



CITY OF GARDINER BOARD OF APPEALS

www.gardinermaine.com

VARIANCE APPLICATION

Type of Variance:

- Standard Variance
 Dimensional Requirements Variance
 Disability Variance
 Floodplain
 Historic Preservation Commission
 Shoreland

Applicant Information:

Name: Steve Barron Tel #: 207-215-4040
 Mailing Address: 20 Cedar St, Gardiner, Maine 04345

Property Owner Information

Property Owner as evidenced by deed recorded:

Deed Book Number 4908 Page 0006 Dated June 9th, 1995
 Name: Stephen Barron & Kris Ann Barron Tel #: 207-215-4040
 Mailing Address: 20 Cedar St. Gardiner, Maine 04345

(Date of Deed)

Recorded
June 12th
1995

Property Information:

Location: 20 Cedar St. Gardiner, Maine 04345

City Tax Map: 033 Lot: 054-A Zoning District: APR/12

Lot size (acres): 1.26 Road frontage: 100' Shoreland frontage: None

Existing use of property: Residential

Abutting Property uses:

North: _____ South: _____

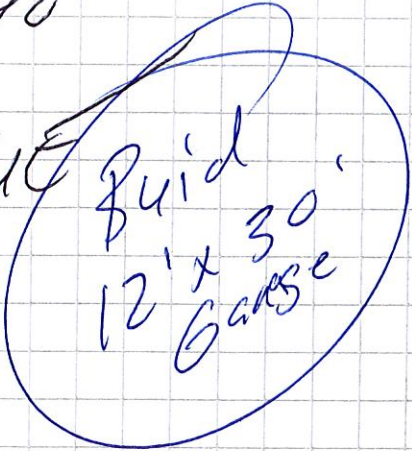
East: _____ West: _____

Variance Description:

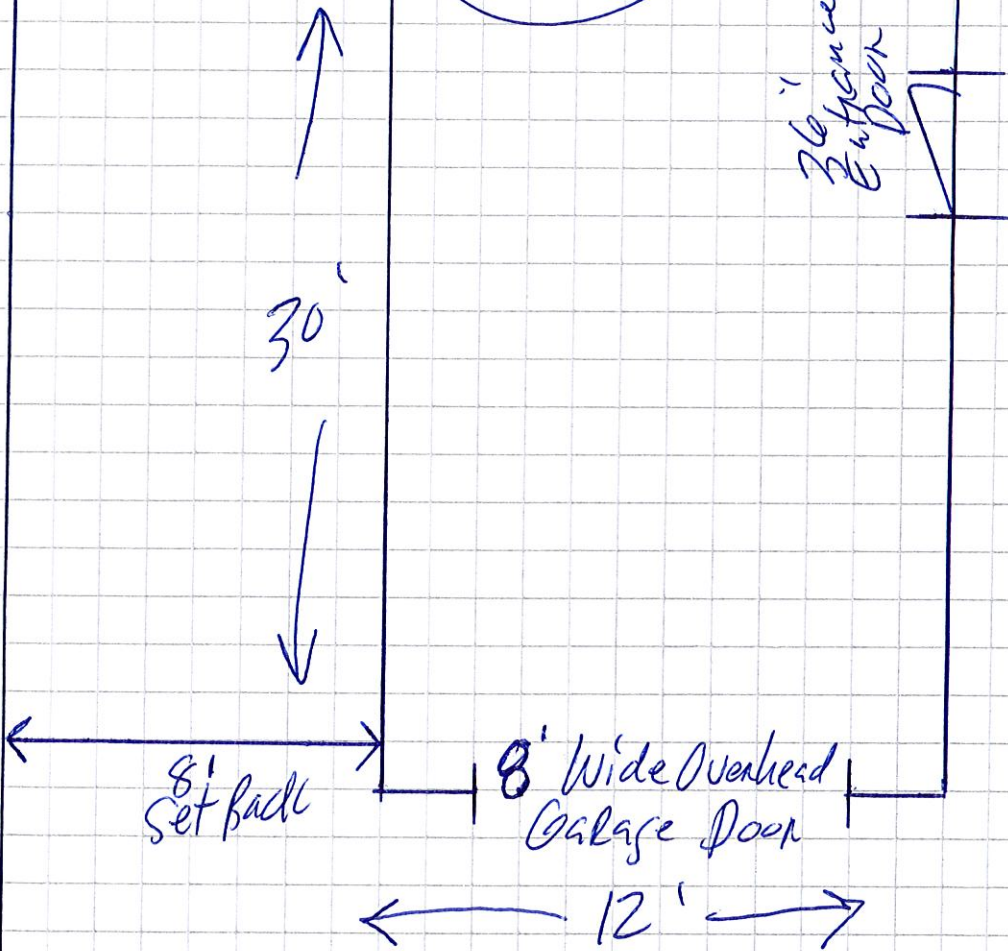
Describe variance request in terms of distance, height, lot coverage, lot area & frontage:
Requesting to have an 8' Set Back for My
Garage Build to achieve a Greater Space
Between Garage and Home then 32".

