** The requirement appears to be met.

**Vote:** \_\_\_ in favor \_\_\_ against \_\_\_ abstaining

*(e) Conserve shore cover and visual, as well as actual, points of access to inland and coastal waters:*

**Finding:** The proposed expansion will not exceed the current height of the structures on the property. Shore cover is conserved in accordance with the Code. There are no adverse impacts to visual or actual points of access to waters.

**Conclusion:** This requirement appears to be met.

**Vote:** \_\_\_ in favor \_\_\_ against \_\_\_ abstaining

*(f) Protect archaeological and historic resources:*

**Finding:** There appear to be neither archaeological nor historic resources impacted.

**Conclusion:** This requirement does not appear applicable.

**Vote:** \_\_\_ in favor \_\_\_ against \_\_\_ abstaining

<p><i>(g) Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district:</i></p> <p><b>Finding:</b> The property is not located in the Commercial Fisheries / Maritime Use Zone and will have no adverse effect on commercial fishing nor maritime activities.</p> <p><b>Conclusion:</b> This requirement is not applicable.</p> <p style="text-align: right;"><b>Vote: ___ in favor ___ against ___ abstaining</b></p>
<p><i>(h) Avoid problems associated with floodplain development and use:</i></p> <p><b>Finding:</b> The proposed expansion is not located in a floodplain.</p> <p><b>Conclusion:</b> This requirement appears to be met.</p> <p style="text-align: right;"><b>Vote: ___ in favor ___ against ___ abstaining</b></p>
<p><i>(i) Is in conformance with the provisions of this code:</i></p> <p><b>Finding:</b> The proposed project is an existing non-conforming system, and proposed improvements will not increase the property's nonconformance to the provisions of Title 16.</p> <p><b>Conclusion:</b> This requirement appears to be met.</p> <p style="text-align: right;"><b>Vote: ___ in favor ___ against ___ abstaining</b></p>
<p><i>(j) Be recorded with the York County Registry of Deeds:</i></p> <p><b>Finding:</b> A plan suitable for recording once the Surveyor's stamp is added has been prepared by <b>Easterly Surveying</b>.</p> <p><b>Conclusion:</b> As stated in the Notices to Applicant contained herein, a Shoreland Development Plan must be recorded with the York County Registry of Deeds prior to the issuance of a building permit.</p> <p style="text-align: right;"><b>Vote: ___ in favor ___ against ___ abstaining</b></p>

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Based on the foregoing Findings, the Planning Board finds the applicant has satisfied each of the review standards for approval and, therefore, the Planning Board approves the Shoreland Development Plan Application subject to any conditions or waivers, as follows:

**Waivers:** None

**Conditions of Approval** (to be depicted on final plan to be recorded):

1. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan per Title 16.9.3.I.
2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and construction to ensure adequate erosion control and slope stabilization.
3. All Notices to Applicant contained herein (Findings of Fact dated 10/12/2023).

**Conditions of Approval** (not to be depicted on final plan):

51 1. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board or Peer  
52 Review Engineer, and submit for Staff review prior to presentation on final plan.

53 2. Surveyor’s stamp must be on the final plan.  
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56 **Notices to Applicant:**  
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58 1. Incorporate any plan revisions on the final plan as required by Planning Board and submit for  
59 Staff review prior to presentation of final plan.

60 2. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with  
61 the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper  
62 advertisements and abutter notification.

63 3. One (1) copy of the final plan and any and all related state/federal permits or legal documents that  
64 may be required, must be submitted to the Town Planning Department for signing. Date of Planning  
65 Board approval shall be included on the final plan in the Signature Block. After the signed plan is  
66 recorded with the York County Registry of Deeds, a copy of the signed and recorded original must be  
67 submitted to the Town Planning Department.

68 4. This approval by the Town Planning Board constitutes an agreement between the Town and the  
69 Developer, incorporating as elements the Development Plan and supporting documentation, the  
70 Findings of Fact, and any Conditions of Approval.

71 5. Prior to construction, applicant shall obtain any and all permits required by the code enforcement  
72 office to complete proposed work.

