

TOWN GRAY
ZONING BOARD OF APPEALS
AGENDA • APRIL 28, 2021

**Zoning Board of
Appeals Regular
Meeting**

Online Via Microsoft Teams
Link Posted to graymaine.org Day of Meeting

7:00 PM

I. MEETING COMMENCES

Roll Call

II. MINUTES APPROVAL

Zoning Board of Appeals - Regular Meeting - April 28, 2021 7:00 PM

- a. Minutes Approval for February 24, 2021.

III. NEW BUSINESS: PUBLIC HEARINGS

- a. Conroy Hardship Variance (*Tabled from January 27, 2021*)

Sharline Conroy is requesting a Variance (hardship) to consider height for the reconstruction of a single-family dwelling on an existing foundation located at 136 Birchwood Road, as shown on Tax Map 18, Lot 307-25, located in the Limited Residential (Shoreland) Zoning District. Dwellings within 25-75 feet of the normal high-water line in Limited Residential (Shoreland) Zoning District cannot exceed a 20-foot maximum building height.

- b. Conroy Administrative Appeal

Sharline Conroy is requesting an Administrative Appeal for a denied permit under Shoreland Zoning Ordinance 403.12.C.3 for 136 Birchwood Road, Tax Map 18, Lot 307-25, located in the Limited Residential (Shoreland) Zoning District.

IV. ADJOURNMENT

** The Town of Gray is an equal opportunity employer and complies with all applicable equal access to public accommodations law. If you are planning to attend a Town Council or Town committee or board meeting and need assistance with a physical disability, please contact the Town Manager's office at least 48 hours in advance of the meeting to have the Town assist you. 657-3339. TTY 657-3931.*

Town of Gray
Zoning Board of Appeals Minutes
February 24, 2021

Regular Meeting

Henry Pennell Municipal Complex

7:00 PM

24 Main Street, Gray, ME 04039

I. Meeting Commenced at 7:05pm.

Attendee Name	Title	Status	Arrived
Brad Fogg	Chair	Present	
Lena Reichardt	Vice Chair	Present	
John Swiger	Board Member	Present	
Joshua Sibert	Board Member	Absent	
Scott Dvorak	Code Enforcement Officer	Present	
Sharon Young	Town Council Liaison	Present	

This meeting was held virtually. Chair Fogg confirmed a quorum at 7:05pm

II. Minutes Approval

a. Zoning Board of Appeals - Regular Meeting – January 27, 2021

Motion to approve the Minutes of the January 27, 2021 meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lena Reichardt, Vice Chair
SECONDER:	John Swiger, Board Member
AYES:	Fogg, Reichardt, Swiger

III. New Business: Public Hearing

1. Huff Variance Request

The Zoning Board of Appeals is to consider a practical difficulty variance setback reduction of a single-family dwelling for Richard A. Huff, 21 Declan Road, Tax Map 50, Lot 23-6-1, located in the Rural Residential and Agricultural Zoning District. RRA district requires a fifty (50) foot front setback. Mr. Huff is seeking a fifteen (15) foot reduction.

Richard Huff explained he forwarded a letter to the board explaining the situation. He said there was an oversight pertaining to a right-of-way which affected the setback. This issue is now causing issues for his tenant who seeks to obtain a mortgage to buy the property. He is looking for a 35' setback. Scott Dvorak confirmed he needs a 15' setback reduction and that the town staff recommends this be granted.

a. Motion to approve that the need for a variance is due to the unique circumstances of the property and not to the general condition of the neighborhood.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lena Reichardt, Vice Chair
SECONDER:	John Swiger, Board Member
AYES:	Fogg, Reichardt, Swiger

Lena Reichardt said this is unique due to the back lot and the right-of-way.

b. Motion to approve that the granting of a variance will not produce an undesirable change in the character of the neighborhood and will not unreasonably detrimentally affect the use or market value of abutting properties.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lena Reichardt, Vice Chair
SECONDER:	John Swiger, Board Member
AYES:	Fogg, Reichardt, Swiger

Lena Reichardt said it is clear this is the way things currently are and nothing is changing. John Swiger called a Point of Order to have discussion after both the motion and second are declared.

c. Motion to approve the practical difficulty is not the result of action taken by the petitioner or a prior owner.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lena Reichardt, Vice Chair
SECONDER:	John Swiger, Board Member
AYES:	Fogg, Reichardt, Swiger

