



Zoning Board of Appeals
Regular
Tuesday, March 24, 2026
7:00 PM
Town Hall Council Chambers
320 Ocean House Road

Contact: Benjamin McDougal
Email: Benjamin.mcdougal@capeelizabeth.gov
Phone: 207-799-1619

Call to Order

New Business:

1.

To hear the request of David Cleaves, representing Matthew Roy, owners of the property at 7 Wabun Road, Map U12, Lot 79, to add a second story to their garage based on section 19.4.3.B.3 & B.4 of the Zoning Ordinance.

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Old Business:

Communications:

Adjournment

Live broadcast on CETV, live stream and remote participation are offered as a convenience when the technology is available and operational in the given meeting space. If the technology is not available or in the event there is a disruption in service and the communication can't be restored the expectation is the meeting will continue.

Join Zoom Meeting
ID: 96622724595 (US)
(US) +1 312-626-6799

Join Zoom Meeting (<https://zoom.us/j/96622724595>)

Enter First and Last Name to offer comments during public comment opportunities. When the chair introduces the opportunity for public comments for an item you wish to speak to, click the Zoom link or call and use the Raise Hand function. Please mute your microphone and turn off the video until you are invited to speak. First and last name must appear to be recognized. Attendees will be invited to speak for 3 minutes. After speaking, to view the remainder of the meeting, exit Zoom and return to the CETV Livestream or CETV cable Channel 3.

ZBA APPLICATION B

TOWN OF CAPE ELIZABETH, MAINE
APPLICATION FOR ENLARGEMENT, RELOCATION,
RECONSTRUCTION, OR REPLACEMENT OF AN
EXISTING NONCONFORMING STRUCTURE



TYPE OF APPROVAL SOUGHT:

- ENLARGEMENT
- RELOCATION
- RECONSTRUCTION
- REPLACEMENT

LOCATION 7 Wabun MAP U20 LOT 14-A
DISTRICT RA OVERLAY DISTRICT N/A SIZE OF LOT .36
APPLICANT(S) NAME David Cleaves BLD+GC TEL. # (207) 329-2440
ADDRESS 135 Montello St. Lewiston Maine 04240
INTEREST IN PROPERTY General Contractor
OWNER(S) NAME Matthew Roy TEL. # (802) 224-5473
ADDRESS 7 Wabun Cape Elizabeth Maine 04107
PROJECT DESCRIPTION Add a family room over garage
with a deck and a kitchen renovation.

TYPE OF SEWERAGE DISPOSAL EXISTING

PUBLIC PRIVATE

IF PRIVATE, DESIGN FLOW _____ GPD YEAR INSTALLED _____

NUMBER OF CURRENT BEDROOMS 3

NUMBER OF PROPOSED BEDROOMS 3

IF CORNER LOT, NAME OF INTERSECTING STREETS _____

SETBACKS FROM PROPERTY LINES:

CURRENT: FRONT 33', 35' SIDES 17' REAR 44' 7in
PROPOSED: FRONT 33, 35' SIDES 17' REAR 44' 7inc

(IF REPLACEMENT) TYPE OF FOUNDATION PRESENT N/A

PHYSICAL CONDITION Excellent

PERCENT OF LOT COVERED BY BUILDINGS

CURRENT 10.55%
PROPOSED 12.12%

PLEASE JUSTIFY WHY THE RELOCATION, RECONSTRUCTION, AND/OR REPLACEMENT SHOULD BE GRANTED BASED ON THE FOLLOWING

THE SIZE OF THE LOT There is ample room on the lot and we are staying in existing footprint.

THE SLOPE OF THE LAND The lot is fairly level with an existing retaining wall.

THE POTENTIAL FOR SOIL EROSION No potential for erosion as only excavation will be frost posts on the rear deck.

THE LOCATION OF OTHER STRUCTURES ON THE PROPERTY AND ADJACENT PROPERTIES Nothing else on the property and adjacent dwellings are 100ft or more away.