Applicant's Signature: [Signature] Dated: 1/5/22
 Property Owner's Signature: [Signature] Dated: 1/5/22

Steve Barron
(207) 215-4040
20 Cedar St.
Gardiner, ME
04345



First Choice
Asking For
please



Garage
04
House

■ = 1. S. of
54 Harrison Ave.
Property
Line

20 Cedar St. Gardiner - Front

| CURRENT OWNER | | TOPO | UTILITIES | STRT/ROAD | LOCATION |
|-------------------|--|---|--------------|-----------|------------|
| BARRON STEPHEN | | 2 Above Street | 1 All Public | 1 Paved | 2 Suburban |
| BARRON KRIS ANN | | | | | |
| 20 CEDAR ST | | | | | |
| GARDINER ME 04345 | | SUPPLEMENTAL DATA SEND VALUE E TAX ACQ PIP LISTING AGE LIST PRICE SPEC DISTRIC Assoc Pid# | | | |
| GIS ID 033054A | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---------------------|--|-------------|------------|-----|-----|------------|----|
| BARRON STEPHEN | | 4908 0006 | 06-01-1995 | Q | V | 67,500 | 00 |

| EXEMPTIONS | | Year | Code | Description | Amount | Number | Amount |
|------------|--|------|------|-------------|-----------|--------|--------|
| HOMESTEAD | | 2008 | 11 | | 23750.00 | | |
| Total | | | | | 23,750.00 | | |

| ASSESSING NEIGHBORHOOD | | Nbhd Name | Code | Description | Batch |
|------------------------|--|-----------|------|-------------|-------|
| 0001 | | B | | Tracing | |

| BUILDING PERMIT RECORD | | Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|------------------------|--|------------|------------|------|-------------|--------|------------|--------|------------|-----------------|
| 2007-060 | | 06-01-2007 | 1FA | 1 | FAM/ALT | 3,900 | 03-17-2008 | 100 | 03-17-2008 | NEW 16 X 19 WDK |

| LAND LINE VALUATION SECTION | | B Use Code | Description | Zone | Land Type | Land Units | Unit Price | Size Adj | Site Index | Concd. | Nbhd. | Nbhd. Adj | Notes |
|-----------------------------|--|------------|----------------|------|-----------|------------|------------|----------|------------|--------|-------|------------------------|---------|
| 1 | | 1010 | Single Fam MDL | 12 | | 11,326 | SF | 1.81 | 1.10000 | 6 | 1.00 | 10 | 1.100 |
| Total Card Land Units | | | | | | 0.260 | AC | | | | | Parcel Total Land Area | 0.26000 |
| Total Land Value | | | | | | | | | | | | Location Adjustment | 1.0000 |
| Total Land Value | | | | | | | | | | | | Adj Unit P | 2.19 |
| Total Land Value | | | | | | | | | | | | | 24,800 |

| PREVIOUS ASSESSMENTS (HISTORY) | | Year | Code | Assessed | Year | Code | Assessed |
|--------------------------------|--|------|------|----------|------|------|----------|
| 100,600 | | 2020 | 1010 | 100,600 | 2020 | 1010 | 100,600 |
| 24,800 | | 2020 | 1010 | 24,800 | 2020 | 1010 | 24,800 |
| Total | | | | 125,400 | | | 125,400 |

