

APPLICATION FOR A VARIANCE

Do not write in this space.

Case No. 2023-09

Date Filed RECEIVED

MAY 05 2023
(signed - ZBA)

pd \$205.

BY:

To: Zoning Board of Adjustment,

Town of Gilmanton

Name of Applicant Ernest and Diane Dupras III

Address 31 Breakneck Rd Hudson, NH 03051

Owner Same
(if same as applicant, write "same")

Location of Property Abnaki Path 132 Lot 30
(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 §VII section 4-3 2 & C.1 of the zoning ordinance to permit extension of the set back in the rear of the lot for a Bulkhead Door to allow access to the basement to and from the outside. The anticipated dimensions of the Bulkhead Door are 54" wide by 74" long

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:
It will get minimal use as the intent is to give us access to the basement when needed.
This will also be an emergency egress from the basement.

2. If the variance were granted, the **spirit** of the ordinance would be observed because:
This will be in the back of the lot and not in view of most of the neighborhood,
the bulkhead is not intended for daily use, only when needed.

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

Due to the small lot size, we would like to utilize the square footage currently allowed within the set backs for living space and a front porch.

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

This is in the back of the lot and not seen by the general public. The intention will to ensure that the home and bulkhead will be esthetically pleasing therefore upholding surrounding property value.

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:

This is intended to be our year round home and would like to utilize the square footage allowed for living space and front porch to create a comfortable living space

- and -

ii. The proposed use is a reasonable one because:

It is a bulkhead that will be needed for ease of access to the basement and will not visually or physically impede on the surrounding properties.

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.

Due to the set back requirements needed, we would need to create a much smaller living space to accomodate another access point into the home.

Please provide the following information regarding the subject property:

1. Is the land, building or structure in question located on a Class V road? No
2. What is the frontage of the lot? 100 ft wide-road frontage
3. What is the height of the structure? 42" (bulkhead door)
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 Ernest R Dupuis III Date MAY 3 2023
(Signature)

Applicant A. L. Date 5/3/23
(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.

Abutting Property owners information

Property Owner Name	Property Address	Mailing Address
BRADFORD, JULIETA	19 Abnaki Path	14 Henry St Salem, NH 03079
DUNN, LAWRENCE R	Abnaki Path Lot #29	PO Box 256 Henniker, NH 03242
REIDY LIFE EST, DONNA DEAN	16 Abnaki Path	PO Box 266 Pelham, NH 03676
PETERSON, SHARON C & REIDY		
CALDER, KIM	8 Malecite Lane	8 Malecite Lane Gilmanton, NH 03237

RECEIVED
MAY 15 2023
BY:

Tuesday May 9, 2023

Attn: Town of Gilmanton Planning Board / Town Selectmen: Request to build a small home on a private road

Property Owners: Diane & Ernest Dupras III

Property Address: Abnaki Path Tax Map # 132 Lot # 30 (Within Shellcamp Lake Association)

Directions to Property: Take Route 106 and turn onto Allens Mill Road, turn right onto Shellcamp Road and bear left on Shellcamp Road. Take left onto Lakeshore Drive, after sharp corner take right onto Abnaki Path.

The vacant lot will be on the left and have trees freshly cleared, stakes marking the lot lines and where we intend to build a small home. The trees will be on the lot and in the process of being cut up into logs.

Property Description: Will be free of trees as the lot is small, it has a slight slope with no wetlands or running water going through it.

Plans for Property: We plan to build a log cabin style home with one bedroom, loft and a front porch. We plan to dig for a full height basement. The overall living space dimensions of the home (including the porch) is 20' wide by 45' long.

We cannot attend the next upcoming meeting on Thursday June 8th as that is the same night as our son's high school graduation. We hope this letter will satisfy the requirements to allow us to build a small home on this road.

Currently there are 3 existing homes that are lived in year-round on this road with approximately 7 plots of land used for seasonal or nonuse. The road is also maintained by the association, per Jim Valtz (President of Shellcamp Lake Assoc.) The winter plowing and road maintenance in the winter is paid by all that live in the neighborhood, in which we are in agreement of.

The road has access to turn around at the end and wide enough to accommodate emergency vehicles as well. The road is on an incline and drainage on each side of the road to allow for run off. Since there are year-round homes on this road already, we are hoping this information satisfies the requirement to approve our build of a small new home with little impact on the road or abutting neighbors.

Sincerely,

Diane & Ernest Dupras III

Ernest R Dupras III

Q Q

31 Breakneck Rd

Hudson, NH 03051

Wednesday May 3, 2023

Attn: Town of Gilmanton Zoning Board of Adjustment: Request for Variance within Rear Land Set Back

Property Owners: Diane & Ernest Dupras III

Property Address: Abnaki Path Tax Map # 132 Lot # 3 (Within Shellcamp Pond Association)

Directions to Property: Take Route 106 and turn onto Allens Mill Road, turn right onto Shellcamp Road and bear left on Shellcamp Road. Take left onto Lakeshore Drive, after sharp corner take right onto Abnaki Path.

The vacant lot will be on the left and have trees freshly cleared, stakes marking the lot lines and where we intend to build a small home. The trees will be on the lot and in the process of being cut up into logs.

Property Description: Will be free of trees as the lot is small, it has a slight slope with no wetlands or running water going through it.

Plans for Property: We plan to build a log cabin style home with one bedroom, loft and a front porch. We plan to dig for a full height basement. The overall dimensions of the home (including the porch) is 20' wide by 45' long. The additional structure we would like to add that will encroach into the set back in the rear of the lot is a bulkhead for access to the basement. We are estimating this structure to be 54" wide X 72" long X 42" high. We intend to live in this home year-round.

Reason for Request: The bulkhead would be the structure that would encroach within the rear setback to allow us access to the basement. This would be considered an emergency egress from the home if needed.



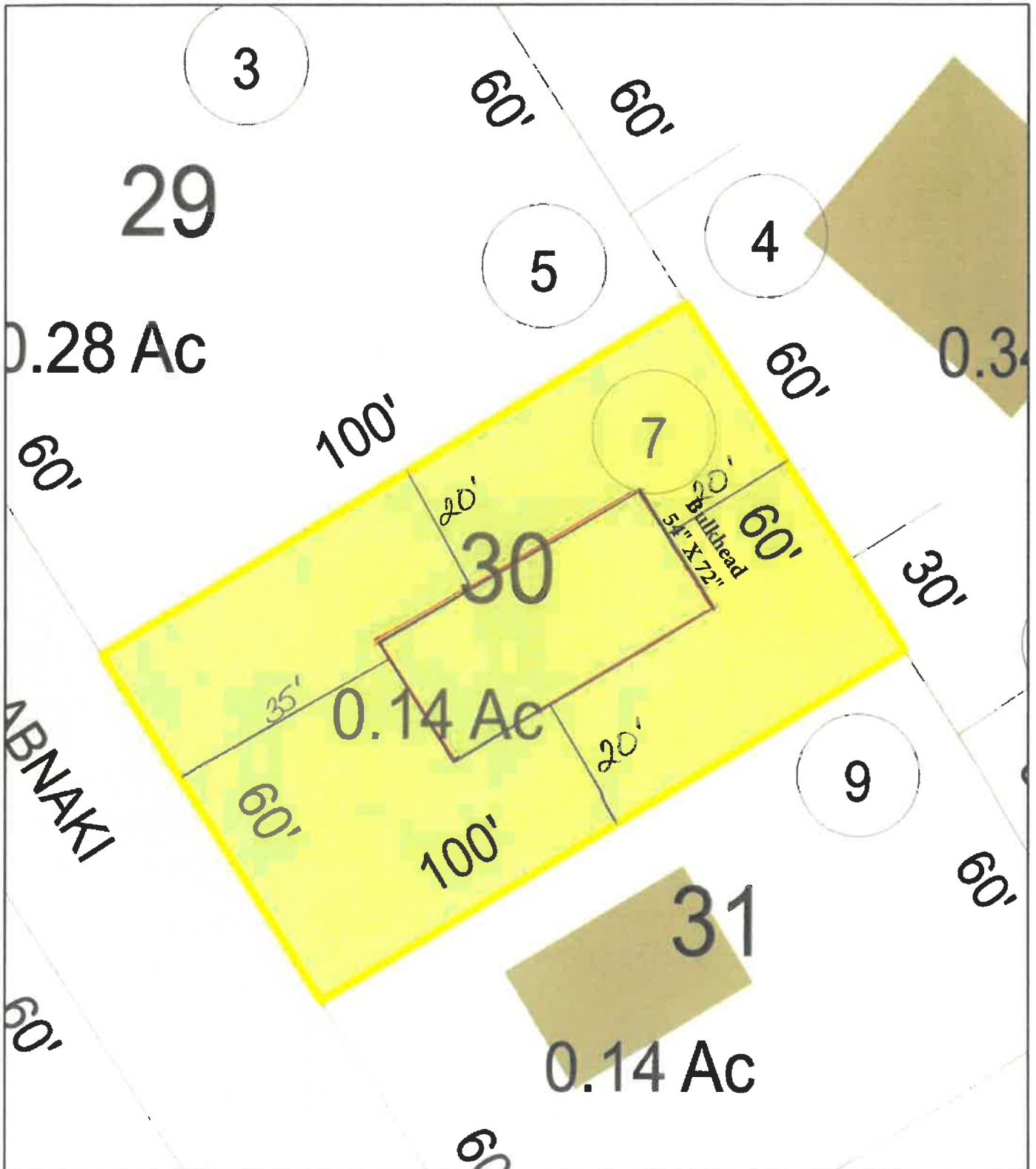
Gilman, NH

1 inch = 20 Feet

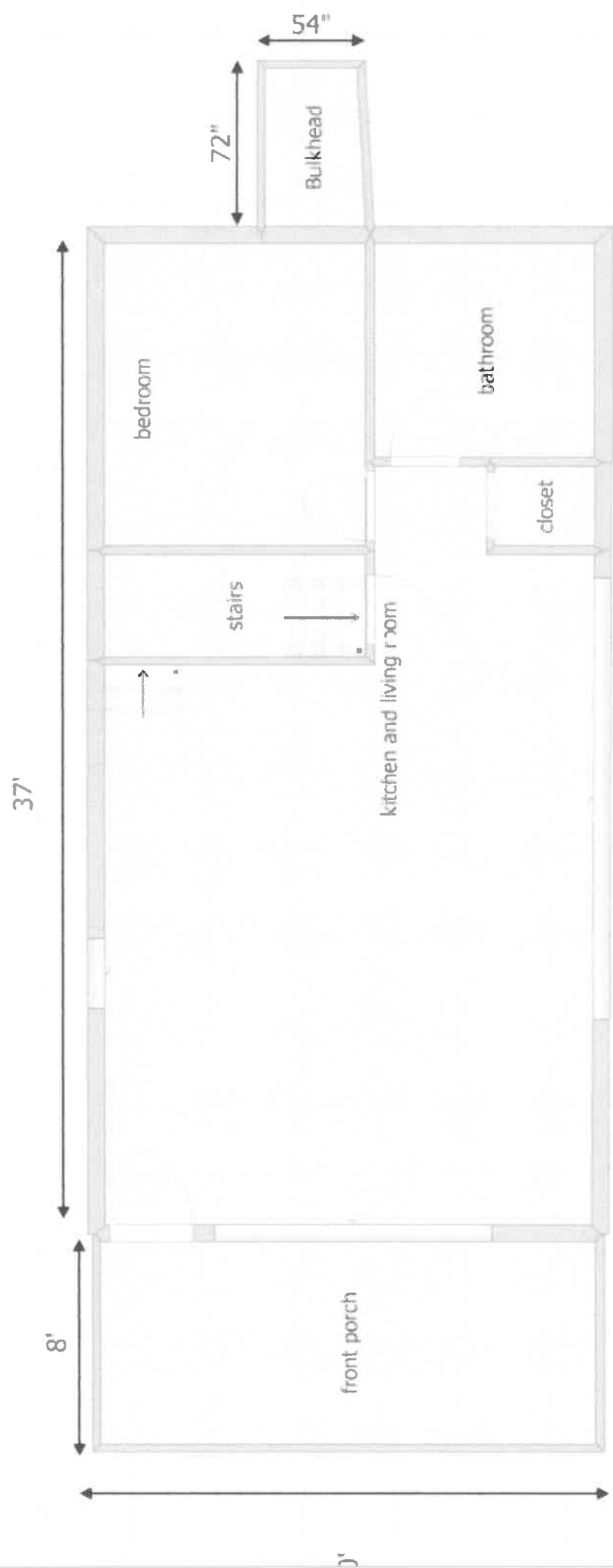


www.cai-tech.com

March 29, 2023



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Town of Gilmanon, NH

1 inch = 200 Feet



June 5, 2023

www.cai-tech.com



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