THE LOCATION OF THE SEPTIC SYSTEM AND OTHER ON-SITE SOILS SUITABLE FOR SEPTIC SYSTEMS

THE IMPACT ON VIEWS

We sit lower than houses across the street. We have also kept our roof line low with a flat roof. It will not be higher than existing roof.

THE TYPE AND AMOUNT OF VEGETATION TO BE REMOVED

N/A



SIGNATURE OF APPLICANT

3/6/26

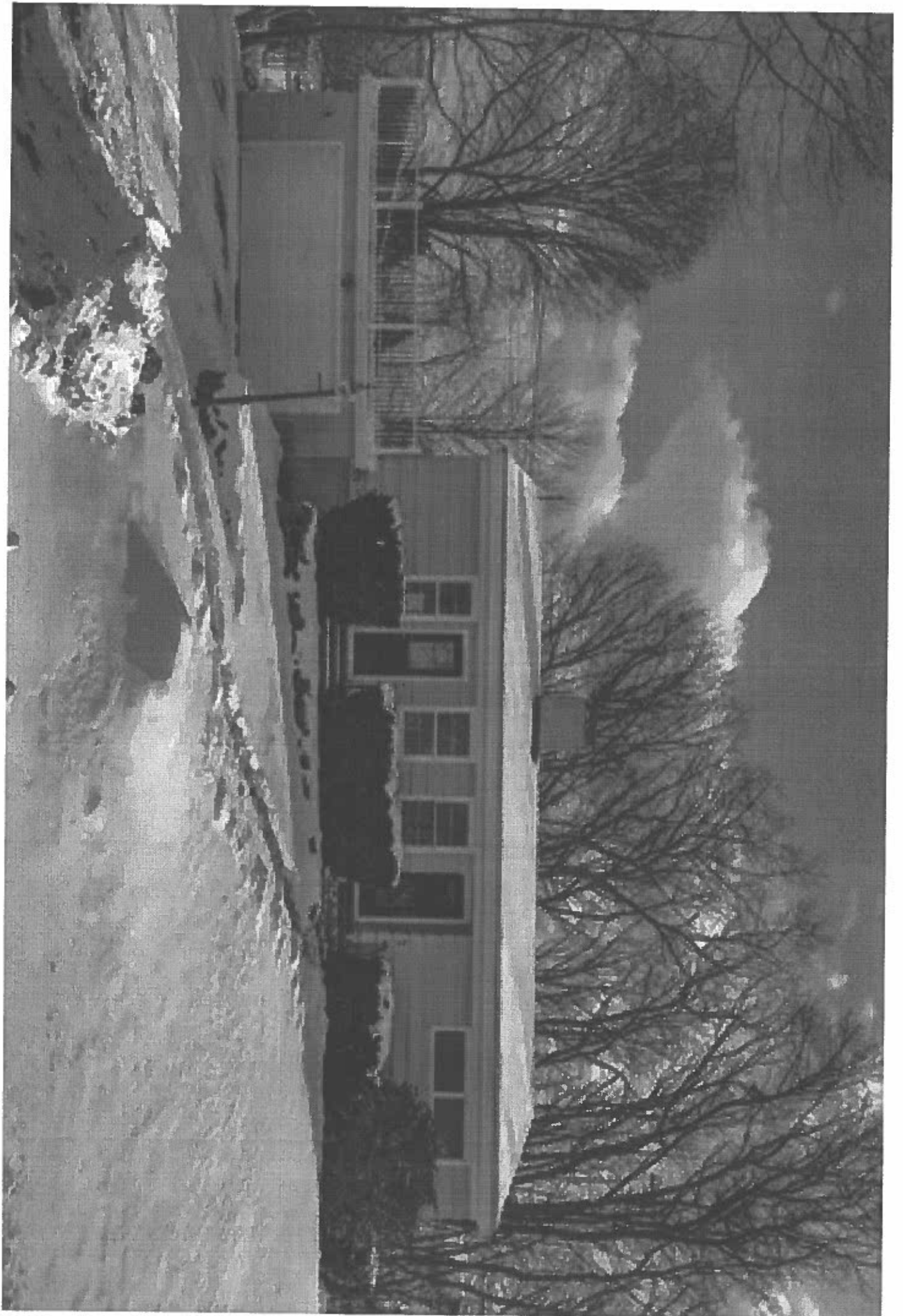
DATE

David Cleaves

PRINTED NAME OF APPLICANT

3/6/26

DATE