| APPRaised VALUE SUMMARY | | Appraised Bldg. Value (Card) | Appraised Xf (B) Value (Bldg) | Appraised Ob (B) Value (Bldg) | Appraised Land Value (Bldg) | Special Land Value | Total Appraised Parcel Value |
|-------------------------|--|------------------------------|-------------------------------|-------------------------------|-----------------------------|--------------------|------------------------------|
| | | 100,600 | 0 | 0 | 24,800 | 0 | 125,400 |

| VISIT / CHANGE HISTORY | | Date | Id | Type | Is | Cd | Purpost/Result |
|------------------------|--|------------|----|------|----|----|---------------------|
| 2007-060 | | 05-06-2013 | CL | | | 17 | Left Notice w/Owner |
| | | 03-31-2008 | PM | | | 00 | Measure + Listed |
| | | 03-17-2008 | PM | | | 01 | Measure/1st Visit |
| | | 02-07-2008 | RT | | | 12 | Field Review |
| | | 05-01-2007 | RL | | | 01 | Measure/1st Visit |
| | | 05-01-2007 | RL | | | 02 | Measure/2nd Visit |

VISION

3510
GARDINER, ME

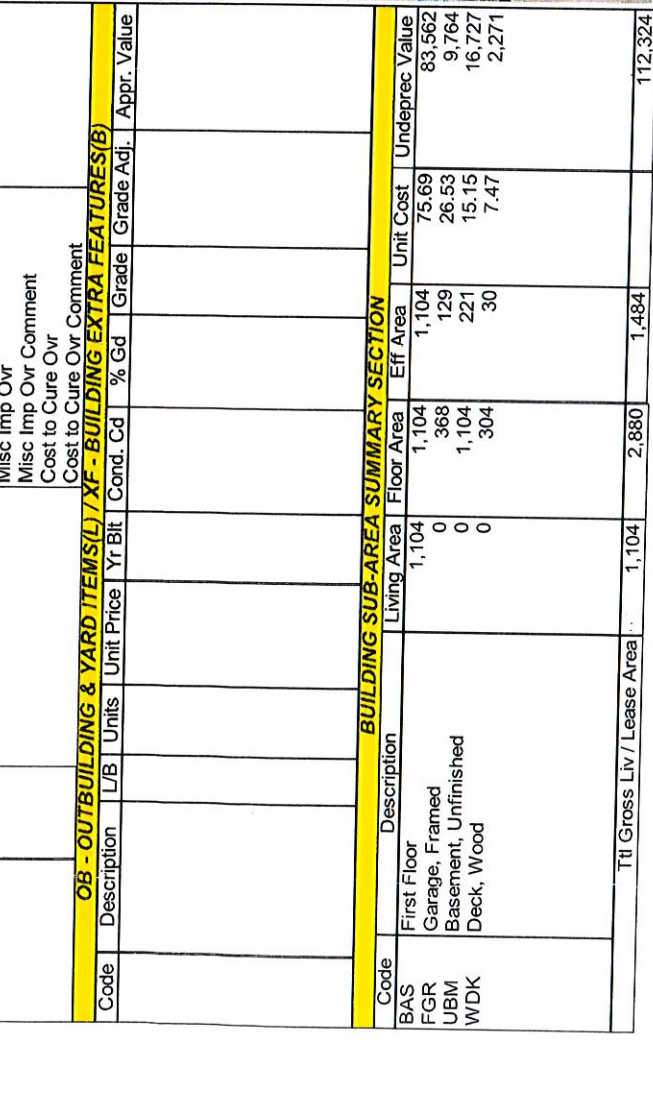
This signature acknowledges a visit by a Data Collector or Assessor

| CONSTRUCTION DETAIL | | CONSTRUCTION DETAIL (CONTINUED) | |
|---------------------|---------------------------|---------------------------------|-------------|
| Element | Description | Element | Description |
| 01 | Ranch Residential Average | | |
| 03 | Vinyl Siding | | |
| 1 | Gable/Hip | | |
| 1 | Asph/F Glis/Cmp Drywall | | |
| 25 | Hardwood | | |
| 03 | Inlaid Sht Gds | | |
| 03 | Oil | | |
| 05 | Hot Water | | |
| 12 | None | | |
| 06 | 3 Bedrooms | | |
| 02 | Average/Modern | | |
| 05 | Average/Modern | | |
| 01 | | | |
| 03 | | | |
| 1 | | | |
| 1 | | | |
| 5 | | | |
| 02 | | | |
| 02 | | | |

| CONSTRUCTION DETAIL (CONTINUED) | |
|---------------------------------|----------------------------|
| Element | Description |
| | Building Value New 114,324 |
| | Year Built 1977 |
| | Effective Year Built 1996 |
| | Depreciation Code G |
| | Remodel Rating 12 |
| | Year Remodeled 1 |
| | Depreciation % 88 |
| | Functional Obsol 100,600 |
| | External Obsol |
| | Trend Factor |
| | Condition |
| | Condition % |
| | Percent Good |
| | RCNLD |
| | Dep % Ovr |
| | Dep Ovr Comment |
| | Misc Imp Ovr |
| | Misc Imp Ovr Comment |
| | Cost to Cure Ovr |
| | Cost to Cure Ovr Comment |

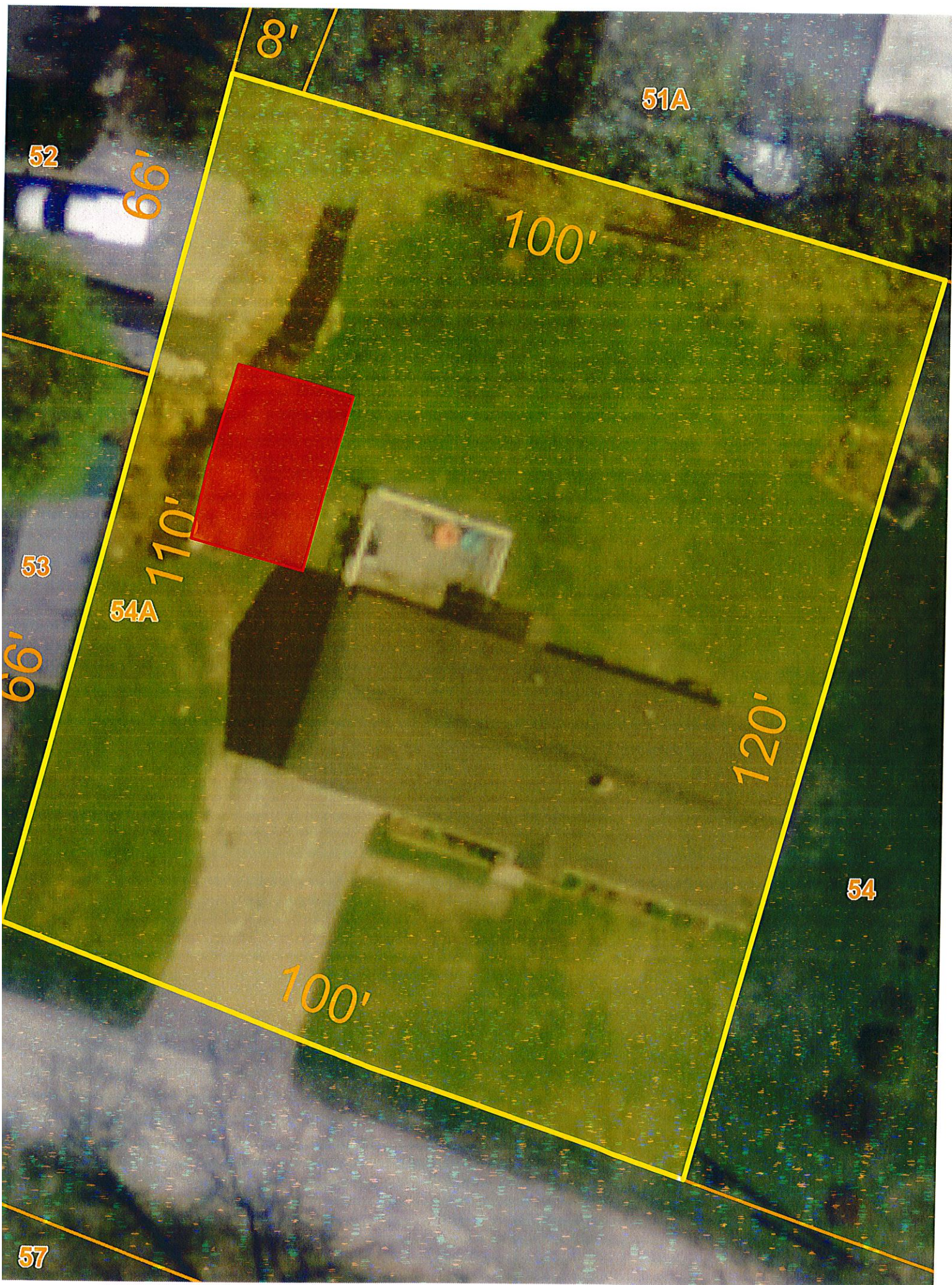
| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) | | | | | | | | | | | |
|--|-------------|-----|-------|------------|--------|-------|----|------|-------|------------|-------------|
| Code | Description | L/B | Units | Unit Price | Yr Blt | Cond. | Cd | % Gd | Grade | Grade Adj. | Appr. Value |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,104 | 1,104 | 1,104 | 75.69 | 83,562 |
| FGR | Garage, Framed | 0 | 368 | 129 | 26.53 | 9,764 |
| UBM | Basement, Unfinished | 0 | 1,104 | 221 | 15.15 | 16,727 |
| WDK | Deck, Wood | 0 | 304 | 30 | 7.47 | 2,271 |
| Ttl Gross Liv / Lease Area | | 1,104 | 2,880 | 1,484 | | 112,324 |



