

RECEIVED
MAR 27 2023

APPLICATION FOR A VARIANCE

BY:

Do not write in this space.	
Case No.	<u>2023-07</u>
Date Filed	<u>3/27/23</u>
	<u>Meeting: 4/20/23</u>
	(signed - ZBA)
	<u>pd \$135.-</u>

To: Zoning Board of Adjustment,

Town of Gilmanton

Name of Applicant Michael Hussey and Colleen Hussey

Address 9 Helena Circle, Mansfield, ma 02048

Owner Same

(if same as applicant, write "same")

Location of Property 99 Hemlock Drive (119-213)
(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 IV section Table 2 (re: setbacks) of the zoning ordinance to permit Construction of a freestanding garage (24' x 24') with 2 levels

Facts in support of granting the variance:

- Granting the variance would not be contrary to the public interest because:
Sagamore Road is only a paper road, there are no structures on the other side of Sagamore Rd, and other nearby owners have garages
- If the variance were granted, the spirit of the ordinance would be observed because:
Sagamore Rd is a paper road with no improvements on the other side so our garage would not be close to other property's structures.

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

We plan to retire here soon and need to shelter our cars

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

The garage will enhance property values

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:

it will not be constructed near other structures

- and -

ii. The proposed use is a reasonable one because:

garages are a common residential use

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.

Being our permanent residence as older retirees, we do not want to shovel out cars or risk injury from slipping on ice.


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? 100' on Hemlock
3. What is the height of the structure? 24'
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  Date 3.25.23
(Signature)

Applicant  Date 3.25.23
(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.

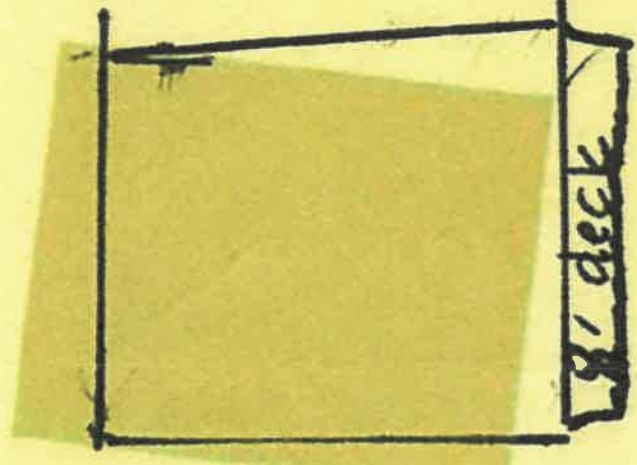
54.34' 54.34' 54.34'

27.17'

100'

2 1/3

0:30 AC



54.34'

54.34'

27.17'

100'

posed 24x24 garage 100'

RE ROAD (PVT)





Abutters List Report

Gilmanton, NH
March 27, 2023

Subject Property:

Parcel Number: 119-213-000
CAMA Number: 119-213-000-000-000
Property Address: 99 HEMLOCK DR

Mailing Address: HUSSEY, MICHAEL J PETERS HUSSEY,
COLLEEN
9 HELENA CIR
MANSFIELD, MA 02048

Abutters:

Parcel Number: 119-148-000
CAMA Number: 119-148-000-000-000
Property Address: 102 HEMLOCK DR

Mailing Address: DOANE SR, MICHAEL K & PAMELA
102 HEMLOCK DR
GILMANTON, NH 03237

Parcel Number: 119-149-000
CAMA Number: 119-149-000-000-000
Property Address: 100 HEMLOCK DR

Mailing Address: GOODINE, DENNIS M & CHRISTINA
5 PAIGE DR
MERRIMACK, NH 03054

Parcel Number: 119-211-000
CAMA Number: 119-211-000-000-000
Property Address: 4 SAGAMORE AVE

Mailing Address: CABRAL, BETH ANNE & SIMMONS,
MARTHA
90 HIMES ST
NORTH KINGSTON, RI 02852

Parcel Number: 119-212-000
CAMA Number: 119-212-000-000-000
Property Address: 5 SAGAMORE AVE

Mailing Address: WILLIAMS, JAMES C
5 SAGAMORE AVE
GILMANTON, NH 03237

Parcel Number: 119-214-000
CAMA Number: 119-214-000-000-000
Property Address: 8 ASH AVE

