

APPLICATION FOR A VARIANCE

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Case No. 2023-11
Date Filed RECEIVED
MAY 25 2023
(signed - ZBA)
\$141. BY:

To: Zoning Board of Adjustment,

Town of Gilmanton

Name of Applicant Richard & Lisa Cline

Address 261 NH-RT 129, Gilmanton, NH 03237

Owner Same

(if same as applicant, write "same")

Location of Property Pocumtuck Way Gilmanton, NH Map 131 Lot 29
(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 4 VII section 3 C.1a of the zoning ordinance to permit building on an unconventional rural lot

Facts in support of granting the variance:

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

Abutting lots are of equal size & have single family homes on them.

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

This will be a single family home of smaller size to have minimal impact on the surrounding landscape.

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BY:

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

Prior to purchasing the lot it was being used for storage of old cars that were rusting out. We plan to put an aesthetically pleasing home on the lot.

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

A well kept home would be on the property vs an empty lot that was being used for storage.

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:

Set back requirements can be met for building of the home.

- and -

ii. The proposed use is a reasonable one because:

There are like properties in the area.

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.

The size of the home will meet all set back requirements.

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? 182ft
3. What is the height of the structure? None
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? Yes
If so, what is the State approval number? _____
Have not moved forward with this yet.

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 5/24/23
(Signature)

Applicant  Date 24 MAY 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.

Application for a Variance

Pocumtuck Way, Map 131 Lot 29

Richard and Lisa Cline

Where: Please see map. Turn right onto Penobscott Path, pass the house on your left. Behind the house is the road, unlabeled. You will see post on each side of the road, that indicates you are on the property.

Describe the Property: As you drive onto the property to the right there is a gradual climb up a hill to a small area that has been cleared. There are trees on two sides of the property. There is a large cleared, flat area of the property with a cliff on two sides. None that we know of.

What: Our immediate purpose for the property is to build a small shed, approx. 10'x12'. This shed will have no water or electrical. This shed will be used as additional storage during this summer for the person who will be staying in the RV. We will be submitting an RV application as well. In the next year, we are hoping to start building a single-story home approx. 1200-1500 square feet for a single resident while she is here some of the year. Please see image of the shed we plan to build.

Why: This property is an unconventional property as it is 0.51 acres.

Why: We are wanting to build something that fits within the feel of the area and will be of smaller size than some of the homes built on the water.