John Swiger noted this was an action, but the owner acted in good faith and this action was not caused solely by the owner.

d. Motion to approve that no other feasible alternative to a variance is available to the petitioner.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lena Reichardt, Vice Chair
SECONDER:	John Swiger, Board Member
AYES:	Fogg, Reichardt, Swiger

Lena Reichardt said the owner has looked at all avenues to fix this as best as possible.

e. Motion to approve that the granting of a variance will not unreasonably adversely affect the natural environment.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lena Reichardt, Vice Chair
SECONDER:	John Swiger, Board Member
AYES:	Fogg, Reichardt, Swiger

Chair Fogg said the neighborhood isn't changing, just who lives in the house.

f. The property is not located in whole or in part within shoreland areas as described in Title 38, section 435.

Lena Reichardt said they have been made aware this is not in a shoreland area. Chair Fogg said this is considered a finding so therefore, no motion/vote needed.

Motion: The Zoning Board of Appeals grants the practical difficulty variance for a 15' front setback reduction of a single family dwelling of Richard A. Huff, 21 Delan Road, Tax Map 50, Lot 23-6-1, located in the Rural Residential and Agricultural Zoning District.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Swiger, Board Member
SECONDER:	Lena Reichardt, Vice Chair
AYES:	Fogg, Reichardt, Swiger

2. Comprehensive Plan

Brad Fogg added this topic during the meeting. He informed the ZBA Board members that the Town Council would like them to review the summary of the Comprehensive Plan and provide feedback to the council as to how this will impact their work. Town Council Liaison Sharon Young provided additional information and suggested they review the materials of the February 16th workshop to see how other committees have provided feedback. Chair Fogg said he will email the Comprehensive Plan summary to the board members and asked them to review it and email their thoughts to him in the next couple of weeks. He will consolidate their feedback and submit it to the Town Council.

3. Agenda Packet

Brad Fogg added this topic during the meeting. It was brought to his attention that the agenda packet for tonight's meeting was not posted on the website. He will tell Pam Edson and Scott Dvorak. He said these need to be posted so the public can see them in a timely manner.

IV. Adjournment at 7:29pm

Chair Fogg closed the meeting at 7:29pm



VARIANCE APPLICATION-HARDSHIP
 ZONING BOARD OF APPEALS
 TOWN OF GRAY MAINE

For Office Use Only
 Date Submitted: 3/25/21
 Tent. Sched. for: 4/20/21
 Amount Paid: _____

PROPERTY INFORMATION

Property Location/Address	136 BIRCHWOOD Rd.	Property Map/Lot	18.307.25.
Zoning District		Lot Acreage	
Owner Name	SHARLINE CONROY	Owner Phone Number	(207) 577-2147 (WIFE)
Number of Dwelling Units	ONE		(502) 821-8221 (HUSBAND)

APPLICANT

Name (IF different than owner)		Email Address	shoreline56@aol.com
Mailing Address	66 HIDEAWAY Rd	Contact Phone Number	(207) 577-2147 (WIFE)
Mailing City/State/Zip	POLAND, ME. 04274	Alternate Phone Number	(502) 821-8221 (HUSBAND)

VARIANCE INFORMATION

Per Gray Zoning Ordinance 402.9.2.B.2:
Variance Appeals: To hear and decide, upon appeal, in specific cases where a relaxation of the terms of this Ordinance would not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this Ordinance would result in unnecessary or undue hardship. A variance may be granted by the Board only where strict application of the Ordinance, or a provision thereof, to the petitioner and his/her property would cause undue hardship. The words "undue hardship" mean:

- That the land in question cannot yield a reasonable return unless a variance is granted;
- That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
- That the granting of a variance will not alter the essential character of the locality; and
- That the hardship is not the result of action taken by the applicant or a prior owner.

Establishment or expansion of a use or structure otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the Zoning District or uses in adjoining Zoning Districts. The Board of Appeals shall grant a variance only by concurring vote of at least three (3) members and in so doing may prescribe conditions and safeguards as are appropriate under this Ordinance.