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74 The Planning Board authorizes the Planning Board Chair or Vice chair to sign the Final Plan and the  
75 Findings of Fact upon confirmation of required plan changes.  
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77 **Vote: \_\_\_ in favor \_\_\_ against \_\_\_ abstaining**  
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79 APPROVED BY THE KITTELY PLANNING BOARD ON \_\_\_\_\_  
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83 \_\_\_\_\_  
84 Dutch Dunkelberger, Planning Board Chair  
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88 Per Title 16.2.12. - An aggrieved party with legal standing may appeal a final decision of the Planning  
89 Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section  
90 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.  
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**PLAN REFERENCES:**

1. "STANDARD BOUNDARY SURVEY, SEWER EASEMENT, BAYVIEW LANE, MADE FOR SEA CONSULTANTS, INC." PREPARED BY TITCOMB ASSOCIATES, DATED MARCH 30, 1989, ON RECORD AT THE Y.C.R.D. AS PLAN BOOK 189 PAGE 36.
2. "STANDARD BOUNDARY SURVEY BAYVIEW LANE, KITTEERY, MAINE MADE FOR ESTATE OF MARIA T. YOUNG" PREPARED BY: TITCOMB ASSOCIATES, DATED SEPTEMBER 8, 2000.
3. "SITE PLAN FOR PROPERTY AT 24 BAYVIEW LANE, KITTEERY, YORK COUNTY, MAINE," PREPARED BY NORTH EASTERLY SURVEYING INC., DATED 1/13/06, PROJECT NO. 05603.

N/F  
ROBERT T. MARSLIA  
TAX MAP 2 LOT 80  
Y.C.R.D. BOOK 16478 PAGE 680

N/F  
INHABITANTS OF KITTEERY  
Y.C.R.D. BOOK 5372 PAGE 135  
Y.C.R.D. BOOK 5377 PAGE 288  
Y.C.R.D. BOOK 5377 PAGE 290

N/F  
JOHN W. SULLIVAN  
TAX MAP 2 LOT 75  
Y.C.R.D. BOOK 15447 PAGE 55

N/F  
MARC MCELROY  
EKATERINA V. BURKOVKA  
TAX MAP 2 LOT 78  
Y.C.R.D. BOOK 17176 PAGE 673

N/F  
STEPHEN E. BALAZS, JR.  
CATHERINE E. BALAZS  
Y.C.R.D. BOOK 16297 PAGE 281  
DATED MARCH 12, 2012

NORTH EASTERLY SURVEYING  
12 LYNNWOOD STREET, PLAINSTOW, NH 03865

EXISTING CONDITIONS &  
PROPOSED SITE PLAN

FOR PROPERTY AT  
24 Bayview Lane  
Kittery, York County, Maine  
OWNED BY  
Stephen E. Balazs, Jr.  
& Catherine E. Balazs  
c/o Robert Ouellet  
12 Lynnwood Street, Plainstow, NH 03865

SURVEYORS IN N.H. & MAINE 1021 GOODWIN ROAD, UNIT #1  
ELIOT, MAINE 03903  
(207) 439-6333

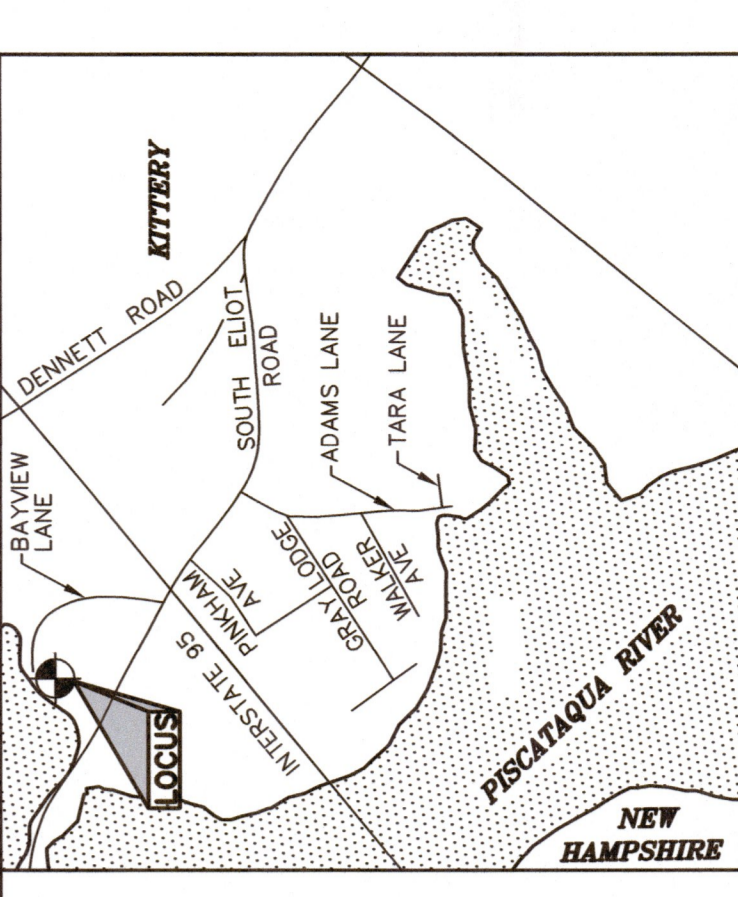
SCALE: 1" = 10'  
PROJECT NO. 23670  
DATE: 9/15/23  
SHEET: 1 OF 1  
DRAWN BY: A.P.M./J.D.S.  
CHECKED BY: P.L.A.

