

Town of Scarborough, Maine

Zoning Board of Appeals

January 10, 2024
*Scarborough Municipal Building
Council Chambers*

AGENDA

1. Call to Order (7:00 P.M.)
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes (December 13, 2023)
5. Approval of draft written decision heard at the December 13, 2023 meeting:
 - Appeal No. 2757 – Limited Reduction of Yard Size Residential Appeal by Mike Richman of Custom Concepts Inc., on behalf of Arthur & Donna Fosse, 8 Pillsbury Drive.
6. Appeal:
 - Appeal No. 2758 – Limited Reduction of Yard Size Residential Appeal by Knickerbocker Group, on behalf of Robert & Carol Gustavson, 66 Scottow Hill Road (Assessor's Map R049, Lot 17).
7. Zoning Board Comments
8. Adjournment

NO NEW APPEALS SHALL BE TAKEN UP AFTER 10:30 P.M.

KEY

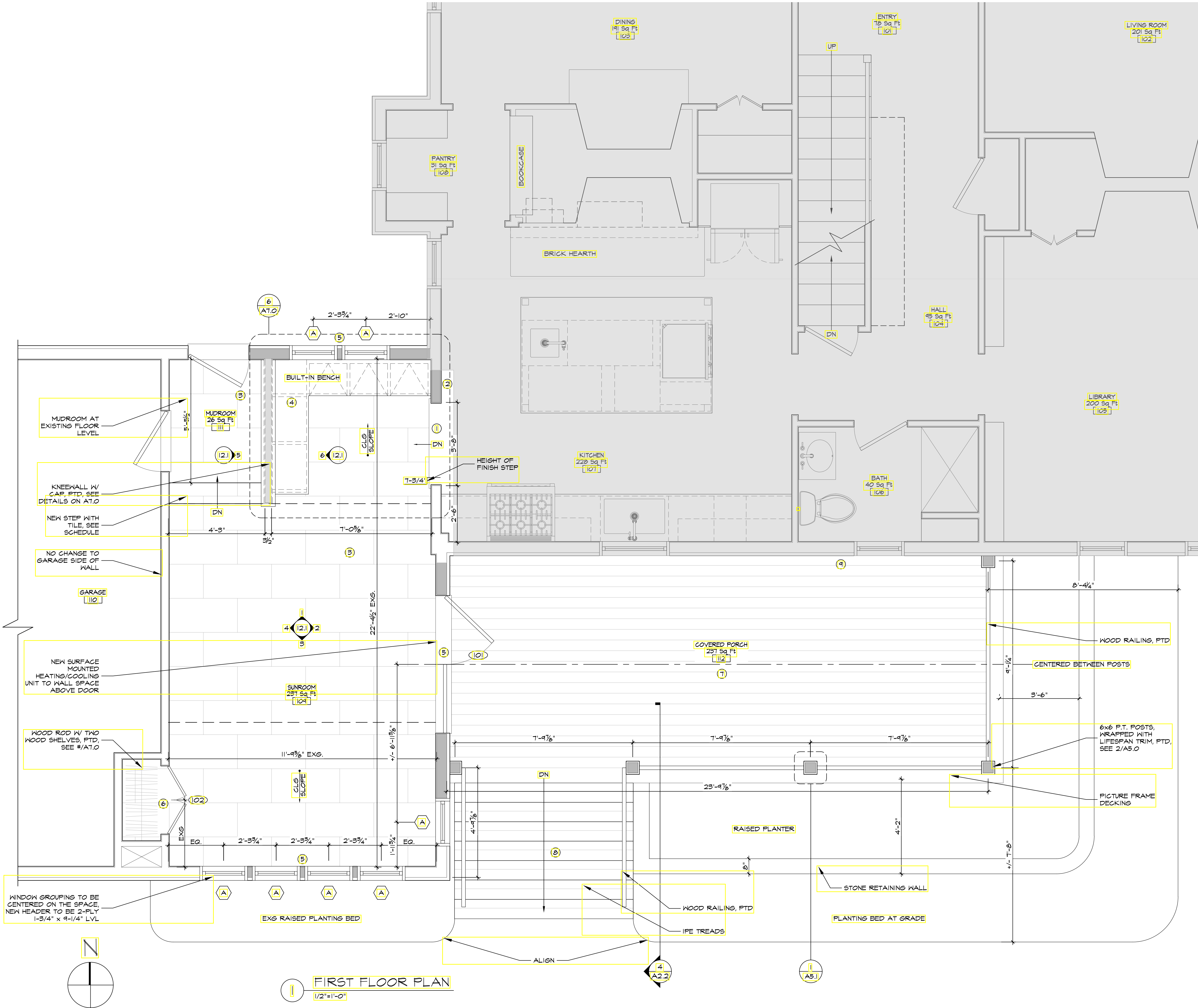
EXISTING WALL TO REMAIN

NEW WALL TO BE ADDED

GENERAL NOTES:

- ALL DIMENSIONS TO FRAMING, U.N.O.

- PLAN NOTES:
- NEW CASED OPENING BETWEEN KITCHEN AND SUNROOM WITH NEW WOOD STEP NOSING AT OPENING. WOOD STEP TO BLEND WITH KITCHEN FLOORING.
 - MAINTAIN EXISTING WALL CONDITIONS ON EITHER SIDE OF NEW OPENING. MATCH & PATCH WHERE NECESSARY.
 - NEW TILE FLOORING WITH DITRA HEAT UNDERNEATH THROUGHOUT SUNROOM AND MUDROOM. SEE SCHEDULE FOR DETAILS.
 - NEW BUILT-IN BENCH IN SUNROOM. SEE DETAILED DRAWING.