| CONDO DATA | | |
|------------|-------------|------|
| Parcel Id | Description | Owne |
| | | |
| | | |
| | | |

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Building Value New | 114,324 |
| Year Built | 1977 |
| Effective Year Built | 1996 |
| Depreciation Code | G |
| Remodel Rating | 12 |
| Year Remodeled | 1 |
| Depreciation % | 88 |
| Functional Obsol | 100,600 |
| External Obsol | |
| Trend Factor | |
| Condition | |
| Condition % | |
| Percent Good | |
| RCNLD | |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| Cost to Cure Ovr Comment | |



8'

51A

52

66'

100'

53

54A

110'

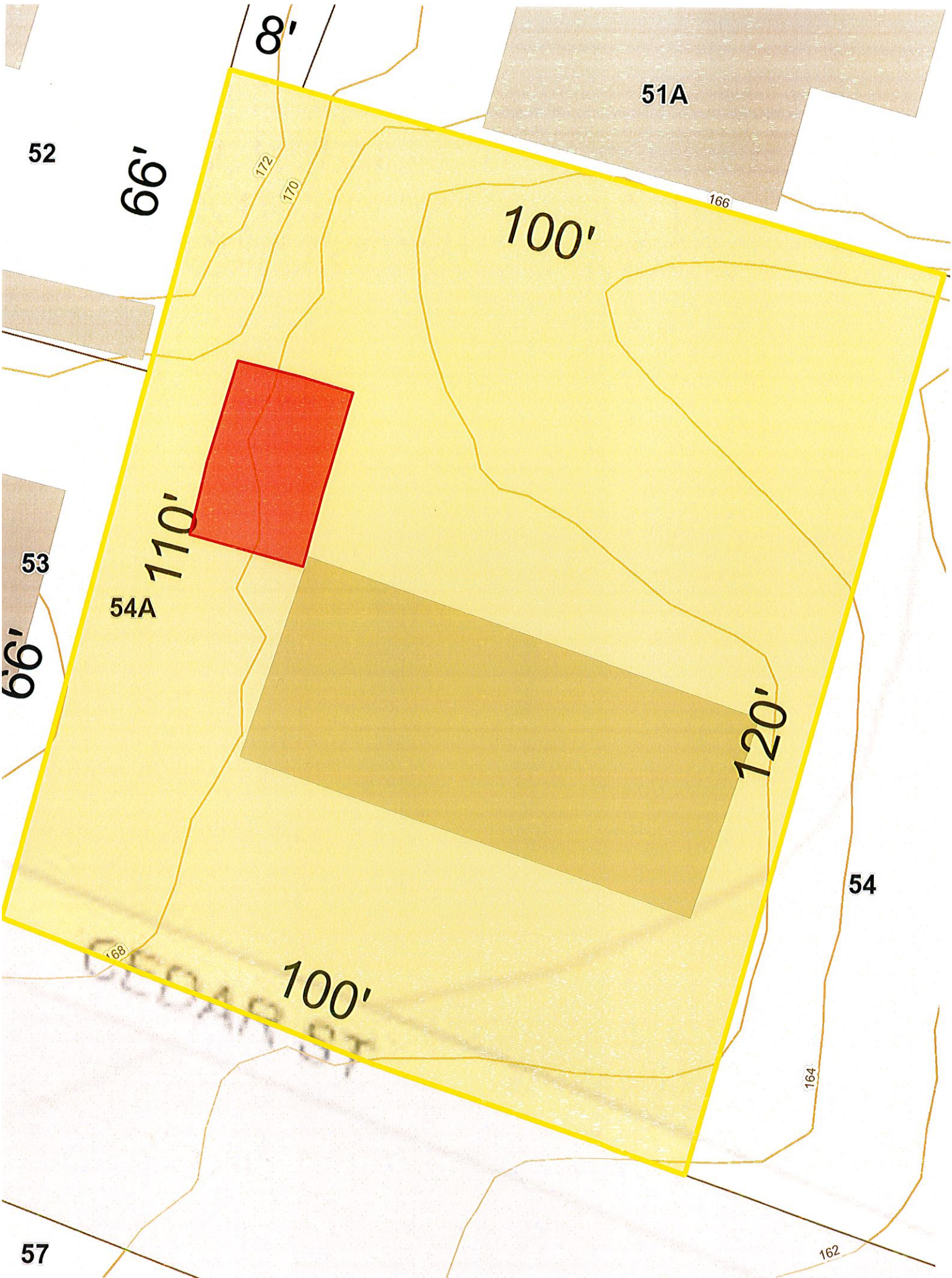
66'

