

RECEIVED
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APPLICATION FOR A VARIANCE

BY: AS

Do not write in this space.
Case No. 2023-010
Date Filed 3/20/23
Meeting: 4/20/23
(signed - ZBA)
pd #133.-

To: Zoning Board of Adjustment,

Town of Gilmanton

Name of Applicant Kelly S. Brough
Address 122 Potter Road Gilmanton, I.W.N.H. 03837
Owner Same

(if same as applicant, write "same")

Location of Property 122 Potter Rd. 000418-027000
(property address) (map & lot number)

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 _____ section _____ of the zoning ordinance to permit new construction of a garage.

Facts in support of granting the variance:

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

After removal of the run-down garage, the newly constructed building will add character to the neighborhood, and not affect public rights.

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

The spirit of the ordinance would be observed because performing the requested construction, the character of the neighborhood will not adversely be affected.

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

By granting the variance, substantial justice will be done because the sand/water run off from the road will no longer create an issue by collecting inside the garage.

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

The new construction of the garage will not cause surrounding properties to be diminished. Instead, it will add aesthetic value to the neighborhood.

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:

Allowing the variance, hardship of the road run-off will be avoided.

- and -

ii. The proposed use is a reasonable one because:

The proposed use is a reasonable one because it allows the property owner to have storage and vehicle protection.

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.

Please provide the following information regarding the subject property:

1. Is the land, building or structure in question located on a Class V road? yes
2. What is the frontage of the lot? 690'
3. What is the height of the structure? 19' 8"
4. Does the proposed construction involve the addition of any bedrooms to an existing home? No
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? _____

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 Kellie Burt Date 3-13-23
(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.

25

2.5 AcC

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2.1 AcC

27

5.4 AcC

POTTER

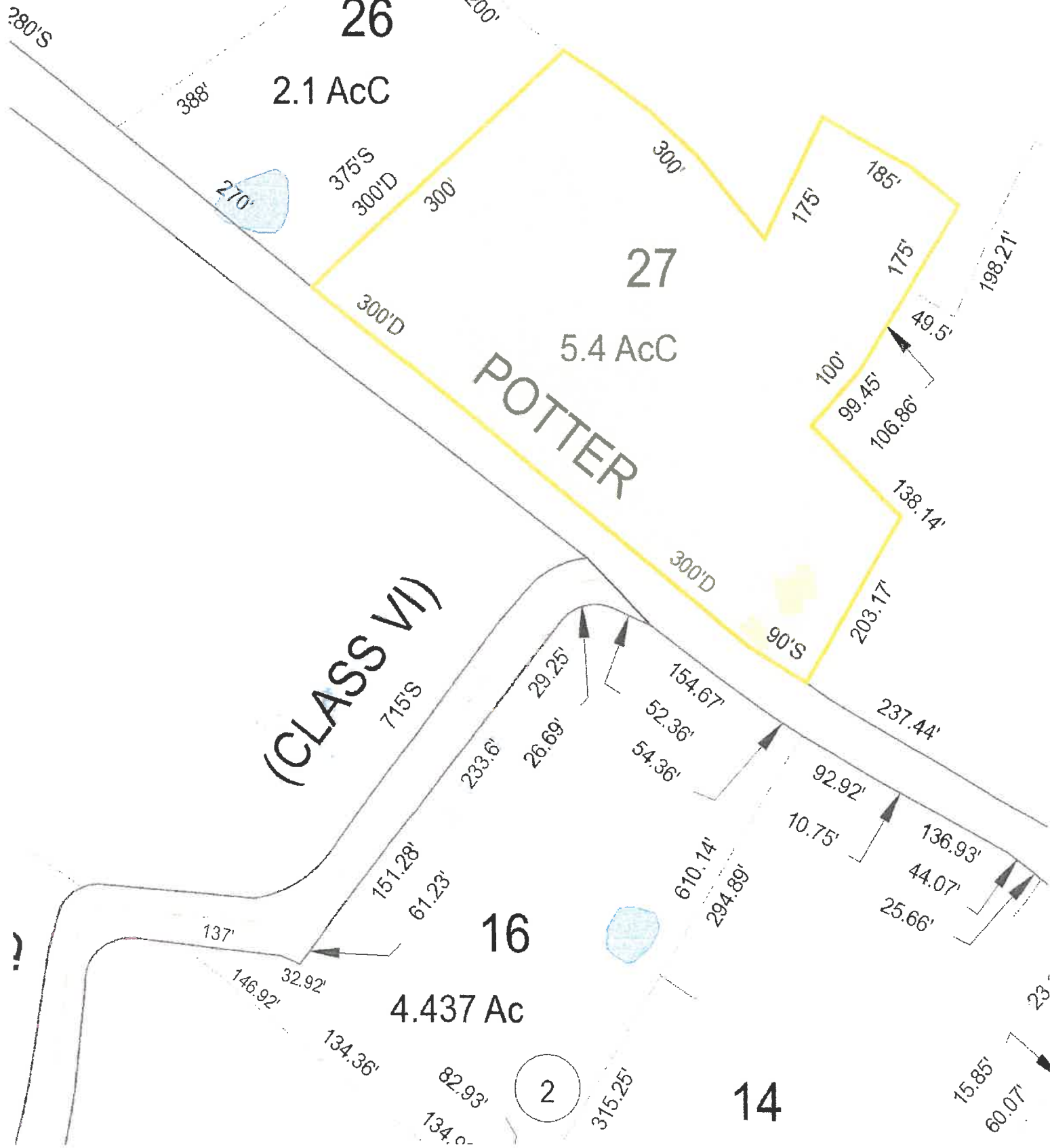
(CLASS VI)