Mailing Address: LAURENDEAU, KRISTINA J
PO BOX 455
GILMANTON, NH 03237



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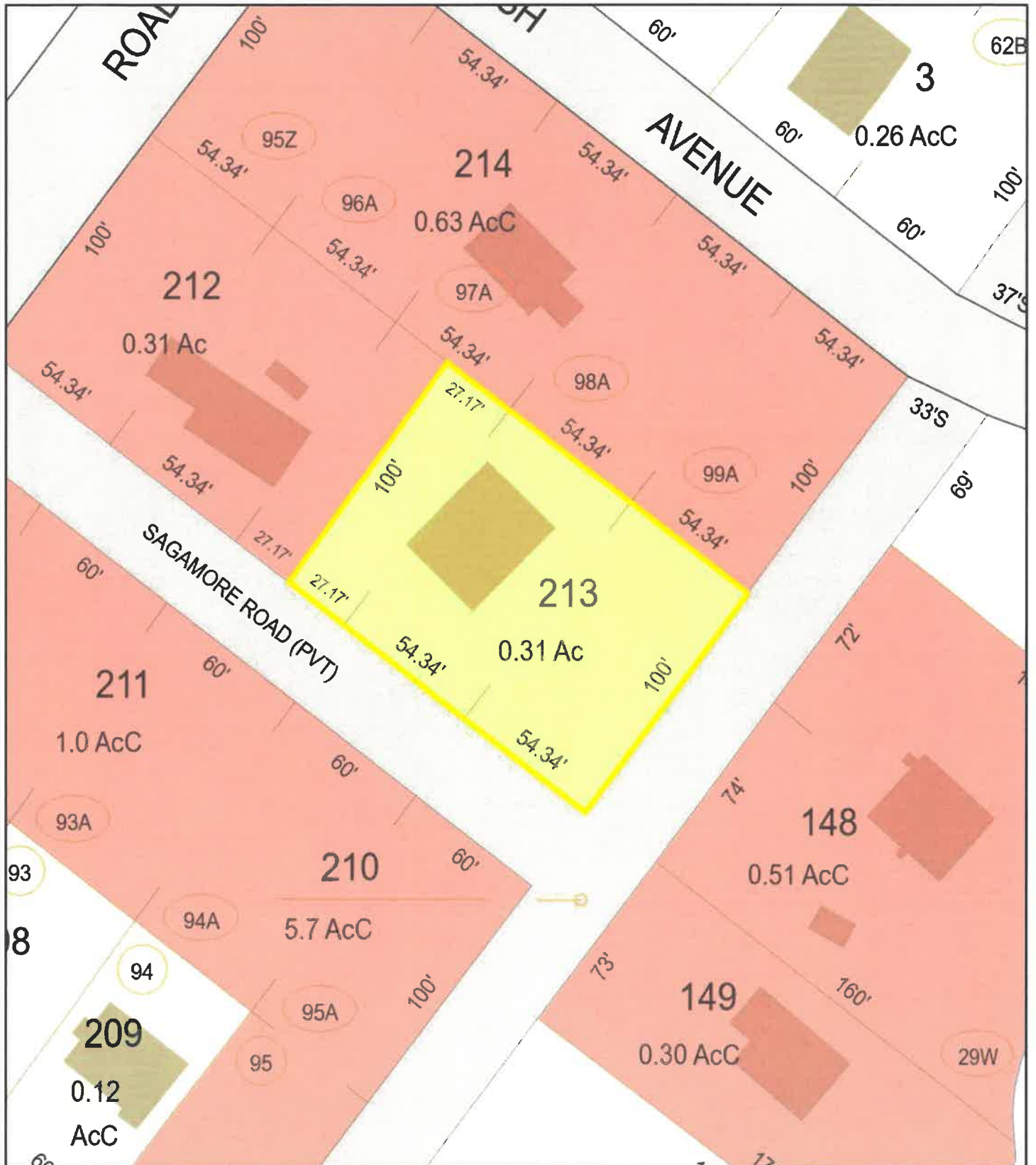
Gilmanton, NH

1 inch = 50 Feet



March 27, 2023

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