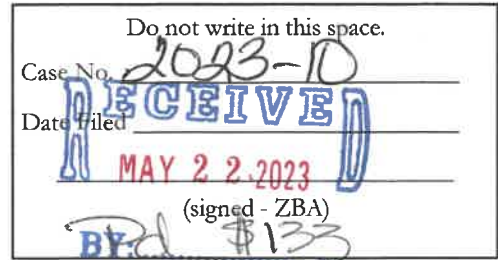


APPLICATION FOR A VARIANCE



To: Zoning Board of Adjustment,

Town of Gilmanton

Name of Applicant Michael J. & Colleen P. Hussey

Address 9 Helena Circle, Mansfield, MA 02048

Owner Michael J. & Colleen P. Hussey  
(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 of the zoning ordinance to permit The construction of a garage within the road front setback. Garage will be no closer than three' to the layout of the paper road called Sagamore.

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public interest because:  
It is an improvement of our use, will improve the look of the neighborhood and is common in the neighborhood.

2. If the variance were granted, the spirit of the ordinance would be observed because:  
garages are common in the neighborhood, the road is only a paper road, and construction on the other side of the paper road from our property is prohibited. The garage will provide storage for our intended year-round use of our property.

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

it is the only possible location for the garage and will provide vehicle storage and storage of other items, thus improving the good look of the property

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

The design of the garage will fit in to the design of the property and our neighbor behind will have less obstructed water views than under our existing variance.

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:

We want to add storage for vehicles, yard equipment and tools and other items on the property to enhance the looks of our property and the neighborhood

- and -

ii. The proposed use is a reasonable one because:

There is no current structure for equipment or car storage on our property but many other properties in the neighborhood have garages

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.

There is no other possible location for the garage and the road setback is only a paper road, with no improvements on the other side of such paper road.

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'
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? N/A

**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 [Signature] Date 5-22-23  
(Signature)


Applicant Colleen O'Hussey Date 5/22/23  
(Signature)

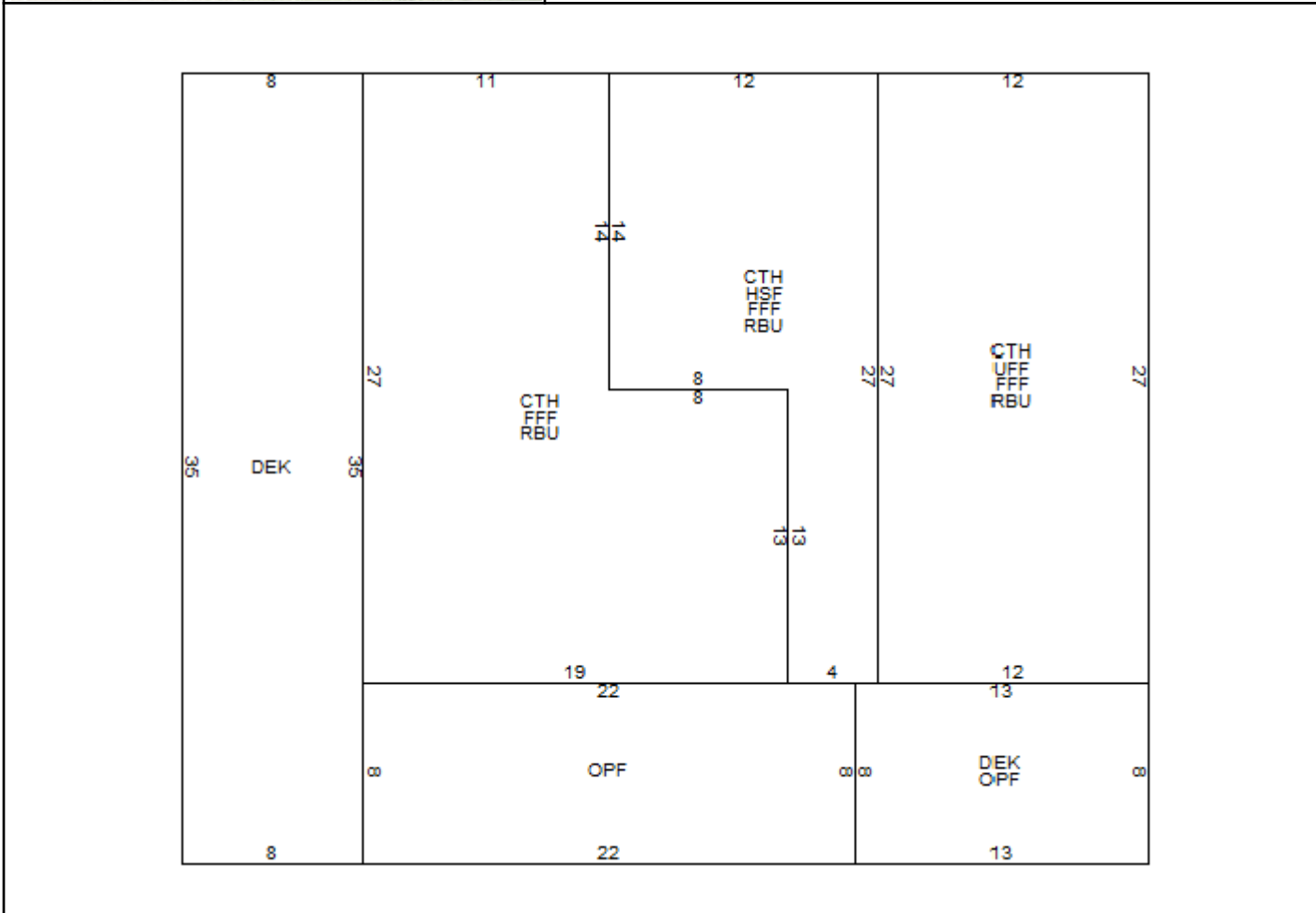
**If your variance is granted, the building permit will be issued no sooner than 30 days following the decision in order for the appeal process to expire.**