DRAWING No. 23670 EXISTING CONDITIONS  
FIELD BOOK No. "Kittery #41"

REV. DATE BY STATUS

BY CHKD APPD.

Tax Map 2 Lot 79



**LOCATION MAP**  
(not to scale)

ZONING DATA PER KITTEERY ZONING ORDINANCE  
(LAST AMENDED MAY 8, 2023):

BASE ZONE: RESIDENTIAL-SUBURBAN (R-S)  
OVERLAY ZONE: SHORELAND (OZ-SL-250)

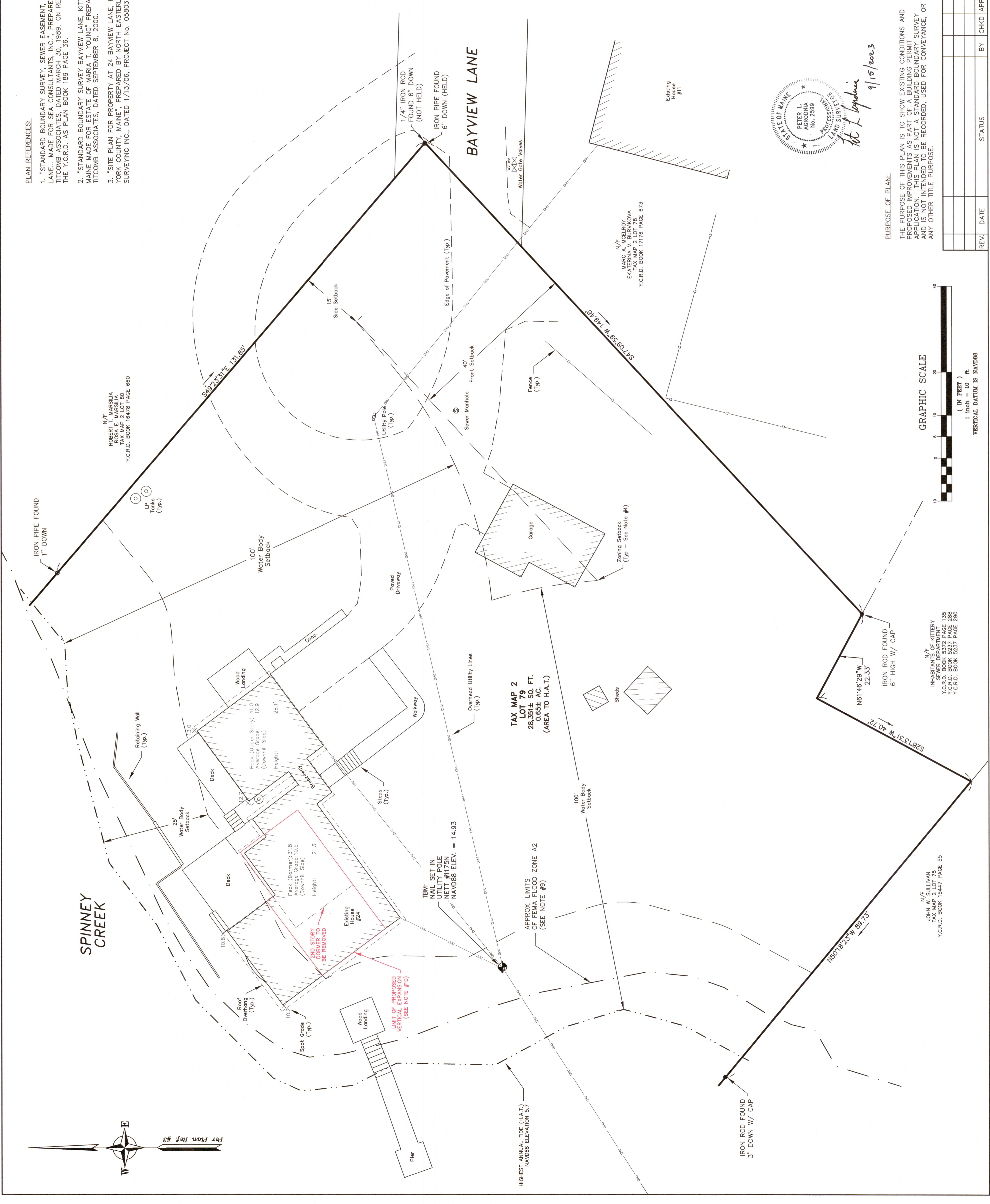
REQUIREMENTS:

RESIDENTIAL-SUBURBAN  
MINIMUM LAND AREA PER DWELLING UNIT: 30,000 SQ. FT.  
MINIMUM LOT SIZE: 30,000 SQ. FT.  
MINIMUM STREET FRONTAGE: 150 FT.  
MINIMUM FRONT YARD: 40 FT.  
MAXIMUM BUILDING COVERAGE: 20%  
MAXIMUM BUILDING SETBACKS: 15 FT.  
MAXIMUM BUILDING HEIGHT: 35 FT.

SHORELAND  
MINIMUM LAND AREA PER DWELLING UNIT: 40,000 SQ. FT.  
MINIMUM LOT SIZE: 40,000 SQ. FT.  
MINIMUM SHORE FRONTAGE: 150 FT.  
MINIMUM FRONT YARD: 100 FT.  
MAXIMUM DWELLING UNIT: 1  
MAXIMUM DEVEGETATED: 20%  
WATER BODY SETBACK: 100 FT.

NOTES:

1. OWNERS OF RECORD: TAX MAP 2 LOT 79 STEPHEN E. BALAZS, JR. CATHERINE E. BALAZS. Y.C.R.D. BOOK 16297 PAGE 281 DATED MARCH 12, 2012
2. TOTAL EXISTING PARCEL AREA: TAX MAP 2 LOT 79 0.65± AC. (AREA TO H.A.T.)
3. BASIS OF BEARING IS PER PLAN REFERENCE #3. VERTICAL DATUM IS RELATED TO NAVD88.
4. APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
6. THE ENTIRETY OF THE LOCUS PARCEL FALLS WITHIN THE SHORELAND OVERLAY ZONE. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF KITTEERY PRIOR TO DESIGN OR CONSTRUCTION.
7. THE BOUNDARY SHOWN HEREON IS PER LISTED PLAN REFERENCES. NORTH EASTERLY SURVEYING MAKES NO CLAIM TO THE ACCURACY OF SAID PLANS. SEE PURPOSE OF PLAN NOTE.
8. NO DEVEGETATED COVERAGE CALCULATIONS SHOWN HEREON AS THERE IS NO INCREASE IN COVERAGE BEING PROPOSED, ONLY VERTICAL EXPANSION.
9. THE FLOOD ZONE LIMITS SHOWN HEREON ARE APPROXIMATE PER DIGITIZED FEMA FIRM COMMUNITY-PANEL NUMBER 230771 0007 C, EFFECTIVE DATE JULY 5, 1984. THE PROPERTY SHOWN HEREON IS COATED WITH ZONING LABEL 0.65± AC. FLOOD ELEVATION WITHIN THIS ZONE IS LISTED AS ELEVATION 9.0' (NGVD29). THIS ELEVATION CONVERTED TO THE DATUM SHOWN HEREON IS 8.25' (NAVD88).
10. REFER TO DESIGN DRAWINGS PREPARED BY ROBERT OUELLET FOR FINAL HEIGHT OF VERTICAL EXPANSION.