16

4.437 Ac

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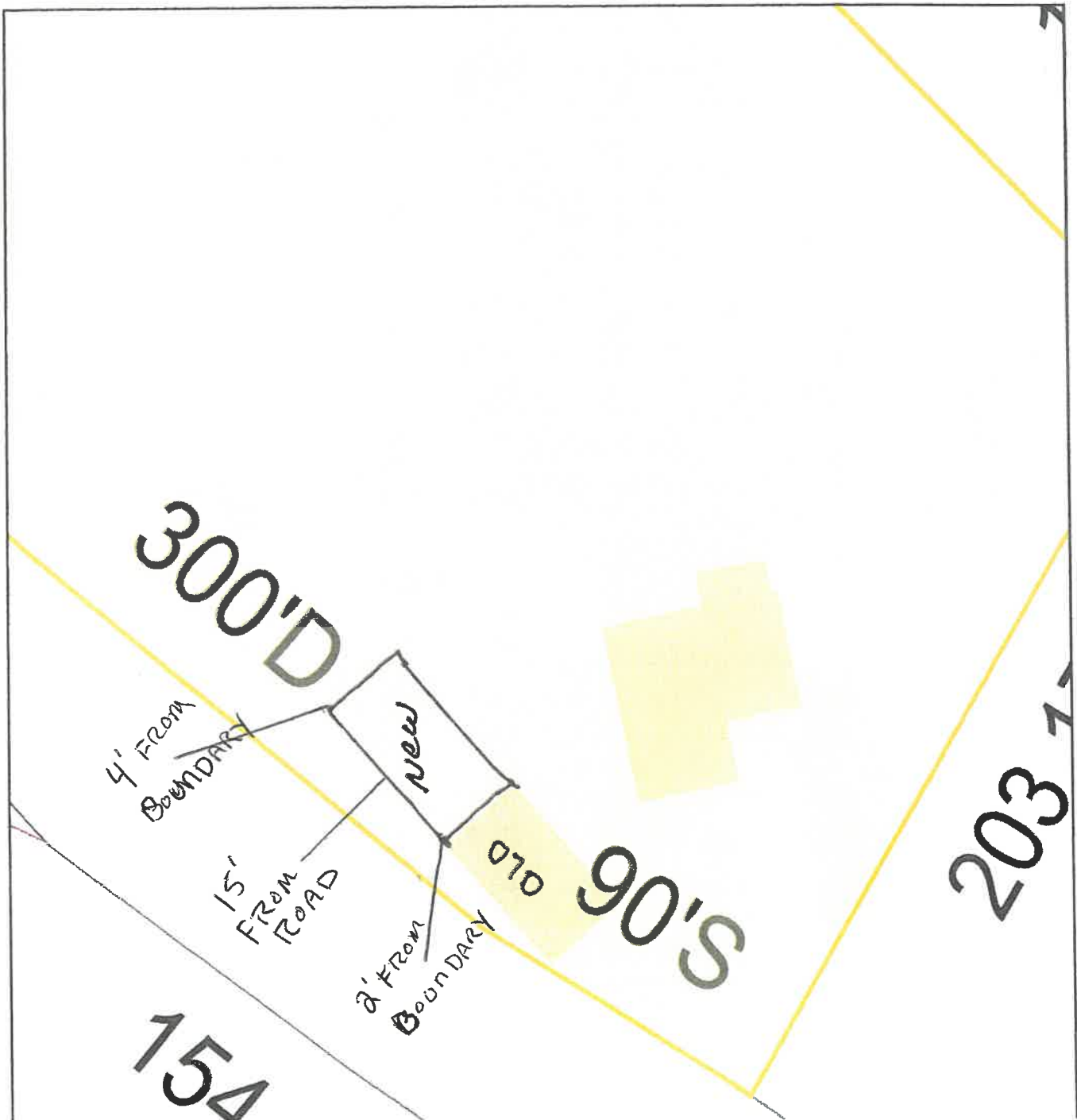
Gilmanton, NH