120'

54

100'

57



52

66'

8'

51A

100'

166

172

170

53

54A

110'

66'

120'

54

100'

168

164

162

57

CEDAR ST

DN 4908PG 006
WARRANTY DEED
(JOINT TENANCY)

TRANSFER
TAX
PAID

Lillian A. Hodgkiss

011319

of 1203 Marsh Road, Wilmington, DE 19803
for consideration paid,

grant to Stephen Barron and Kris Ann Barron

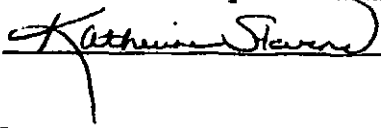
of P.O. Box 345, East Winthrop, ME 04343

with WARRANTY COVENANTS, as JOINT TENANTS, the land in Gardiner,
Kennebec County, State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF

Y-6928

Witness my hand and seal this 9th day of June, 1995.



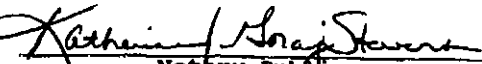

Lillian A. Hodgkiss 6/9/95

THE STATE OF MAINE

Kennebec ss.

June 9, 1995

Then personally appeared the above named Lillian A. Hodgkiss and
acknowledged the foregoing instrument to be her free act and deed,

Before me, 

Notary Public

Print Name: Katherine J. Gora Stevens

My Commission Expires: 05/07/99

ROBERT J. GINGRAS ATTORNEY AT LAW 5 CROSBY STREET P.O. BOX 288 AUGUSTA, MAINE 04332-0288

EXHIBIT A

A certain lot or parcel of land situated in Gardiner, Kennebec County, State of Maine, on the northerly side of Cedar Street, bounded and described as follows:

Beginning at an iron post set in the ground on the northerly side of said Street at the Southeast corner of land now or formerly of one James; thence northerly along the easterly side of said James' land a distance of 120 feet, more or less, to an iron post on the southerly side of land now or formerly of one Perkins; thence easterly along said Perkins' southerly line a distance of 100 feet, more or less, to an iron post; thence southerly and parallel with the first mentioned bound a distance of 120 feet to an iron post on the northerly side of said Street; thence westerly along the northerly side of said Street a distance of 100 feet, more or less, to the point of beginning.

For source of title, reference may be had to deed from Muriel M. Crockett to Lillian A. Hodgkiss dated September 15, 1974 and recorded in the Kennebec County Registry of Deeds in Book 1765 at Page 153.