PURPOSE OF PLAN:  
THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS PART OF A BUILDING PERMIT APPLICATION. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.

STATE OF MAINE  
PETER L. AGRODIA  
No. 2599  
PROFESSIONAL LAND SURVEYOR  
9/15/2023



IRON PIPE FOUND 1" DOWN  
IRON PIPE FOUND 6" DOWN (HELD)  
IRON ROD FOUND 6" HIGH W/ CAP  
IRON ROD FOUND 6" HIGH W/ CAP  
IRON ROD FOUND 3" DOWN W/ CAP

TAX MAP 2 LOT 79  
28,351± SQ. FT.  
0.65± AC.  
(AREA TO H.A.T.)

APPROX. LIMITS OF FEMA FLOOD ZONE A2 (SEE NOTE #9)

HIGHEST ANNUAL TIDE (H.A.T.) NAVD88 ELEVATION 5.1'

Per Plan Ref #3



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1. "STANDARD BOUNDARY SURVEY, SEWER EASEMENT, BAYVIEW LANE, MADE FOR SEA CONSULTANTS, INC." PREPARED BY TITCOMB ASSOCIATES, DATED MARCH 30, 1989, ON RECORD AT THE Y.C.R.D. AS PLAN BOOK 189 PAGE 36.
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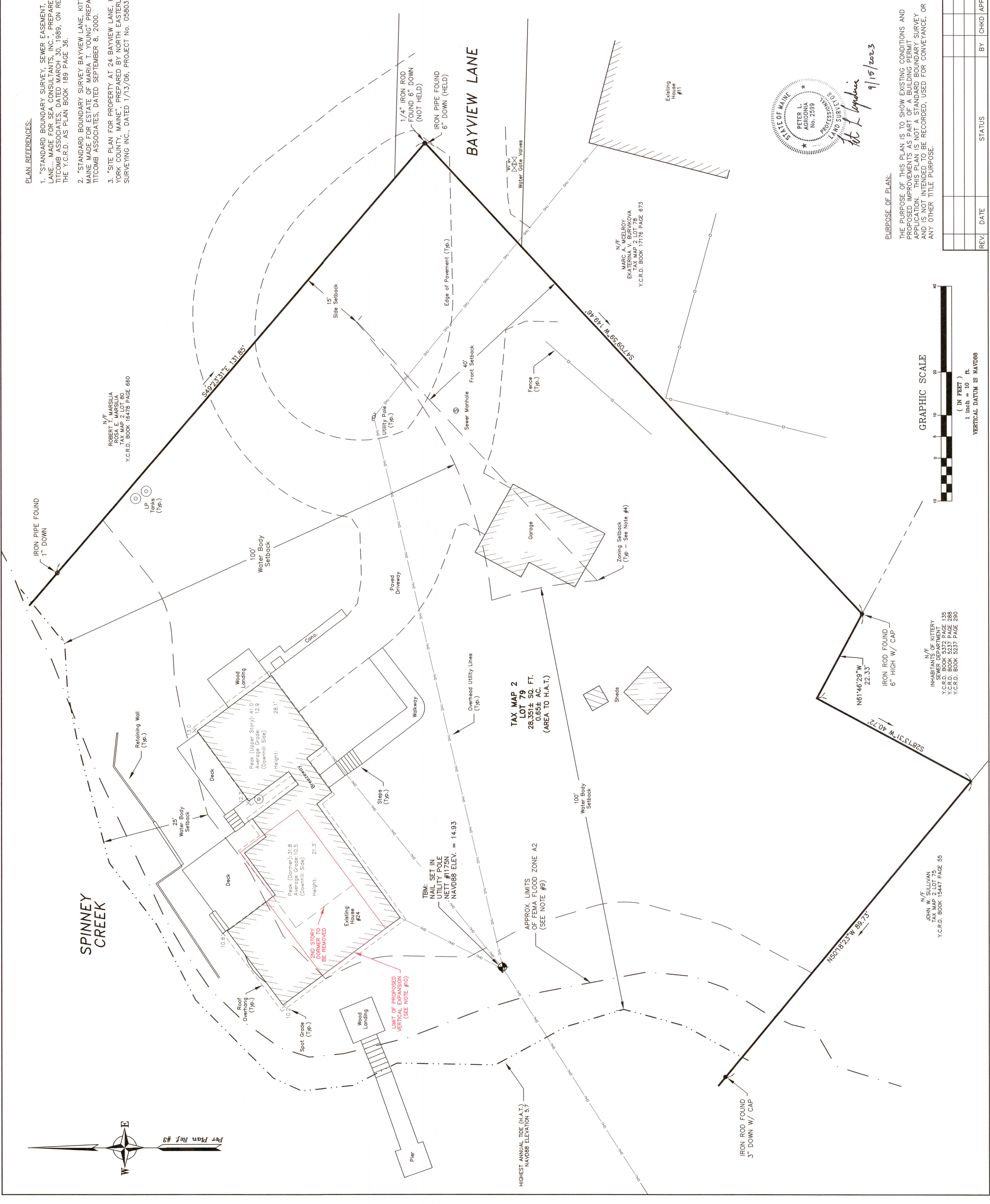
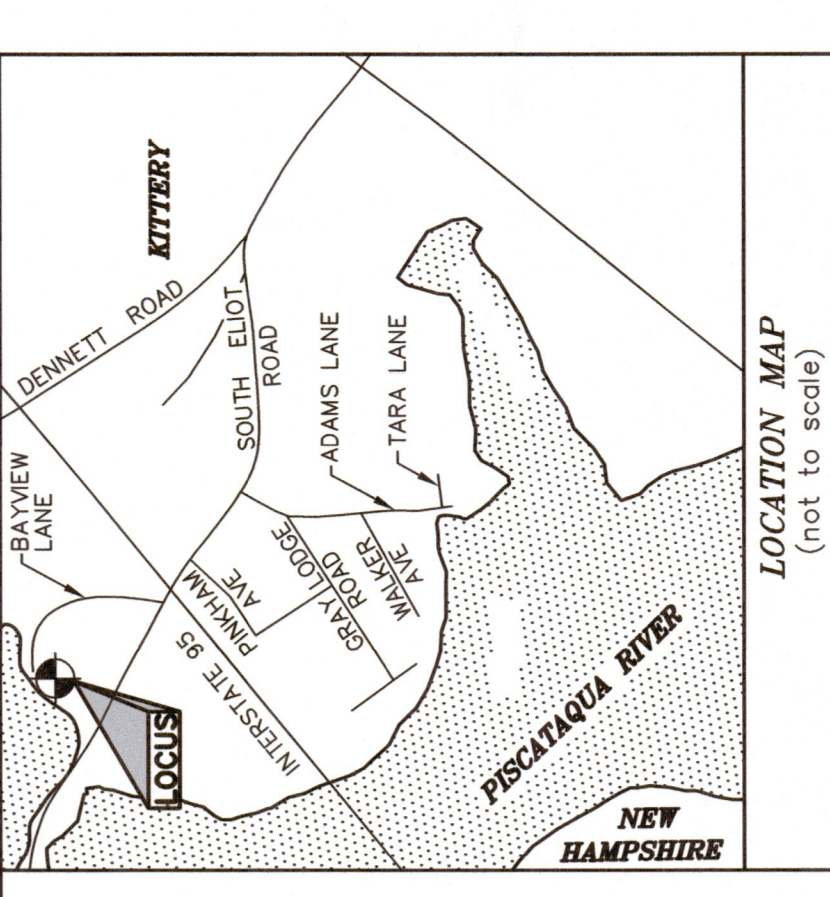
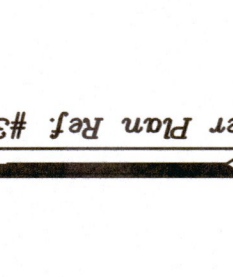
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Y.C.R.D. BOOK 16478 PAGE 680