Free PDF Download

10x12 Shed Plans

Construct 101
Find Your Next DIY Project

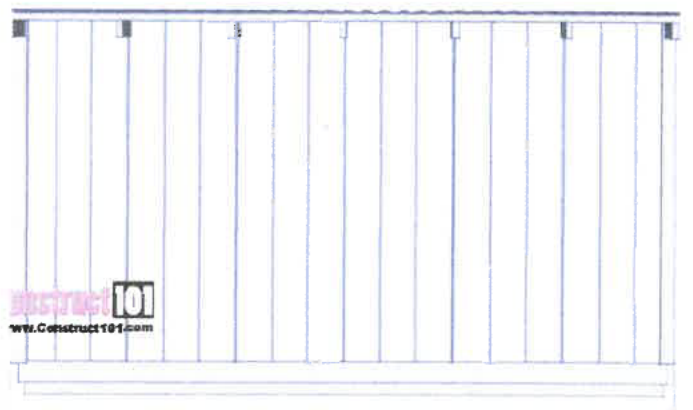
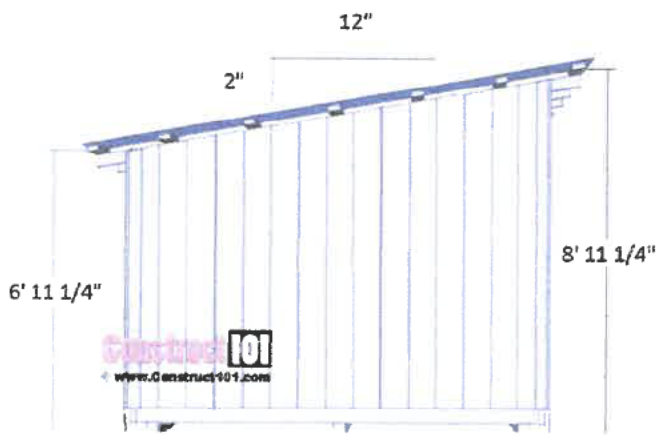
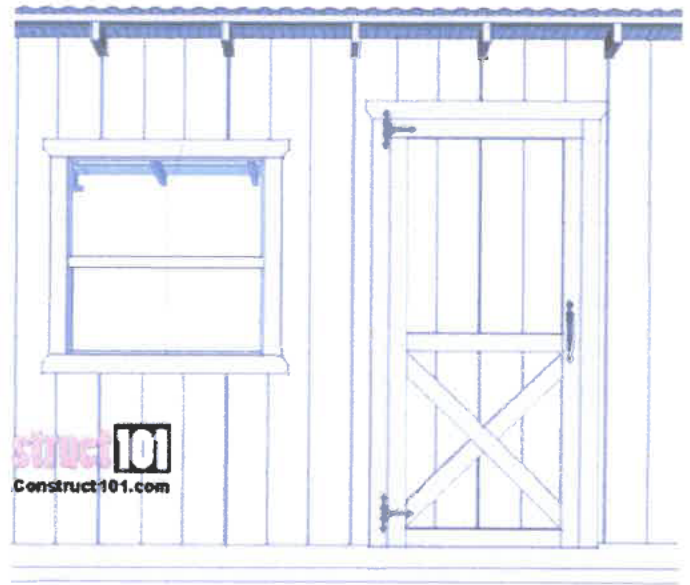
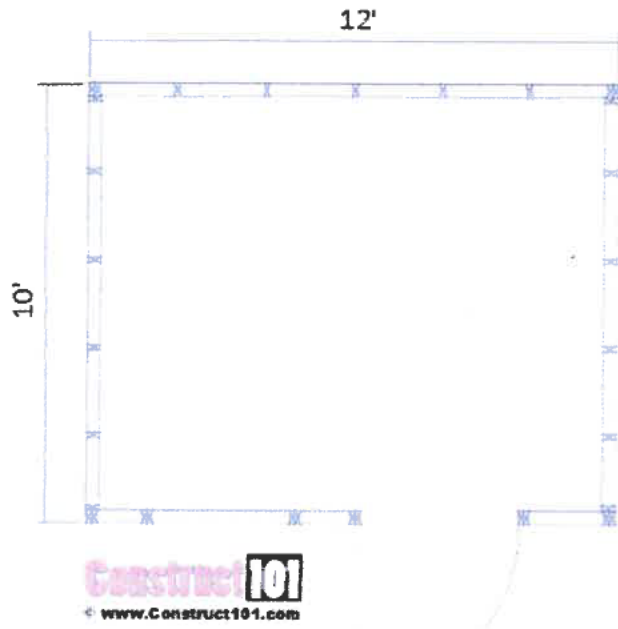
www.Construct101.com

10×12 LEAN TO SHED PLANS

10×12 lean to shed plans – Plans include a free **PDF download** (link at bottom of blog post), material list, measurements, and drawings.