OWNER INFORMATION			SALES HISTORY					PICTURE
<b>HUSSEY, MICHAEL J</b> PETERS HUSSEY, COLLEEN 9 HELENA CIR  MANSFIELD, MA 02048			<b>Date</b>	<b>Book</b>	<b>Page</b>	<b>Type</b>	<b>Price</b>	<b>Grantor</b>
			09/29/2005	2224	914	Q V	73,000	FERULLO, ROBIN
			10/29/2004	2105	999	Q V	54,900	BARRETT, GAIL
			02/07/1995	1325	683	U V 35		TOWN OF GILMANTON
							10,000	ADAMS, RICHARD B
LISTING HISTORY			NOTES					
08/02/13	SMRL	AT DOOR	NATURAL; 7-2-1.75. OPEN CONCEPT LR, DR, & KITCHEN, PINE LOG HOME, HICKORY KITCHEN CABINETS, 1995 LOT 18 MERGED WITH LOT 17, 2006 ACREAGE PER LLA. 08-13 LIST SHED, EXTRA FIXTURES; CLOSE TO BEACH #2; S#13 (10/2/1700)					
01/16/07	GHL							
11/22/05	GWH							
05/07/05	GWH							
08/20/03	DJRL							
03/30/90	DM							

EXTRA FEATURES VALUATION									MUNICIPAL SOFTWARE BY AVITAR			
<b>Feature Type</b>	<b>Units</b>	<b>Lngh x Width</b>	<b>Size Adj</b>	<b>Rate</b>	<b>Cond</b>	<b>Market Value</b>	<b>Notes</b>	<b>GILMANTON ASSESSING OFFICE</b>				
SHED-WOOD	120	10 x 12	193	8.00	80	1,482						
BATHROOM FIXTURE	1		100	1,000.00	100	1,000	OUTSIDE SHOWER					
<b>2,500</b>												
PARCEL TOTAL TAXABLE VALUE									<b>Year</b>	<b>Building</b>	<b>Features</b>	<b>Land</b>
									2022	\$ 162,000	\$ 2,500	\$ 73,400
									Parcel Total: \$ 237,900			
									<b>2023</b>	<b>\$ 162,000</b>	<b>\$ 2,500</b>	<b>\$ 73,400</b>
									<b>Parcel Total: \$ 237,900</b>			

LAND VALUATION											LAST REVALUATION: 2019				
<b>Zone:</b> RES LRES LAKE DIST						<b>Minimum Acreage:</b> 1.00			<b>Minimum Frontage:</b> 125		<b>Site:</b> AVERAGE <b>Driveway:</b> GRAVEL/DIRT <b>Road:</b> GRAVEL/DIRT				
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>	
IF RES WTR ACS	0.310 ac	53,392	F	110	100	100	100	100 -- ROLLING	125	73,400	0	N	73,400	WA/LOC	
										<b>73,400</b>			<b>73,400</b>		

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS						
	<p><b>HUSSEY, MICHAEL J</b>                  PETERS HUSSEY, COLLEEN                  9 HELENA CIR                    MANSFIELD, MA 02048</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Sawyer Lk</td> <td>% 100</td> </tr> </tbody> </table>	District	Percentage	Sawyer Lk	% 100	<p>Model: <b>1.5 STORY LOG CAPE</b>                  Roof: <b>GABLE HIP/ASPHALT</b>                  Ext: <b>LOGS</b>                  Int: <b>CUSTOM WOOD</b>                  Floor: <b>PINE/SOFT WD</b>                  Heat: <b>GAS/HOT WATER</b></p> <p>Bedrooms: <b>2</b>      Baths: <b>2.0</b>      Fixtures:                  Extra Kitchens:      Fireplaces:                  A/C: <b>No</b>      Generators:</p> <p>Quality: <b>A2 AVG+20</b></p> <p>Com. Wall:                  Size Adj: <b>1.0135</b>      Base Rate: <b>RSA 84.00</b>                  Bldg. Rate: <b>1.1919</b>                  Sq. Foot Cost: <b>\$ 100.12</b></p>		
District	Percentage								
Sawyer Lk	% 100								
<b>PERMITS</b>									
<table border="1"> <thead> <tr> <th>Date</th> <th>Project Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Date	Project Type	Notes			
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BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	384	0.10	38
OPF	OPEN PORCH FIN	280	0.25	70
CTH	CATHEDRAL CLG	945	0.10	95
UFF	UPPER FLR FIN	324	1.00	324
FFF	FST FLR FIN	945	1.00	945
RBU	RAISED BSMNT	945	0.25	236
HSF	1/2 STRY FIN	220	0.50	110
<b>GLA:</b>	<b>1,379</b>	<b>4,043</b>		<b>1,818</b>

2019 BASE YEAR BUILDING VALUATION	
Market Cost New:	<b>\$ 182,018</b>
Year Built:	<b>2006</b>
Condition For Age:	<b>AVERAGE 11 %</b>
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	<b>11 %</b>
Building Value:	<b>\$ 162,000</b>

54.34'

54.34'

54.34'

27.17'

27.17'

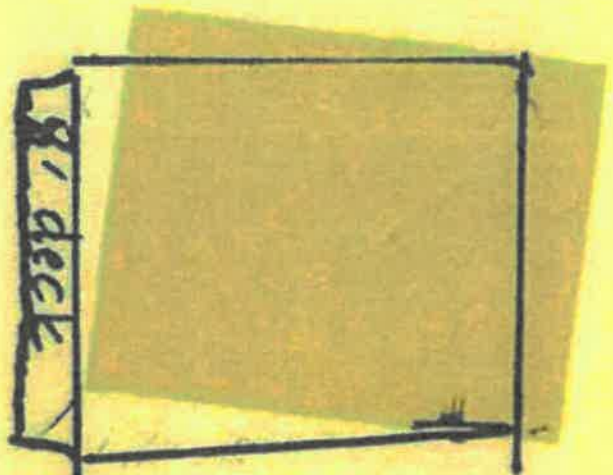
27.17'

54.34'

54.34'

54.34'

Proposed 24x24 garage 100'



0.37 AC

2/3

100'

Existing Driveway

3'

IRE ROAD (PVT)