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Y.C.R.D. BOOK 5377 PAGE 290

N/F  
JOHN W. SULLIVAN  
TAX MAP 2 LOT 75  
Y.C.R.D. BOOK 15447 PAGE 55

N/F  
MARC MCELROY  
EKATERINA V. BURIKOVA  
TAX MAP 2 LOT 78  
Y.C.R.D. BOOK 17176 PAGE 673

N/F  
STEPHEN E. BALAZS, JR.  
CATHERINE E. BALAZS  
Y.C.R.D. BOOK 16297 PAGE 281  
DATED MARCH 12, 2012



**ZONING DATA PER KITTEERY ZONING ORDINANCE (LAST AMENDED MAY 8, 2023):**  
 BASE ZONE: RESIDENTIAL-SUBURBAN (R-S)  
 OVERLAY ZONE: SHORELAND (OZ-SL-250)

**REQUIREMENTS:**

**RESIDENTIAL-SUBURBAN**  
 MINIMUM LAND AREA PER DWELLING UNIT: 30,000 SQ. FT.  
 MINIMUM LOT SIZE: 30,000 SQ. FT.  
 MINIMUM STREET FRONTAGE: 40 FT.  
 MINIMUM FRONT YARD: 40 FT.  
 MAXIMUM BUILDING COVERAGE: 20%  
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 MINIMUM LOT SIZE: 40,000 SQ. FT.  
 MINIMUM SHORE FRONTAGE: 150 FT.  
 MAXIMUM DWELLING UNIT: 100 FT.  
 MAXIMUM BUILDING COVERAGE DEVEGETATED: 20%  
 WATER BODY SETBACK: 100 FT.

**NOTES:**

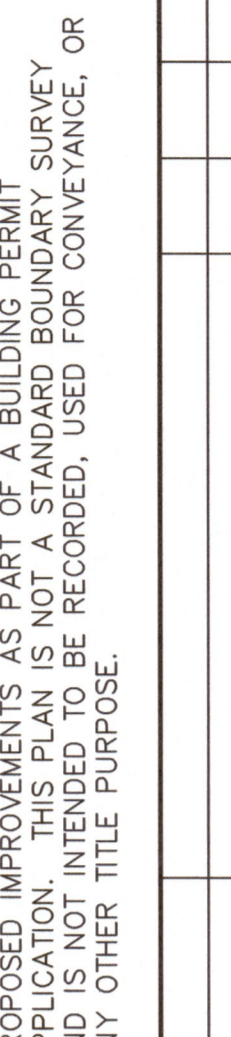
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10. REFER TO DESIGN DRAWINGS PREPARED BY ROBERT OUELLET FOR FINAL HEIGHT OF VERTICAL EXPANSION.

**PURPOSE OF PLAN:**

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DATE: 9/15/2023  
 BY: [Signature]  
 CHECKED BY: [Signature]

REV. DATE STATUS  
 BY: [Signature] CHKD: APPD.



**EXISTING CONDITIONS & PROPOSED SITE PLAN**  
 FOR PROPERTY AT  
 24 Bayview Lane  
 Kittery, York County, Maine  
 OWNED BY  
**Stephen E. Balazs, Jr. & Catherine E. Balazs**  
 c/o Robert Ouellet  
 12 Lynnwood Street, Plaistow, NH 03865

**EASTERLY SURVEYING**  
 SURVEYORS IN N.H. & MAINE 1021 GOODWIN ROAD, UNIT #1 ELIOT, MAINE 03903  
 (207) 439-6333

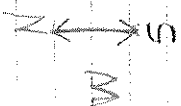
SCALE: 1" = 10'  
 PROJECT NO: 23670  
 DATE: 9/15/23  
 SHEET: 1 OF 1  
 DRAWN BY: A.P.M./I.D.S. P.L.A.  
 CHECKED BY:  
 DRAWING No: 23670 EXISTING CONDITIONS  
 FIELD BOOK No: "Kittery #41"