Describe request (description may be attached seperately). Survey of property required to be attached.
 WE ARE REQUESTING A VARIANCE IN THE SHORELAND ZONE FOR HEIGHT ONLY. WE ARE REQUESTING A HEIGHT OF 31FT, CURRENTLY 20FT. IS REQUIRED. FOLLOW-UP ENGINEERS REPORT

	Current Requirement	Currently Existing	Proposed ENCLOSED.
Front Setback			
Rear Setback			
Side Setback			
Other Setback (describe)			
Max. Lot Coverage			
Max. Impervious Surface			
Min. Lot Area			
Min. Street Frontage			
Other (describe)			

CRITERIA- BRIEFLY DESCRIBE HOW YOUR REQUEST MEETS EACH OF THE FOLLOWING:

a. That the land in question cannot yield a reasonable return unless a variance is granted;

SEE ATTACHED PAGES

b. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;

c. That the granting of a variance will not alter the essential character of the locality; and

d. That the hardship is not the result of action taken by the applicant or a prior owner.

Per Gray Zoning Ordinance 402.9.2.B.4:

Variance Review Criteria: In hearing variance appeals under this section, the Board of Appeals shall determine that the applicant has demonstrated that all of the undue hardship or practical difficulty criteria in sub-Sections 2 and 3 above have been met. Additionally, the Board shall consider the following criteria in its decision to grant any variances or impose conditions:

- a. What effect will be proposed variance have on the prevailing character of the area?
- b. Does the proposed variance require special screening or fencing to separate or protect the property of abutting owners?
- c. Will the proposed variance create drainage, erosion or flooding problems?
- d. Will the proposed variance increase water pollution?
- e. Will the proposed variance generate vehicular traffic, access circulation or parking conditions which create hazardous situations?
- f. Will granting of the variance violate any of the performance standards of this Ordinance apart from the specific relief authorized by this Section?
- g. Will the proposed variance create to any degree nuisances to abutting property owners?
- h. Is the variance request the least modification of the Zoning Regulations necessary to afford relief?
- i. In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this Ordinance.

PLEASE REFER TO THE CURRENT FEE SCHEDULE FOR APPLICABLE FEES TO INCLUDE REQUIRED ADVERTISING AND ABUTTER NOTIFICATIONS

Applicant Signature
Sharline F. Conroy
Dennis P. Conroy

Printed Name
SHARLINE F. CONROY
DENNIS P. CONROY

Date
MAR. 2, 2021

VARIANCE APPLICATION - HARDSHIP

Pg. 1

A THAT THE LAND IN QUESTION CANNOT YIELD A REASONABLE RETURN UNLESS A VARIANCE IS GRANTED:

- CURRENTLY THE LAND IS NOT LIVABLE. FIRE CONSUMED THE HOUSE IN FEB 2015. WE WANT TO REBUILD THE HOUSE AS BEFORE. SAME FOOT PRINT SAME BUILDING PLANS, ON THE EXISTING 26' X 36' FOUNDATION.

SECT. 12 SUB. SECT C, #3 NON CONFORMING STRUCTURES

B. REQUESTING VARIANCE FOR HEIGHT RESTRICTIONS ONLY AS PER CROSS SECTION PROVIDED EARLIER, IN JANUARY.

- WE ARE NOT ASKING FOR ANY SIDE SETBACKS
- WE ARE NOT ASKING FOR ANY GENERAL SETBACK
- WE ARE ONLY ASKING FOR A HEIGHT VARIANCE OF 11 FT. THIS WOULD BE EXACTLY THE HEIGHT OF THE HOUSE AS IT WAS ORIGINALLY BUILT IN 2003. FROM THE ROAD THE VIEW IS OF A SMALL CAPE STYLE HOUSE. THERE IS NO OBSTRUCTION FROM THE ROAD OTHER THAN THAT.

C. WE ALREADY HAVE ON SITE:

- REPLACED ELECTRICAL SVC TO A TEMP PANEL.
- CLEANED + SERVICED SEPTIC SYSTEM.
- EXISTING 26' X 36' 10" THICK FOUNDATION
- EXISTING WELL
- EXISTING BED ROOM COUNT, AS PER PLANS.

C. CONT

- THE ESSENTIAL CHARACTER OF THE LOCALITY CAN ONLY BE IMPROVED WITH THE RECONSTRUCTION. THE APPEARANCE OF AND THE BLENDING, RE-INTERGRATING OF THE FORMER HOUSE, BACK INTO THE NEIGHBORHOOD WOULD BE A WELCOMED AND HIGHLY ANTICIPATED RETURN TO NORMALCY THAT THE NEIGHBORS WILL VERY WELL ^{BE} PLEASED.

D. THE FIRE WAS DEEMED ACCIDENTAL BY GRAY FIRE DEPT. AN OVERCHARGED PROPANE TANK THAT IGNITED WHEN CONNECTED TO THE HEATER IN THE BASEMENT, WAS WHAT STARTED THE FIRE. THIS CAUSED AN IMMEDIATE EVACUATION AND SUBSEQUENT DESTRUCTION OF THE HOUSE.

March 19, 2021
21-036

Mr. Dennis Conroy
6 Hideaway Road
Poland, ME 04274

Foundation Walls/Slab Condition @ 136 Birchwood Road, Gray, Maine

Dear Dennis:

As requested, SRG Engineering (SRG) performed a site visit 10March2021 to observe and document the existing fire damaged concrete foundation and slab-on-grade. The existing foundation is 26ft x 36ft in plan view with a daylight basement located on the lake (Little Sebago) side. We understand the basement will eventually become a finished space, so that the concrete foundation walls will not be visible after construction is completed. We had a copy of Joseph F. Neville, P.E. report dated June 13, 2017, that you provided us, to serve as a reference when evaluating the existing conditions relative to what he observed. The following is a summary of our observations:

1. The 1st floor wood framed deck structure was in place. We understand this was constructed a couple weeks prior to our arrival. As requested, our evaluation does not include the wood framing.
2. We evaluated the condition of the existing concrete with the use of a steel hammer. Numerous soundings were performed to check for damaged concrete, which usually has a "dull/thud" when hit, which we did not observe. Concrete appeared to be in good condition.
3. Foundation walls are 10 inches thick and appear to be constructed with a standard "8ft" form.
4. No tilting or leaning of the concrete walls were observed, even though they had been left with no horizontal support for at least five years.
5. The slab had been painted prior to our arrival. We did observe a few normal "shrinkage cracks" in both the slab and walls, which normally occur when the concrete dries after initial placement.
6. No signs of water infiltration via through the walls or from below the slab were observed.
7. Ice was evident at the inside face of the right side (while looking at Birchwood Road) wall at few locations. We believe this is due to snow melt/runoff prior to the 1st floor wood deck being constructed.
8. Similar to Joe Neville's report, there is a large spall at the lower right end of the rear wall. This spall is about 1.5 inches deep and about 2ft in diameter. No signs of structural distress or water infiltration at this location were noted. Since the remaining concrete thickness of about 8.5 inches remain, we believe this is acceptable to be left as-is should the owner choose not to have it professionally "patched".

Recommendations:

Locations of spalled and cracked concrete can be repaired if desired, but do not necessarily need to be repaired for structural compliance. The existing foundation walls and slab is structurally acceptable to be left "as-is" if desired. Wall cracks observed appear to be "shrinkage" type that are minor and do not affect structural integrity. If you are concerned about the potential of moisture and/or water infiltrating through these cracks that could lead to future mold related problems, then you should have them professionally repaired by one of the two following contractors:

1. KISC (Knowles Industrial Services Corporation): 207-854-1900
2. Haskell & Hall: 207-775-1481

Summary:

Based to the best of our knowledge, information, and belief, it is our professional opinion the existing cast-in-place foundation and slab-on-grade is structurally acceptable to remain as-is. Our scope of services did not include evaluation and/or recommendations for the 1st floor level wood deck, nor does it include geotechnical considerations such as bearing capacity, drainage, and frost protection.

Professional services rendered are believed to be consistent with others performing similar work in the geographic area at the time services were rendered.

Thank you for using SRG Engineering for your structural engineering needs. Best wishes as you move forward with the project.

Sincerely,

SRG ENGINEERING, INC.



Steven R. Grant, P.E.
President

SRG:sg
C: File

Daniel W. Sullivan
87 Birchwood Rd.
Gray, Maine 04039
207-205-4000

Town of Gray Maine
24 Main Street
Gray, Maine 04039

Dear Mr. Scott Dvorak,

I am writing on behalf of Dennis and Sharline Conroy. Property located at 136 Birchwood Road, Gray, Maine. I understand that they would like to return the structure to its original build. I am disappointed to find out that they are having an issue with height restrictions, restrictions that have changed since the original build. The home was a great fit for the neighborhood. It did not block anyone's view and was not an issue for the neighboring properties.

I wish to share with you a little history. It is my understanding the start of the original build had to be postponed an extended time due to the builder not completing the project and not returning funds. Sharline had cashed out her 401k to complete the build. Shortly after the build was completed, they were faced with another disaster. The building was destroyed by fire. Dennis worked hard to fill what I believed to be four, 30 yard dumpsters. Dennis had completed most of this work by hand. This was an amount of work that most people can't even begin to understand. The work that Dennis had already accomplished clearing the property of fire debris is an improvement to the neighborhood.

The property had been owned by Sharline's mother who passed away. It was an extended length of time to settle the estate. Unfortunately for Dennis and Sharline, over that time period the height restriction was changed.

Dennis and Sharline have been amazing neighbors. Dennis has done so much to help me out of the kindness of his heart and not only for me but for his church and all his neighbors. The Conroy's are a family that we would all love to have as neighbors! The Conroy's have faced so much hardship I should hope they would not have to endure any more.

I would be happy to sign a waiver or a petition for the Conroy's to be able to complete their home as it was before the fire.

Thank you,
Daniel W. Sullivan

Scott Dvorak

From: Dan Sullivan <dansullivan.lc@gmail.com>
Sent: Monday, March 29, 2021 4:15 PM
To: Scott Dvorak; dennis_conroy@twc.com
Subject: Re; Zoning Board - Dennis & Sharline Conroy - 136 Birchwood Rd
Attachments: Zoning Board -Conroy 4.odt

Dear Mr. Scott Dvorak,

Please find the attached document. The document is a letter on behalf of the Conroy's 136 Birchwood Road, Gray, Maine. Please direct to the zoning board prior to the next meeting.

Thank you very much,
Dan Sullivan
207-205-4000

This electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it, may be considered public records, and may therefore be subject to public record requests for review and copying under Maine's Right to Know Law (Title 1, 401-521 of the Maine Revised Statutes).

To: Scott Dvorak
Town of Gray, Maine

From: Alison McCue
155 Birchwood Road
Gray, Maine

Hello Scott,

3/4/2021

My name is Alison McCue and I live at 155 Birchwood Road. We met on my waterfront lot a few months back.

I am writing on behalf of my friend and neighbor, Sharlene Conroy. Sharlene and I are both registered nurses and we worked together for many years at Spring Harbor Hospital. I can speak highly of her character. She is honest and trustworthy and a truly caring nurse. Through no fault of her own, Sharlene's camp which meant so much to her and her family burned down several years ago. At that time there were no funds available for her to be able to rebuild. Sharlene had put much of her own money into the camp but it was all lost in the fire. Sharlene and her husband, Dennis, have been nothing but kind and decent neighbors throughout the many years that we have lived here. I would like to advocate on their behalf to be able build another structure on the land they love so much so that they can spend their retirement here on the lake. I feel confident that they will not build anything that is an eye-sore or intrusive in any way to neighbors.

Thank you for your time. Sincerely, Alison McCue

Pam Edson

From: Kathy Tombarelli
Sent: Monday, March 15, 2021 1:28 PM
To: Scott Dvorak
Cc: Pam Edson; George Froehlich
Subject: FW: Website Contact

This must be a ZBAism?

From: MacDonald via Gray ME <cmsmailer@civicplus.com>
Sent: Monday, March 15, 2021 1:02 PM
To: Kathy Tombarelli <ktombarelli@graymaine.org>
Subject: Website Contact

Your note as follows was submitted to the Town of Gray:

Submitted on Monday, March 15, 2021 - 1:02pm
Submitted by user: Anonymous
Submitted values are:

Please direct my note to:

- Code Enforcement
- Planning
- Town Clerk/Other

==Contact Details==

First/Middle Name: Michael

Last Name: MacDonald

Phone: 2074283886

Email Address: mikemacd86@gmail.com

Address: 81 BIRCHWOOD RD

City/Town: GRAY

Zip: 04039

Business/Organization Name:

Comments:

Re: Dennis Conroy 136 Birchwood Rd., My name is Michael MacDonald , 81 Birchwood Rd. I am a long term resident of Birchwood Rd. and I am writing in support of the Conroys. I know they have gone through a tedious process to get clear title to the property which has put them involuntarily past the normal time frame for rebuilding after a fire destroyed the house. They did clean up the mess as soon as they felt comfortable doing so, but legal issues held up any progress they could have made. I believe they should be allowed to rebuild to the way it was before the fire. The property is located such that the structure would not be out of character with the surroundings and would not impose on any further development, which is limited at best, in that area. After seeing some of the recent changes in properties around the lake I see this as a non-issue.

Thank you for any consideration of my comments.

Michael MacDonald

April 17, 2021

TO: Scott Dvorak, Code Enforcement Officer

FR: Joe & Mona Leavitt, 132 Birchwood Road

RE: Notice of Zoning Board of Appeals meeting on Wednesday , 4/28/2021

In response to your notification dated April 6, 2021 we are unable to attend the April 28th meeting in person. We are responding in writing to Sharline Conroy request to rebuild the existing structure which was destroyed by fire.

We have been living at 132 Birchwood road for 20 years. As a neighbor we have no objections to the variance request allowing them to replace the existing structure that was there prior to the fire.

Regards,

Joe Leavitt

A handwritten signature in black ink, appearing to read "Joe Leavitt", with a long horizontal flourish extending to the right.

Mona Leavitt

A handwritten signature in black ink, appearing to read "Mona Leavitt", with a large, looping flourish that extends across the line and slightly below it.



**APPLICATION FOR ADMINISTRATIVE APPEAL
ZONING BOARD OF APPEALS
TOWN OF GRAY MAINE**

For Office Use Only
Date Submitted: 3/25/21
Date Paid/Initials: _____
Amount Paid: _____

CONTACT INFORMATION

Name	SHARLINE + DENNIS CONROY	E-Mail Address	Shoreline56@AOL.com
Street Address	136 BIRCHWOOD DR	City/State/Zip	GRAY, ME. 04039
Phone Number	(602) 821-8221	Work Phone	SAME 207-577-2147
Name of owner on property which is subject to appeal:		SHARLINE + DENNIS CONROY	

APPEAL

Please describe in detail the facts surrounding this appeal, what you think is wrong about the decision which you are appealing, and what actions you want the board of appeals to take in this matter. If additional space is needed, please continue on a separate sheet of paper and attach it to this application.

PLEASE SEE ATTACHED.

CERTIFICATION

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

Applicant Signature	<i>Sharline F. Conroy</i>	Date	2-23-2021
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FEB. 23, 2021

WE WISH TO FILE AN APPEAL TO THE ZONING BOARD OF APPEALS IN DISAGREEMENT WITH THE CODE OFFICER'S INTERPRETATION FOR THE DENIAL OF THE PERMIT TO REBUILD A DWELLING, IN SECTION 12 § C (3)

A. 18 MONTH TIME TO REBUILD HAS LAPSED.

1. MRS. FOSTER, MY MOTHER, WAS IN DECLINING HEALTH AT THE TIME OF THE FIRE. SHE WAS SUFFERING FROM DEMENTIA AND THIS QUICKLY WORSENEED.
2. MRS. FOSTER DIDN'T HAVE HER LEGAL AFFAIRS IN ORDER AT THE TIME OF HER DEATH.
3. I, SHARLINE CONROY, WAS APPOINTED AS EXECUTIVE OF HER AFFAIRS. NO WILL, MEANT PROBATE COURT. AND THERE WAS A PROTRACTED SET OF LEGAL ISSUES THAT HAVE FINALLY BEEN SETTLED (5) YEARS⁺ LATER

4. I HAD THE FIDUCIARY RESPONSIBILITY TO MAINTAIN THE PROPERTY DURING ALL THIS TIME (5) YEARS AS WELL.

Examples:

A. FIRE DEBRIS CLEAN UP AND REMOVAL

B. PROPERTY TAXES x 5 YEARS

C. REPLACEMENT OF UNDER GROUND ELECTRICAL SVC.

D. INSPECTION AND SVC. TO SEPTIC SYSTEM.

E. PROPERTY MAINTANCE

IN CLOSING, WE WOULD LIKE TO ASK TO REBUILD THE HOUSE AS BEFORE IN 2015. SAME FOOT PRINT, NO EXPANSION, ON THE EXISTING 26' x 36' FOUNDATION A CAPE STYLE HOUSE WITH A 300 SQ. FT. LOFT.

$$26' \times 36' \text{ Sq. Ft.} = 936$$

$$\text{LOFT } 300 \text{ Sq. Ft. } 300$$

$$\hline 1,236 \text{ Sq. Ft.}$$

THANK YOU FOR YOUR CONSIDERATION ON THIS APPEAL.