RECEIVED KENNEBEC CO.

95 JUN 12 AM 9:00

ATTEST: *Therese Boudreau*
REGISTER OF DEEDS

**View from edge of roadway showing property pin on left.
Note fence does not follow property line due to existing hill.**



View of proposed garage area with pink marker showing 32" space for walk through.



Marker showing 32" walk through measurement from edge of building. Deck shown in photo is flush with edge of building.



Looking down at 32" walk through (edge of building to wooden pole).



Opposite end of house showing grade.



Opposite end of house showing grade



Opposite end of house showing grade further back.



Americans with Disabilities Act (ADA)

Accessibility Guidelines for Buildings and Facilities

**U.S. Architectural and Transportation Barriers
Compliance Board (Access Board)
1331 F Street, N.W., Suite 1000
Washington, D.C. 20004-1111
(202) 272-0080
(202) 272-0082 TTY
(202) 272-0081 FAX**

**ADA ACCESSIBILITY GUIDELINES
FOR BUILDINGS AND FACILITIES
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3.0 Miscellaneous Instructions and Definitions.

3. MISCELLANEOUS INSTRUCTIONS AND DEFINITIONS.

3.1 Graphic Conventions. Graphic conventions are shown in Table 1. Dimensions that are not marked minimum or maximum are absolute, unless otherwise indicated in the text or captions.

3.2 Dimensional Tolerances. All dimensions are subject to conventional building industry tolerances for field conditions.

3.3 Notes. The text of these guidelines does not contain notes or footnotes. Additional

information, explanations, and advisory materials are located in the Appendix.

3.4 General Terminology.

comply with. Meet one or more specifications of these guidelines.

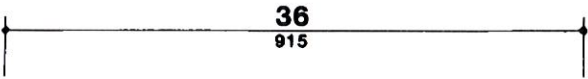
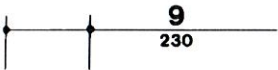
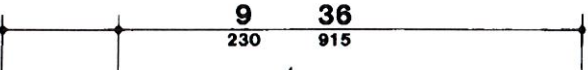



if, if ... then. Denotes a specification that applies only when the conditions described are present.

may. Denotes an option or alternative.

shall. Denotes a mandatory specification or requirement.

should. Denotes an advisory specification or recommendation.

Table 1 Graphic Conventions

| Convention | Description |
|---|--|
|  | Typical dimension line showing U.S. customary units (in inches) above the line and SI units (in millimeters) below |
|  | Dimensions for short distances indicated on extended line |
|  | Dimension line showing alternate dimensions required |
|  | Direction of approach |
| max | Maximum |
| min | Minimum |
|  | Boundary of clear floor area |
|  | Centerline |

4.2 Space Allowance and Reach Ranges.

historical significance of the building or facility, the alternative requirements in 4.1.7(3) may be used.

(c) Consultation With Interested Persons. Interested persons should be invited to participate in the consultation process, including State or local accessibility officials, individuals with disabilities, and organizations representing individuals with disabilities.

(d) Certified Local Government Historic Preservation Programs. Where the State Historic Preservation Officer has delegated the consultation responsibility for purposes of this section to a local government historic preservation program that has been certified in accordance with section 101(c) of the National Historic Preservation Act of 1966 (16 U.S.C. 470a (c)) and implementing regulations (36 CFR 61.5), the responsibility may be carried out by the appropriate local government body or official.

(3) Historic Preservation: Minimum Requirements:

(a) At least one accessible route complying with 4.3 from a site access point to an accessible entrance shall be provided.

EXCEPTION: A ramp with a slope no greater than 1:6 for a run not to exceed 2 ft (610 mm) may be used as part of an accessible route to an entrance.

(b) At least one accessible entrance complying with 4.14 which is used by the public shall be provided.

EXCEPTION: If it is determined that no entrance used by the public can comply with 4.14, then access at any entrance not used by the general public but open (unlocked) with directional signage at the primary entrance may be used. The accessible entrance shall also have a notification system. Where security is a problem, remote monitoring may be used.

(c) If toilets are provided, then at least one toilet facility complying with 4.22 and 4.1.6 shall be provided along an accessible route that

complies with 4.3. Such toilet facility may be unisex in design.