10×12 Lean To Shed Plans – Overview



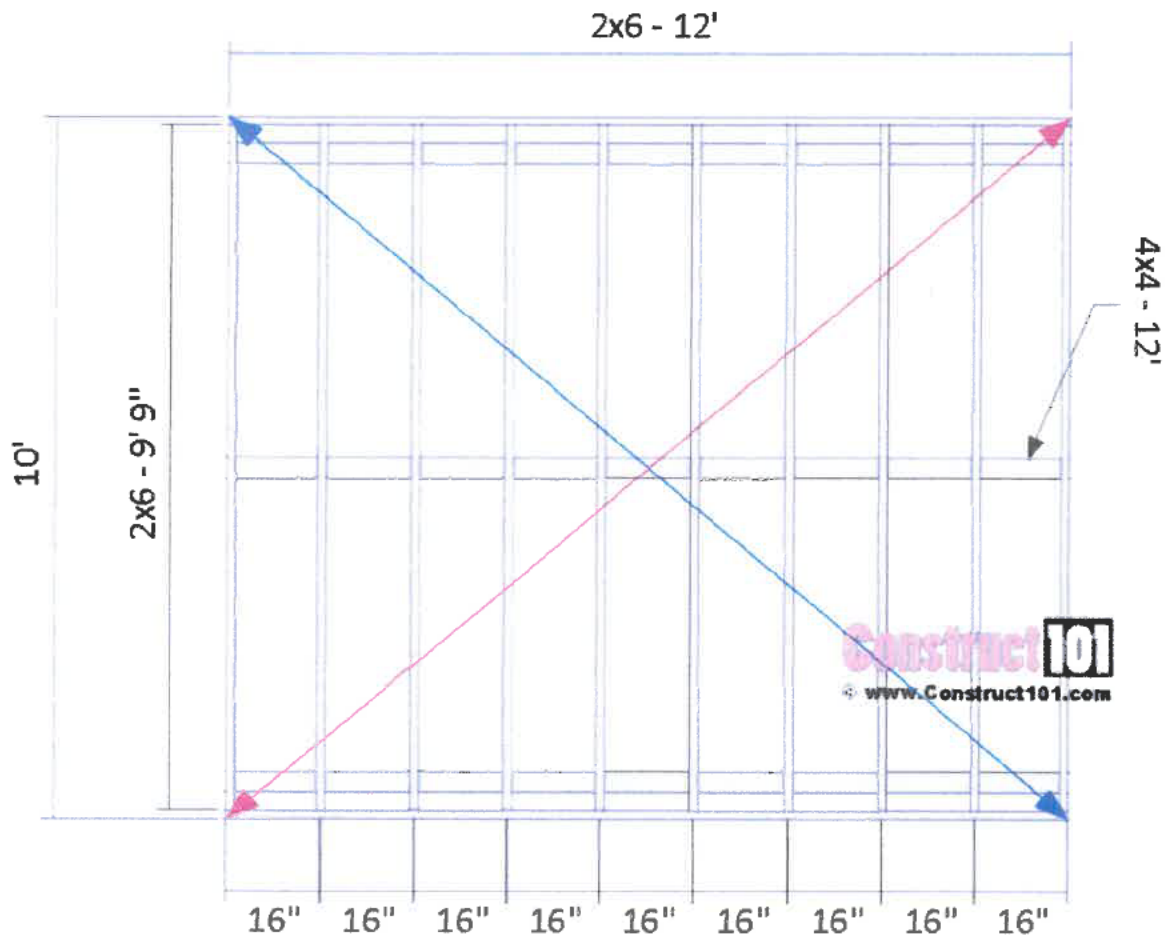


10x12 Lean To Shed Plans – Material List



Shopping List

A shopping list is included. Since lumber can be purchased in different sizes and shipping rates vary,

