

RECEIVED
DEC 27 2022

APPLICATION FOR A VARIANCE

BY:

Do not write in this space.

Case No. 2023-01

Date Filed 12/27/22

(S) pd 0157.

(signed - ZBA)

To: Zoning Board of Adjustment,

Town of Gilmanton

Name of Applicant ROLAND E. FARLAND

Address 538 HOWE STREET MANCHESTER NH 03103

Owner SAME 120-021

(if same as applicant, write "same")

Location of Property HENLOCK & HAUREL LIVES SAWYER LAKE 260' x 260' x 260' x

(property address)

(map & lot number)
EACH LOT 100' x 105'

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

Application for a Variance

A variance is requested from article VI section D of the zoning ordinance to permit THE USE OF A RECREATIONAL ON MY PROPERTY. I HAVE OWNED AND PAID TAXES ON THIS PROPERTY SINCE 1959. PROPERTY HAS 1000 GAL SEPTIC TANK AND A 120' BUCK DRIVEWELL.

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public interest because:

PROPERTY HAS A 10' x 50' MOBILE HOME W/ A 10' x 40' GARAGE IN FRONT ON THE FRONT. MY FAMILY SPENT EVERY SUMMER AT THE LAKE. MY CHILDREN EARNED JUNIOR & SENIOR LIFE GUARD BADGES.

2. If the variance were granted, the spirit of the ordinance would be observed because:

WE WOULD BE ABLE TO MAINTAIN AND HAVE USE OF OUR PROPERTY.

3. Granting the variance would do substantial **justice** because:

WE WOULD BE ABLE TO USE OUR PROPERTY AS DESIRED
WE HAD NO PROBLEM KEEPING THE PLACE NEAT W/
FLOWERS AND SHRUBS & BERRIES GROWING YEAR ROUND. WE
TOOK GOOD CARE OF OUR PROPERTY AND THERE WERE NO SPECIAL
RULES.

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

THE PROPERTY WILL HAVE SOME NEW FILL SOAK
TENCING, A NEW ARTESIAN WELL, HOOK-UP TO OUR
SEPTIC SYSTEM. A PLACE WE WOULD BE
PROUD TO CALL OURS.

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in **unnecessary hardship** because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

N/A

- and -

ii. The proposed use is a reasonable one because:

N/A

b. Explain how, if the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

N/A

Please provide the following information regarding the subject property:

1. Is the land, building or structure in question located on a Class V road? N/A?
2. What is the frontage of the lot? ~~N/A~~ 105 FEET
3. What is the height of the structure? ~~N/A~~ DON'T KNOW YET.
4. Does the proposed construction involve the addition of any bedrooms to an existing home? N/A
5. Is a septic system design approval from the NH Department of Environmental services necessary for the proposed construction? no
If so, what is the State approval number? WAS APPROVED IN THE 60'S.

If the previous questions are not answered completely, the applicant may be notified that this appeal could be rejected for lack of information.

I understand that I must appear in person or be represented by my agent at the public hearing. The agent who represents me at this hearing must be familiar with the case and I agree to be bound by his or her testimony.

By signing this application, you as owner or applicant representing the owner, hereby give permission for any member of the Zoning Board of Adjustment or Conservation Commission, to enter onto the property in order to make a decision based on attributes of the property.

Applicant Richard E. Leonard Date 12-23-22
(Signature)

Applicant _____ Date _____
(Signature)

If your variance is granted, the building permit will be issued no sooner than 30 days following the decision in order for the appeal process to expire.





Abutters List Report

Gilmanton, NH
January 04, 2023

Subject Property:

Parcel Number: 120-021-000
CAMA Number: 120-021-000-000-000
Property Address: LAUREL AVE

Mailing Address: FARLAND ETAL, ROLAND
538 HOWE ST
MANCHESTER, NH 03103

Abutters:

Parcel Number: 120-018-000
CAMA Number: 120-018-000-000-000
Property Address: 8 GRAPE AVE

Mailing Address: HICKEY, JAMES R
73 CHERRY ST
SOMERVILLE, MA 02144

Parcel Number: 120-019-000
CAMA Number: 120-019-000-000-000
Property Address: 6 GRAPE AVE

Mailing Address: TWARDOSKY, GERALD W & BRENDA L
4 GRAPE AVE
GILMANTON, NH 03237

Parcel Number: 120-020-000
CAMA Number: 120-020-000-000-000
Property Address: 4 GRAPE AVE

Mailing Address: TWARDOSKY, GERALD W
4 GRAPE AVE
GILMANTON, NH 03237

Parcel Number: 120-022-000
CAMA Number: 120-022-000-000-000
Property Address: 9 LAUREL AVE

Mailing Address: HIGGINS, THOMAS W
16 JONES RD
MIDDLETON, MA 01949

Parcel Number: 120-031-000
CAMA Number: 120-031-000-000-000
Property Address: 12 LAUREL AVE

Mailing Address: KNUTSON, CAROL A & ROBERT N
66 18TH ST
LOWELL, MA 01850

Parcel Number: 120-032-000
CAMA Number: 120-032-000-000-000
Property Address: 7 BEAR AVE

Mailing Address: MCNAMARA, CHRISTOPHER J
7 BEAR AVE
GILMANTON, NH 03237

Parcel Number: 120-052-000
CAMA Number: 120-052-000-000-000
Property Address: 6 BEAR AVE

Mailing Address: SONGDAHL, CHRISTOPHER & ANDREA
27 MELTON DR
E HARTFORD, CT 06118

Parcel Number: 120-055-000
CAMA Number: 120-055-000-000-000
Property Address: 250 HEMLOCK DR

Mailing Address: KELLY JR TR, DONALD R KELLY
SAWYER LAKE RLT TR 10/10
174 WOODLAND RD
SOUTHBOROUGH, MA 01772

Parcel Number: 120-056-000
CAMA Number: 120-056-000-000-000
Property Address: HEMLOCK DR

Mailing Address: SAWYER LAKE VILLAGE DIST
104 SAWYER LAKE RD
GILMANTON, NH 03237



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