 - NEW FRENCH DOOR AND WINDOWS.
 - NEW CLOSET DOORS, OUTFIT CLOSET WITH WOOD POLE AND TWO WOOD SHELVES, PAINTED. SEE #/A.T.O FOR DETAILS.
 - NEW IPE DECKING AND WOOD RAILING, PAINTED.
 - NEW IPE STEPS AND WOOD RAILING, PAINTED.
 - REDIRECT BATH FAN VENT CAP AS REQUIRED.

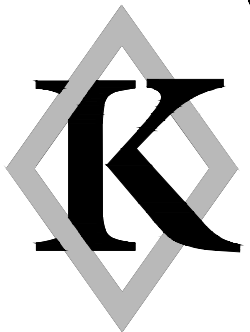


FIRST FLOOR PLAN

1/2"=1'-0"

PERMIT SET

12/12/2023



KNICKERBOCKER GROUP

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RE: 27 3 Builders Sq. P.O. Box 142 Boothbay Me. 04537

207.633.3818 www.knickerbockergroup.com

CONSULTANTS

GUSTAVSON RESIDENCE

SUNROOM REMODEL & PORCH ADDITION PROJECT

SCARBOROUGH, ME

FIRST FLOOR PLAN

REVISIONS

2023-04-12

CD PRICING

- PHASE 2

REPRICING

2023-06-21

ISSUED FOR CONSTRUCTION

2023-12-12

- PHASE 2

PERMIT SET

JOB No. 10714

SCALE 1/2"=1'-0"

DATE 12-11-2023

A1.0

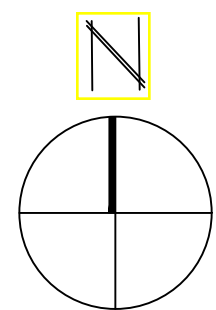
KEY

EXISTING WALL TO REMAIN

NEW WALL TO BE ADDED

GENERAL NOTES:

- ALL DIMENSIONS TO FRAMING, U.N.O.



SECOND FLOOR PLAN
1/2"=1'-0"

PERMIT SET

12/12/2023



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SCARBOROUGH, ME

SECOND FLOOR PLAN

REVISIONS
2023-04-12 CD PRICING - PHASE 2 REPRICING
2023-06-21 ISSUED FOR CONSTRUCTION
2023-12-12 - PHASE 2 PERMIT SET

JOB No.	SCALE
10714	1/2"=1'-0"
DATE	12-11-2023

A1.1