**Tax Map 2 Lot 79**



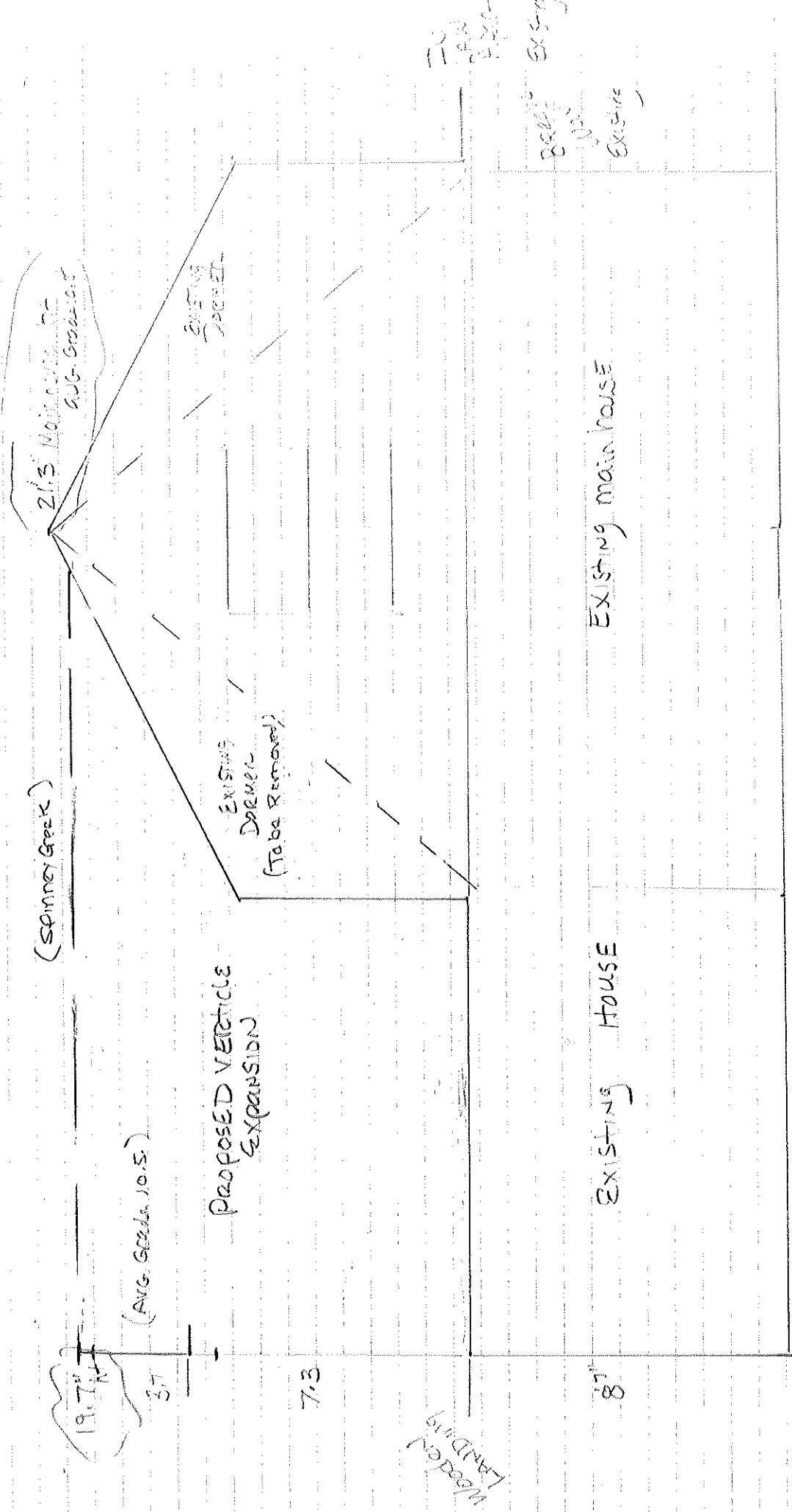
1/4" SCALE

CAO CORRECTIONS  
0.32 2.25 2.00  
9/27/53



E 24 BAYVIEW LANE, KIBBIKI MAINE

VERTICLE EXPANSION PROPOSAL (279 SF)



NEW PROPOSED  
28.1'  
AVG. GRADE 12.2'

WOODS  
LANDING

EXISTING  
28.1'  
AVG. GRADE 12.2'

Reference: EASTERLY SURVEYING  
DRAWING NO. 23670. EXT. CONDITIONS  
FIELD BOOK NO. KIBBIKI #41 9/15/53

(DRAINAGE)