(d) Accessible routes from an accessible entrance to all publicly used spaces on at least the level of the accessible entrance shall be provided. Access shall be provided to all levels of a building or facility in compliance with 4.1 whenever practical.

(e) Displays and written information, documents, etc., should be located where they can be seen by a seated person. Exhibits and signage displayed horizontally (e.g., open books), should be no higher than 44 in (1120 mm) above the floor surface.

4.2 Space Allowance and Reach Ranges.

4.2.1* Wheelchair Passage Width. The minimum clear width for single wheelchair passage shall be 32 in (815 mm) at a point and 36 in (915 mm) continuously (see Fig. 1 and 24(e)).

4.2.2 Width for Wheelchair Passing. The minimum width for two wheelchairs to pass is 60 in (1525 mm) (see Fig. 2).

4.2.3* Wheelchair Turning Space. The space required for a wheelchair to make a 180-degree turn is a clear space of 60 in (1525 mm) diameter (see Fig. 3(a)) or a T-shaped space (see Fig. 3(b)).

4.2.4* Clear Floor or Ground Space for Wheelchairs.

4.2.4.1 Size and Approach. The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30 in by 48 in (760 mm by 1220 mm) (see Fig. 4(a)). The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object (see Fig. 4(b) and (c)). Clear floor or ground space for wheelchairs may be part of the knee space required under some objects.

4.2.4.2 Relationship of Maneuvering Clearance to Wheelchair Spaces. One full unobstructed side of the clear floor or ground space for a

4.3 Accessible Route.

wheelchair shall adjoin or overlap an accessible route or adjoin another wheelchair clear floor space. If a clear floor space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances shall be provided as shown in Fig. 4(d) and (e).

4.2.4.3 Surfaces for Wheelchair Spaces. Clear floor or ground spaces for wheelchairs shall comply with 4.5.

4.2.5* Forward Reach. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48 in (1220 mm) (see Fig. 5(a)). The minimum low forward reach is 15 in (380 mm). If the high forward reach is over an obstruction, reach and clearances shall be as shown in Fig. 5(b).

4.2.6* Side Reach. If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54 in (1370 mm) and the low side reach shall be no less than 9 in (230 mm) above the floor (Fig. 6(a) and (b)). If the side reach is over an obstruction, the reach and clearances shall be as shown in Fig. 6(c).

4.3 Accessible Route.

4.3.1* General. All walks, halls, corridors, aisles, skywalks, tunnels, and other spaces that are part of an accessible route shall comply with 4.3.

4.3.2 Location.

(1) At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking, and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public.

(2) At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.

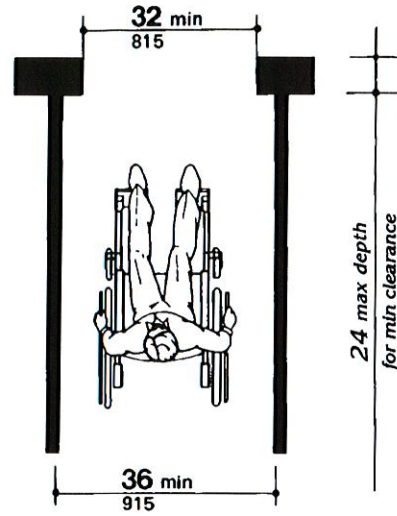


Fig. 1
**Minimum Clear Width
for Single Wheelchair**

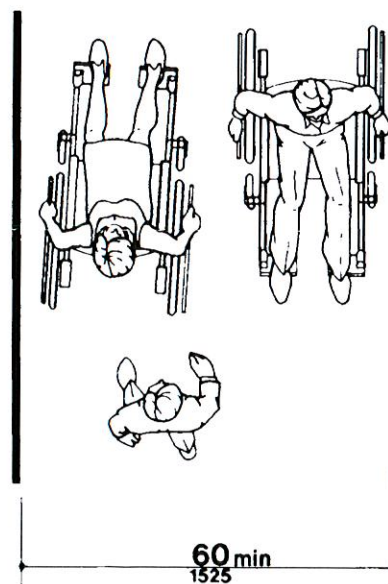


Fig. 2
**Minimum Clear Width
for Two Wheelchairs**