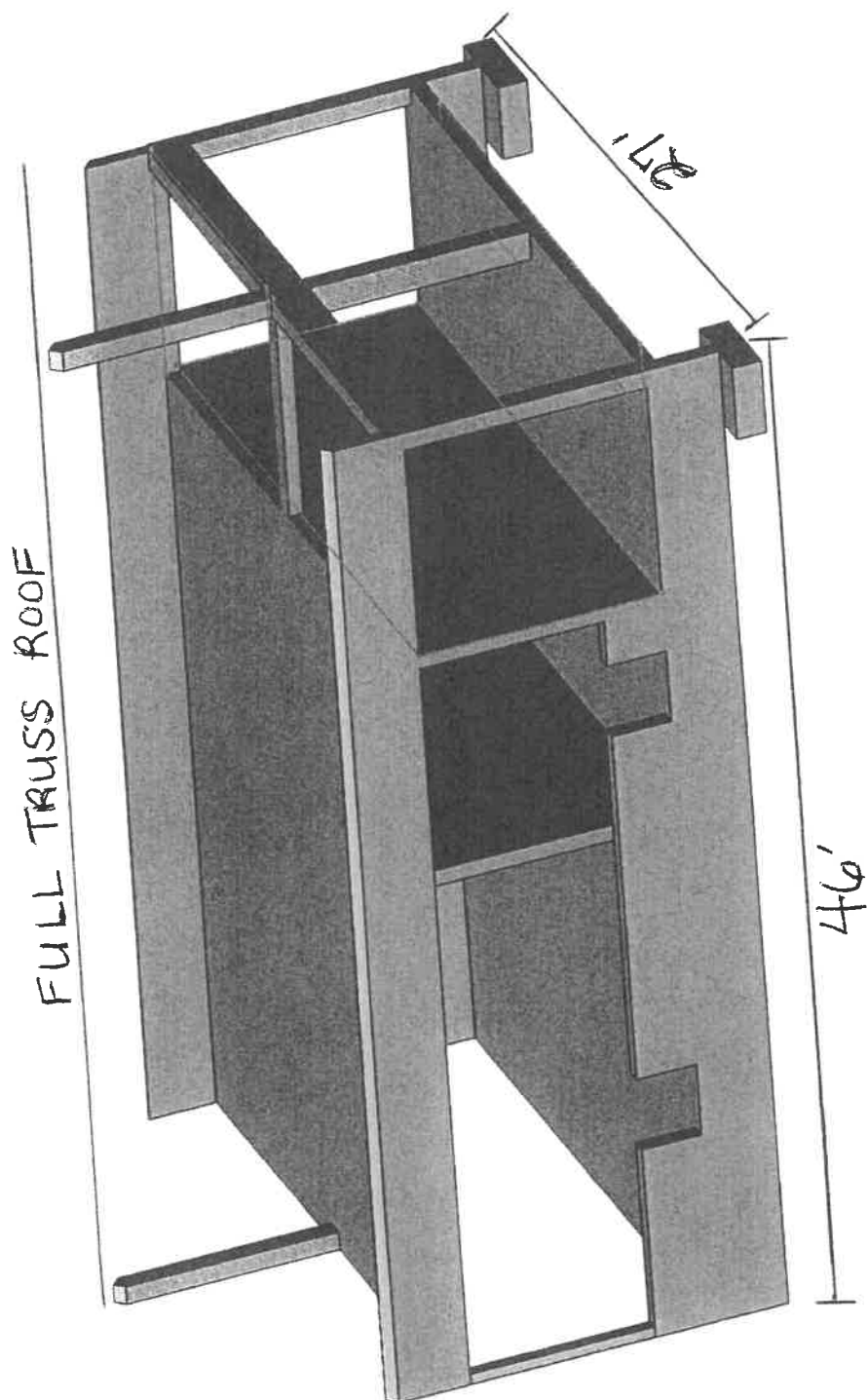
1 inch = 34 Feet



February 7, 2023

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Abutters List Report

Gilmanton, NH

March 27, 2023

Subject Property:

Parcel Number: 418-027-000
CAMA Number: 418-027-000-000-000
Property Address: 122 POTTER RD

Mailing Address: BROUGH, KELLY S
122 POTTER RD
GILMANTON IW, NH 03837

Abutters:

Parcel Number: 418-016-000
CAMA Number: 418-016-000-000-000
Property Address: 125 POTTER RD

Mailing Address: ORDWAY, RICHARD & DONNA J
125 POTTER RD
GILMANTON IW, NH 03837

Parcel Number: 418-017-000
CAMA Number: 418-017-000-000-000
Property Address: 127 POTTER RD

Mailing Address: DUVAL, DANIEL A & CONSTANCE T
127 POTTER RD
GILMANTON IW, NH 03837