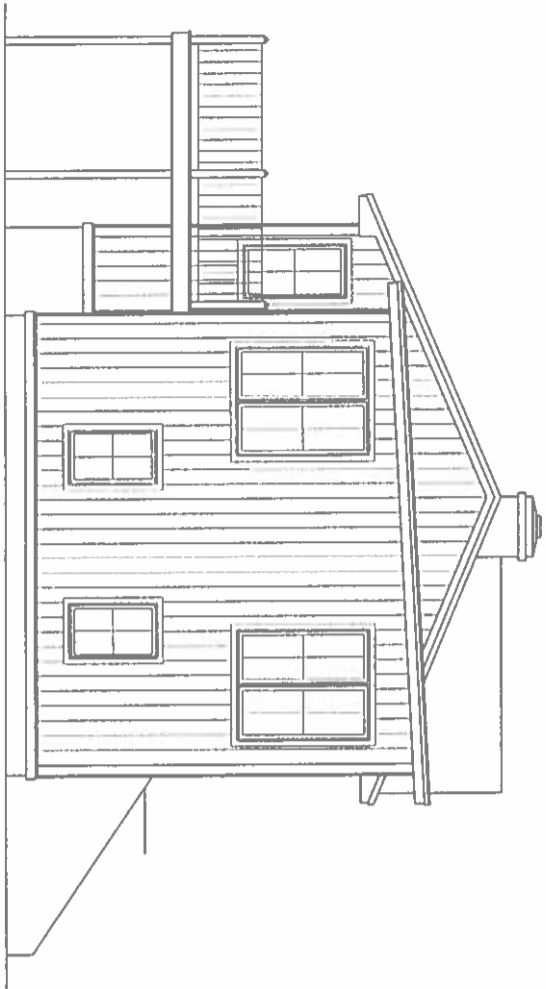




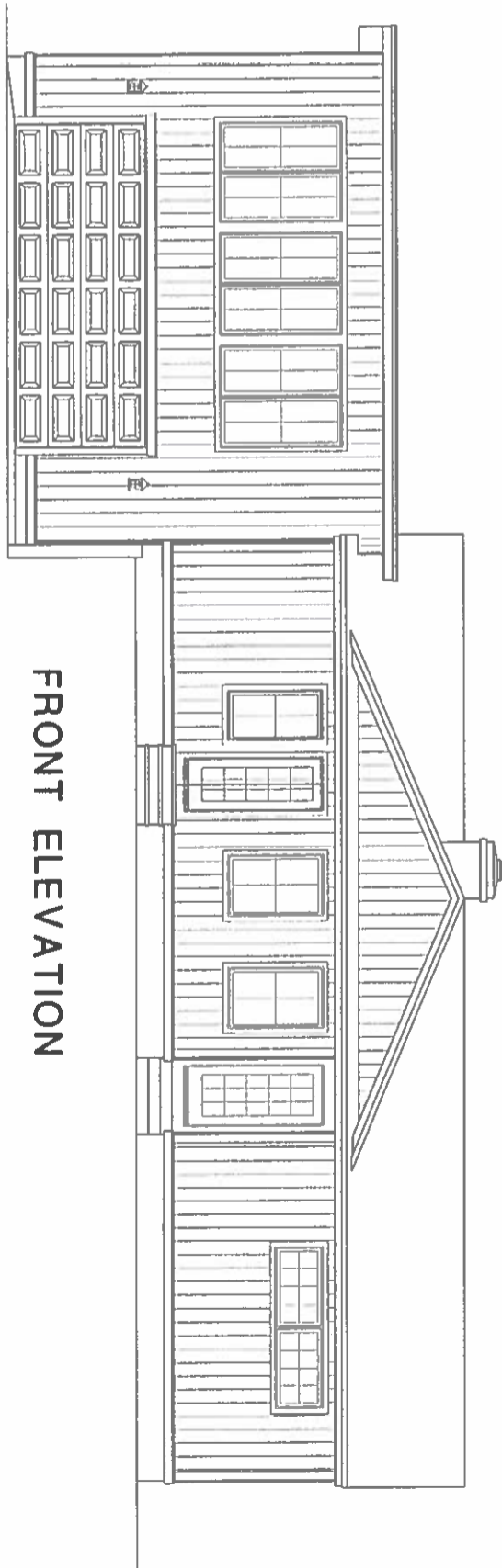
RIGHT ELEVATION



BACK ELEVATION



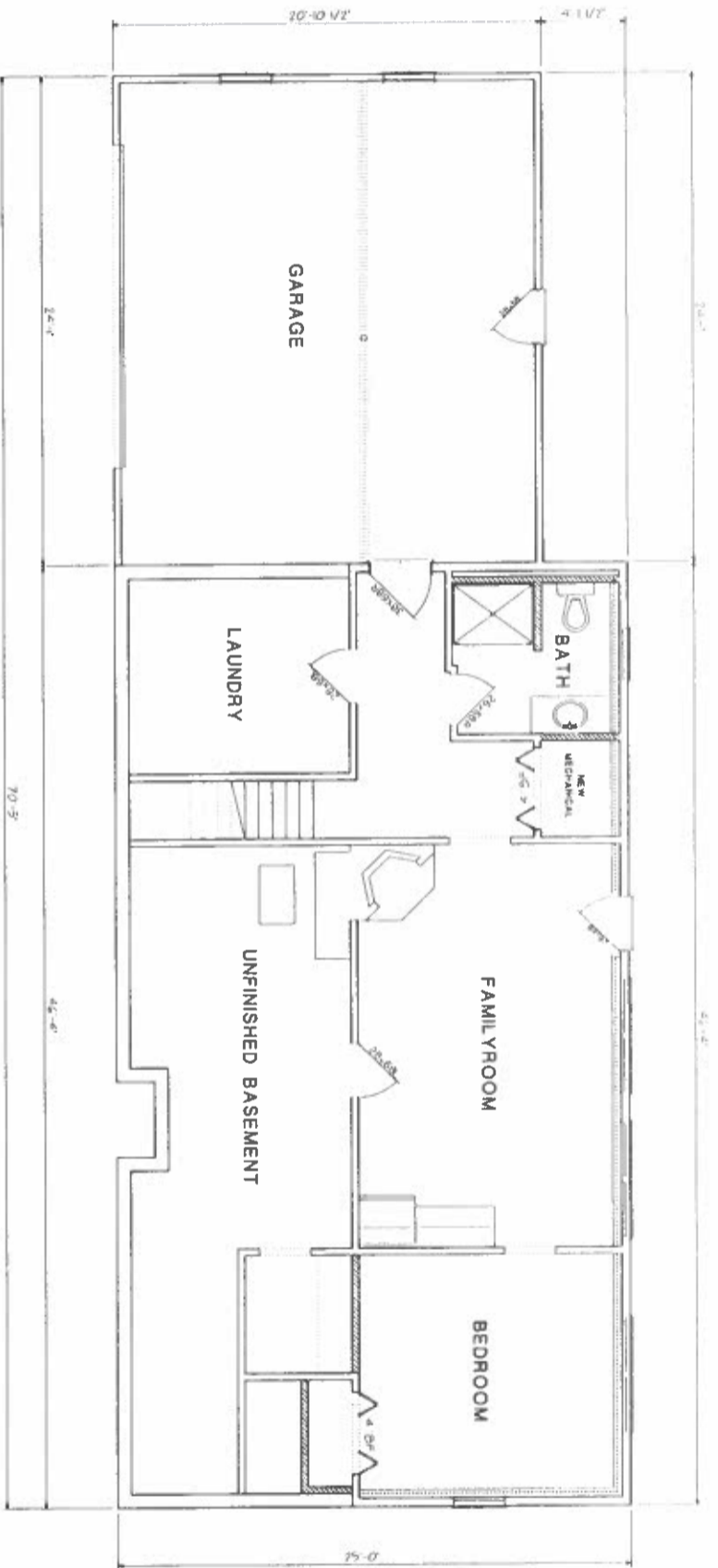
LEFT ELEVATION



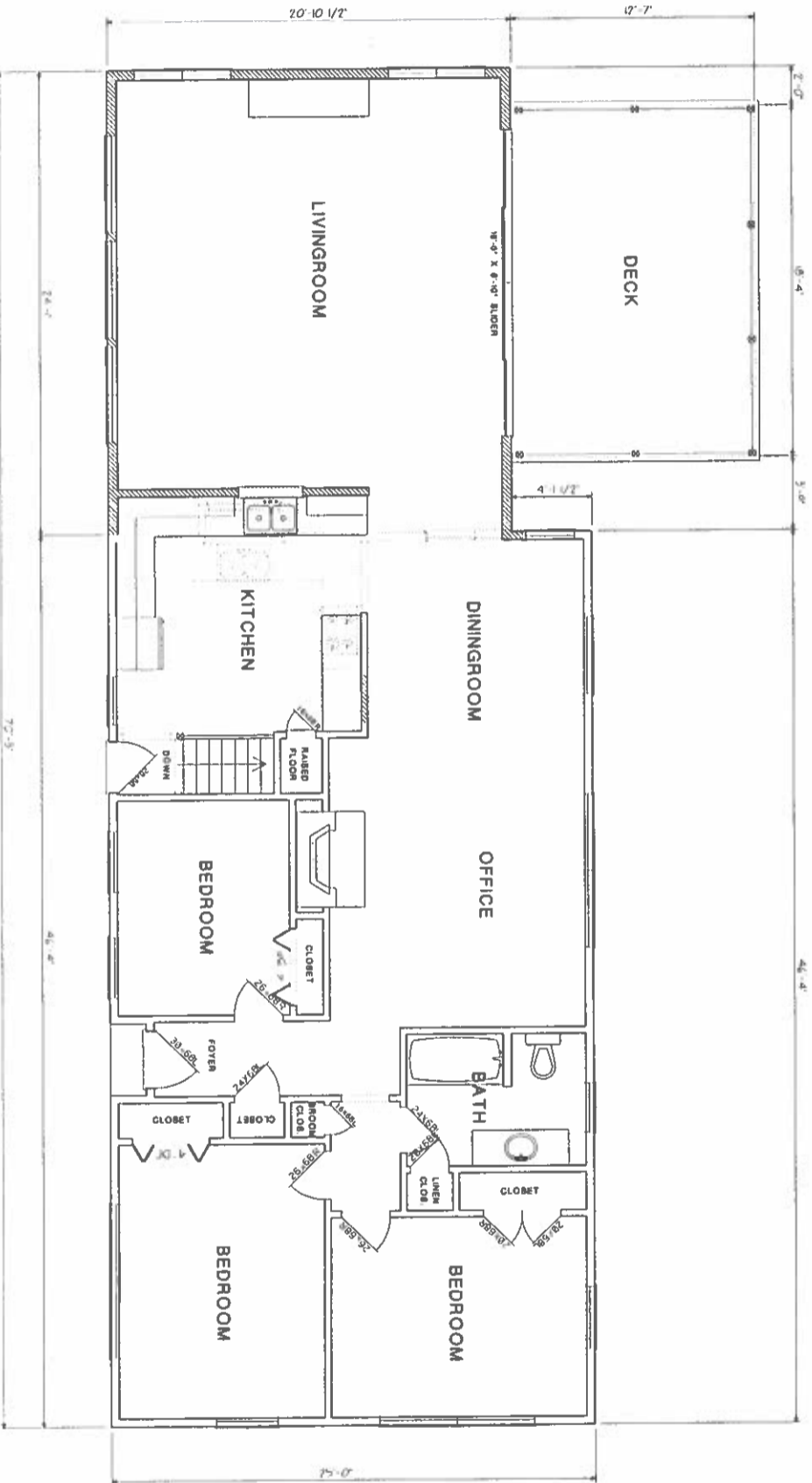
FRONT ELEVATION



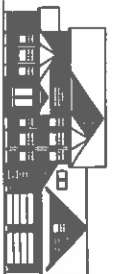
MAINE RESIDENTIAL DESIGN	FILE NAME
CASCO, ME. 207-240-2332	
JOB: HEINRICH ROY VER 1	SCALE: 1/4" = 1'-0"
DATE: 9/18/08	DRAWN BY: MEJ
DISCUSSION: PRELIMINARY	APPROVED:



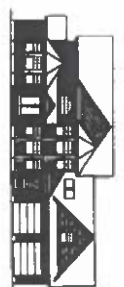
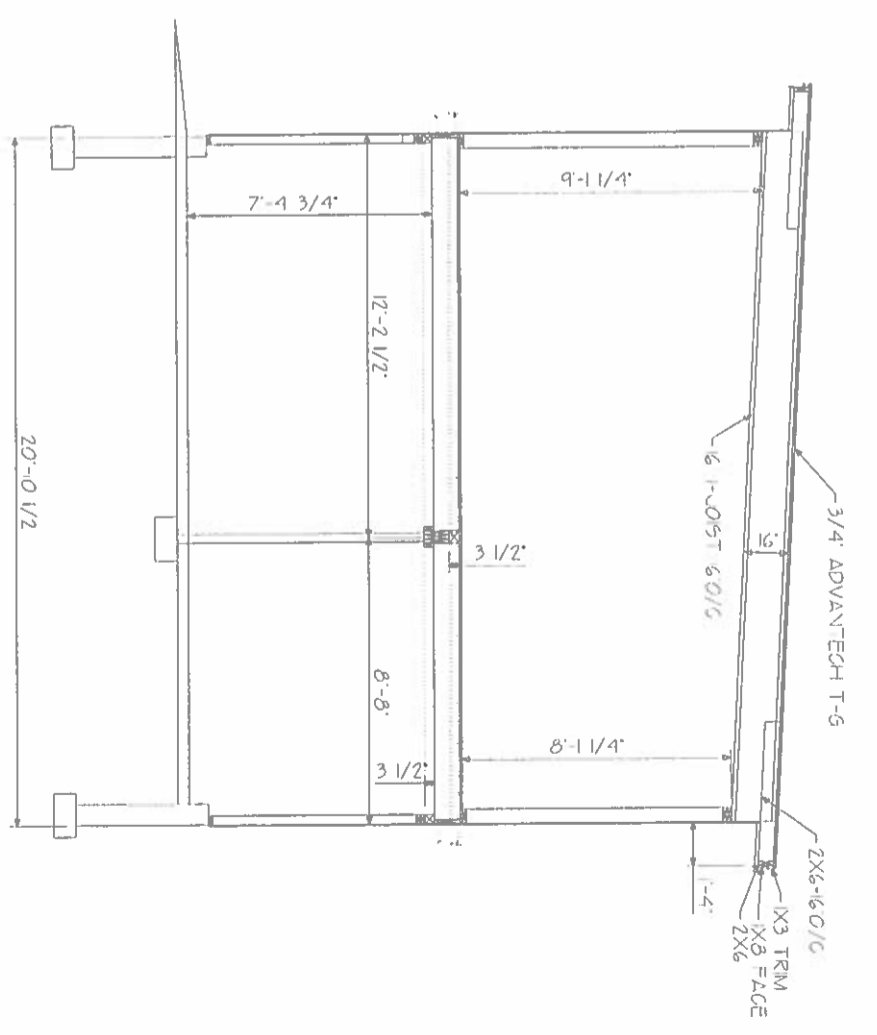
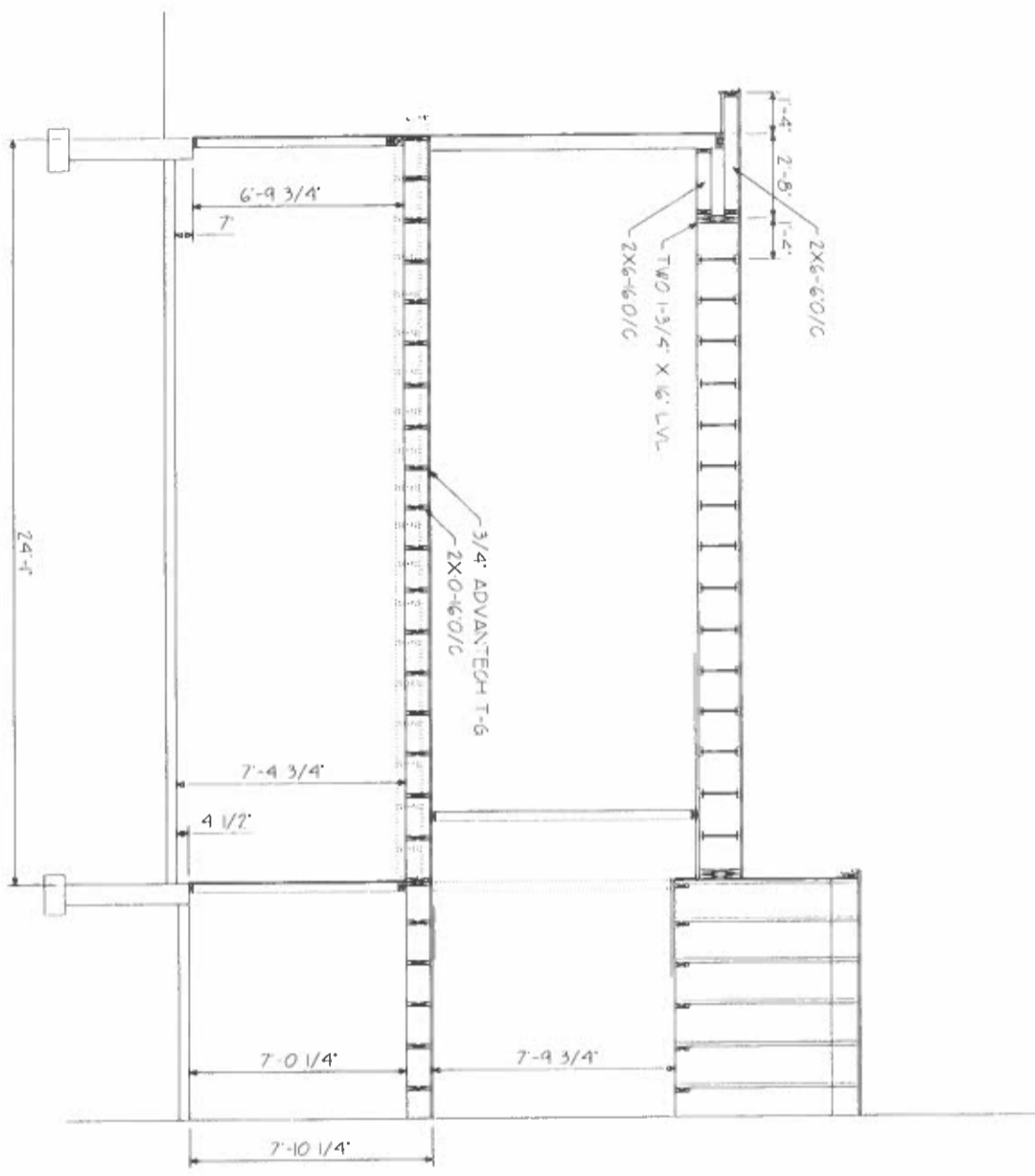
BASEMENT PLAN



FIRST FLOOR PLAN



MAINE RESIDENTIAL DESIGN		FILE NAME
CASCO, ME. 207-240-2332		
JOB	HEINRICH ROY VER 1	SCALE 1/4" = 1'-0"
DATE	3/1/2024	DRAWN BY: MEJ
DISCRIPTION	PRELIMINARY	APPROVED



MAINE RESIDENTIAL DESIGN	FILE NAME
CASCO, ME. 207-240-2332	
JOB: HEINRICH ROY VER 1	SCALE: 1/4"=1'-0"
DISCIPLINE: PRELIMINARY	DATE: 8/20/2025
	DRAWN BY: MEJ
	APPROVED: