



APPEAL

BRUNSWICK ZONING BOARD OF APPEALS

CODES ENFORCEMENT OFFICE

85 UNION STREET
BRUNSWICK, MAINE 04011
(207) 725-6650 FAX (207) 725-6663

For Office Use
Case# _____
Date _____
Fee \$75.00
MAP _____
LOT _____

Town of Brunswick

PROPERTY ADDRESS, MAP & LOT

APPELLANT

NAME *David Norton/Melinda Titus*
ADDRESS *#48-50 Blk Stone Club Rd*
CITY, STATE, & ZIP *Brunswick, ME*
TELEPHONE *1-207-272-3043*

PROPERTY OWNER

NAME
ADDRESS
CITY, STATE & ZIP
TELEPHONE

SAME AS APPLICANT

TYPE OR APPEAL

DIMENSIONAL VARIANCE (5.2.7.B(2))
 DIMENSIONAL VARIANCE-SINGLE FAMILY DWELLING SETBACK (5.2.7.B(3))
 DISABILITY VARIANCE (5.2.7.B(4))
 ALLEGED ERRONEOUS DECISION/INACTION OF PLANNING BOARD (5.2.7.A(1))
 ALLEGED ERRONEOUS DECISION/INACTION OF VILLAGE REVIEW BOARD (5.2.7.A(1))
 ALLEGED ERRONEOUS DECISION/INACTION BY CODES ENFORCEMENT OFFICER (5.2.7.A(1))
 DIMENSIONAL VARIANCE – SHORELAND PROTECTION OVERLAY DISTRICT (5.2.7.B(6)a)
 DIMENSIONAL VARIANCE – FLOOD PROTECTION OVERLAY DISTRICT (5.2.7.B(6)b)

JUSTIFICATION

STATE THE SPECIFIC GROUNDS FOR THIS APPEAL
(CONTINUE ON ADDENDUM IF NECESSARY)

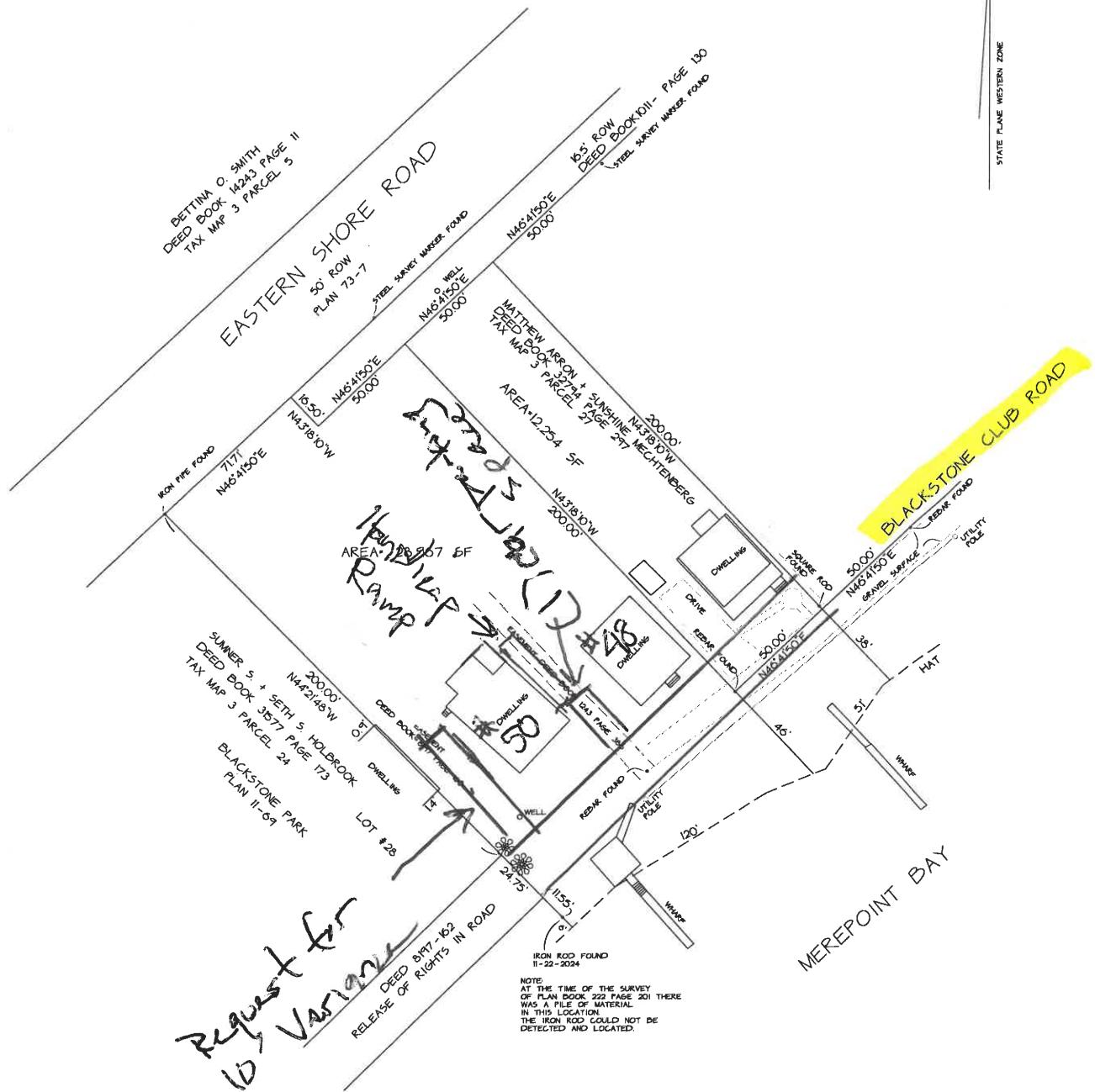
We own #48-#50 Black Stone Club Road. This is a private dirt road with eight properties. We own the last property on the road that has two houses. The road dead ends in front of our property. The road association does not want property owners to park on the road. We have a space in between #48 and #50 for one vehicle to park. We have added a handicap ramp system for access to #50. (Permit #25-0281) The ramp starts at the back corner of the parking space. The ramp was installed for my son to have access to #50. He pulls his car into the spot to then assemble his chair. (Spinal Cord injury). We are requesting a variance to park two vehicles back to back on the southside of #50. The space between #50 and the abutting property is 30' wide. With a 10ft wide space to park vehicles in the middle of this 30' space we are requesting a 10' side set back variance. The abutting property is owned by the Holbrook family. As you can see on the supplied survey our property line runs through the side of their house. We are requesting to have the parking area run 50' back from the edge of Black Stone Club Road. This would put the two vehicles far enough back so they would not be in the Holbrooks sight line.

APPELLANT SIGNATURE

David S. Norton

DATE

6/3/25



PLAN BOOK 224 PAGE 461
PLAN BOOK 222 PAGE 201

PLAN OF LAND

50 BLACKSTONE CLUB ROAD
BRUNSWICK, MAINE

DEED BOOK 40991 PAGE 253
TAX MAP 3 PARCEL 26

— OWNER:

OWNER
DAVID S. NORTON + MELINDA P. TITUS
111 ORION STREET
BRUNSWICK ME 04011

SCALE 1"=30' 11-26-2024
ACKME SURVEY LLC
151 REACH ROAD
HARPSWELL 04079

0 30 50 100

I CERTIFY THAT THIS SURVEY CONFORMS
TO THE STATE OF MAINE STANDARDS AS
SET FORTH BY THE STATE OF MAINE
BOARD OF REGISTRATION OF LAND
SURVEYORS.

REGISTRY USE ONLY

Town of Brunswick

85 Union Street, Brunswick, ME 04011

Phone: 207-725-6100

E-Mail: planner@brunswickme.org



Owner: TAYMORE - TRUSTEE, SARAH S
Applicant: David Norton
Parcel No.: MP302600000

Issued: March 12, 2025
Expires: September 11, 2025

BUILDING PERMIT

Permit #: 25-0281

Permit Type : Building - Residential, New Construction / Alterations

Address: 50 BLACKSTONE CLUB RD

Description of Work: Create a landing /deck off the house
that a new wheel chair ramp will attach to.

Ramp Dimensions 8' wide platform with 20ft of ramp. The
landing deck is 12' wide and 7ft deep

This certifies that the Owner David Norton or Contractor David Norton has permission to build/renovate at 50 BLACKSTONE

**CLUB RD, provided that the person or persons, firm or corporation accepting this permit shall comply with all of the
provisions of the Statutes of Maine and the Ordinance of the Town of Brunswick regulating the construction, maintenance,
and use of buildings and structures, and of the Application on file in this department.**