Parcel Number: 418-023-000
CAMA Number: 418-023-000-000-000
Property Address: GILMAN RD

Mailing Address: GILMANTON, TOWN OF
PO BOX 550
GILMANTON, NH 03237

Parcel Number: 418-026-000
CAMA Number: 418-026-000-000-000
Property Address: 152 POTTER RD

Mailing Address: BASS, ALEC T & KATIE
152 POTTER RD
GILMANTON IW, NH 03837

Parcel Number: 418-028-000
CAMA Number: 418-028-000-000-000
Property Address: 112 POTTER RD

Mailing Address: VERMETTE, ALLEN R VERMETTE,
SHERYL A DAY
112 POTTER RD
GILMANTON IW, NH 03837



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3/27/2023

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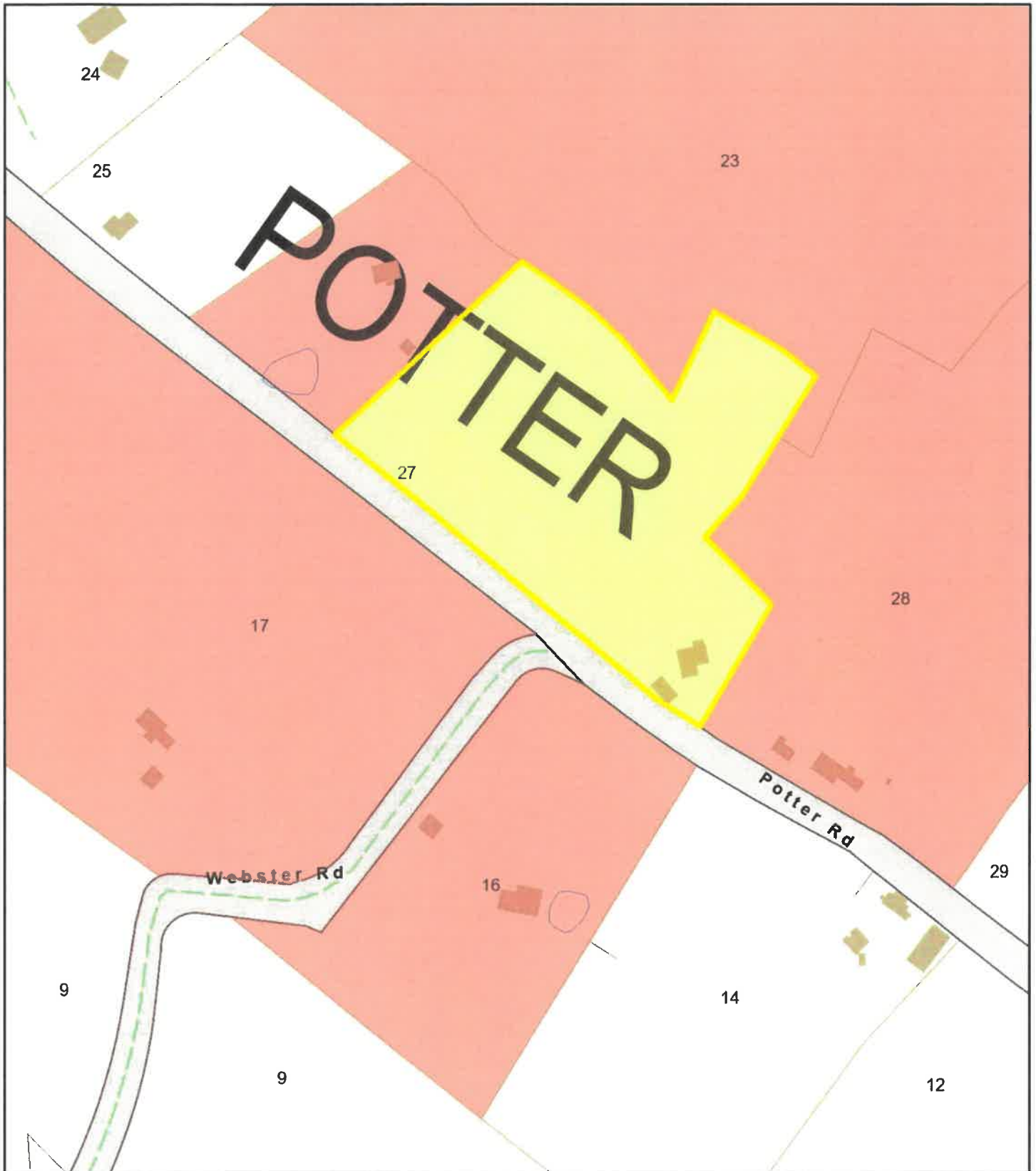
Gilmanton, NH

1 inch = 200 Feet



March 27, 2023

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