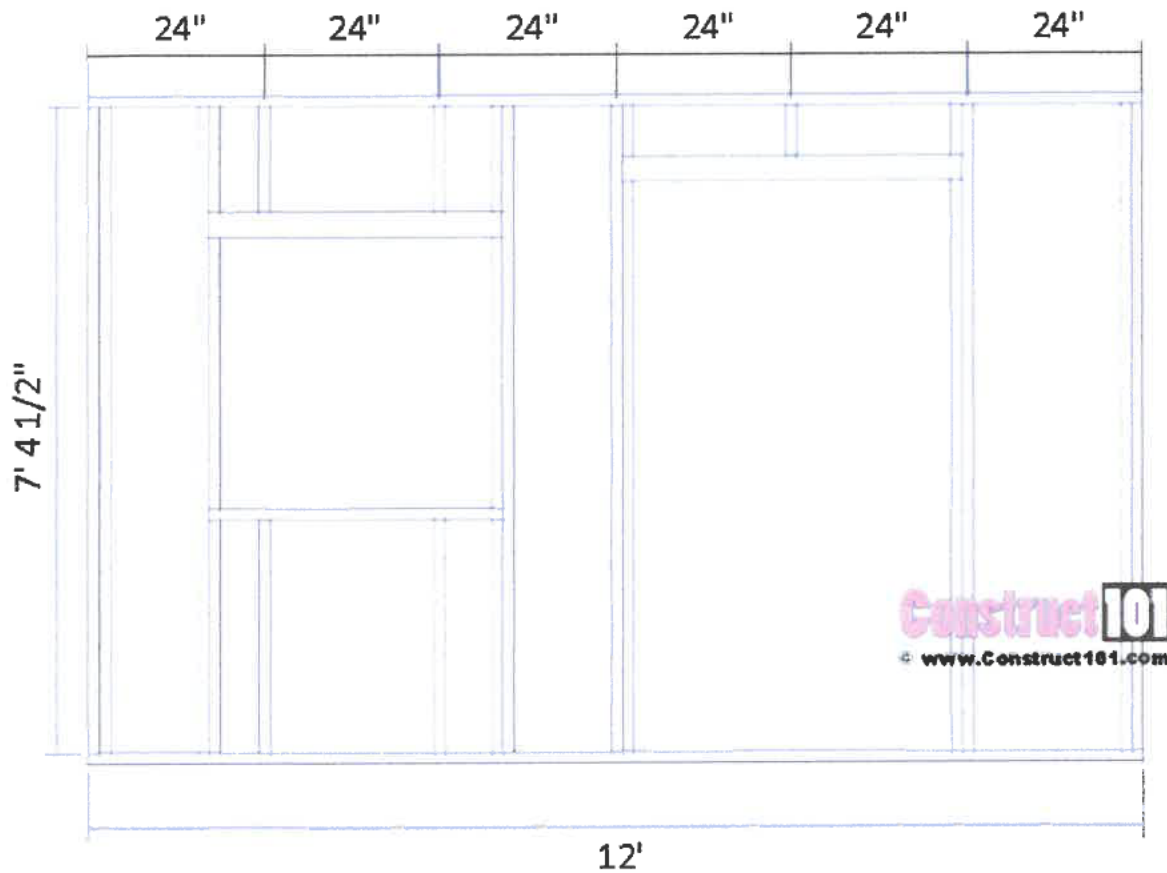


Cut two 2x6's to 12' long for the floor band. Cut ten 2x6's to 9' 9" for the floor joist. Cut three 4x4's to 12' long for the skids.

Assemble as shown on illustration above, floor joist are spaced 16" O.C., use 3 1/2" nails, nail through the bands and into the joist.

Square the floor frame by measuring diagonally until both sides measure the same.





Front Wall Frame:

Wall studs are spaced 24" O.C.

Cut two 2×4's to 12' long for the top and bottom plate. Cut nine 2×4's to 7' 4 1/2" for the wall studs.

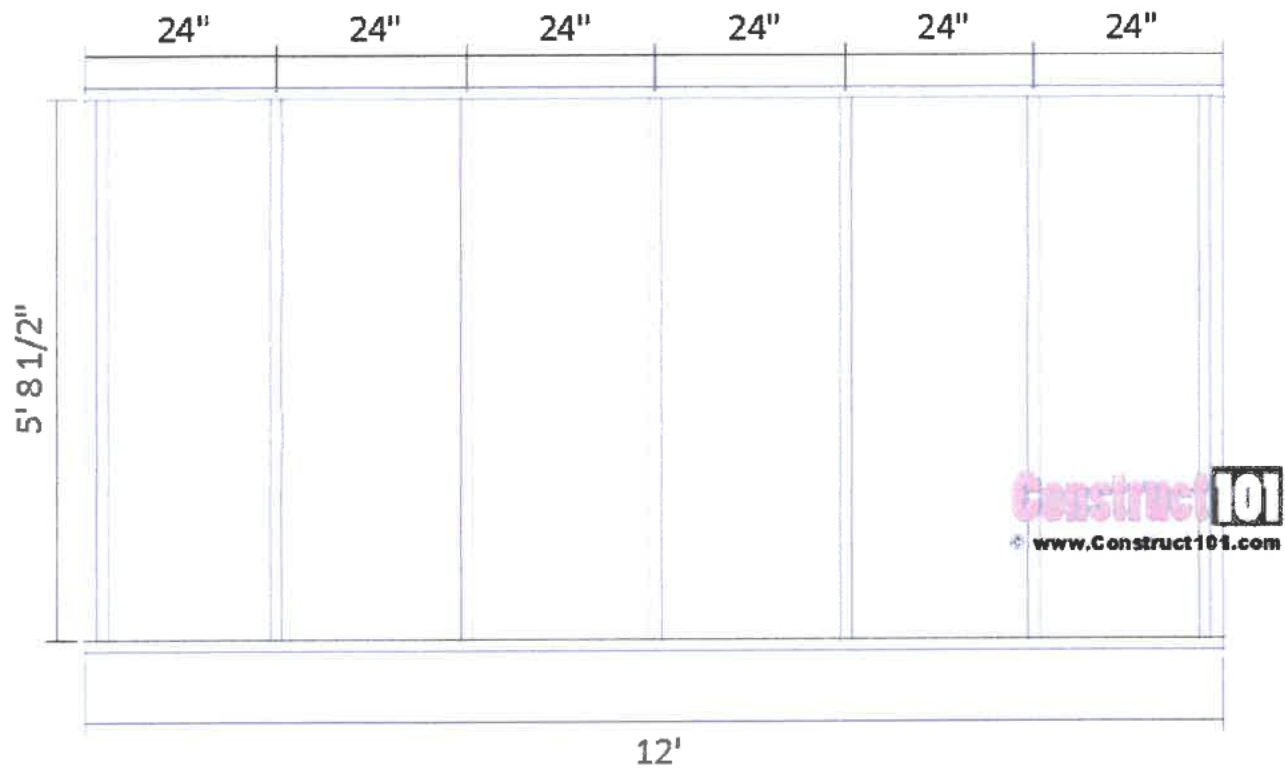
See door and window framing details:

Shed Door

Shed Window

Use 3 1/2" nails to assemble wall frame.





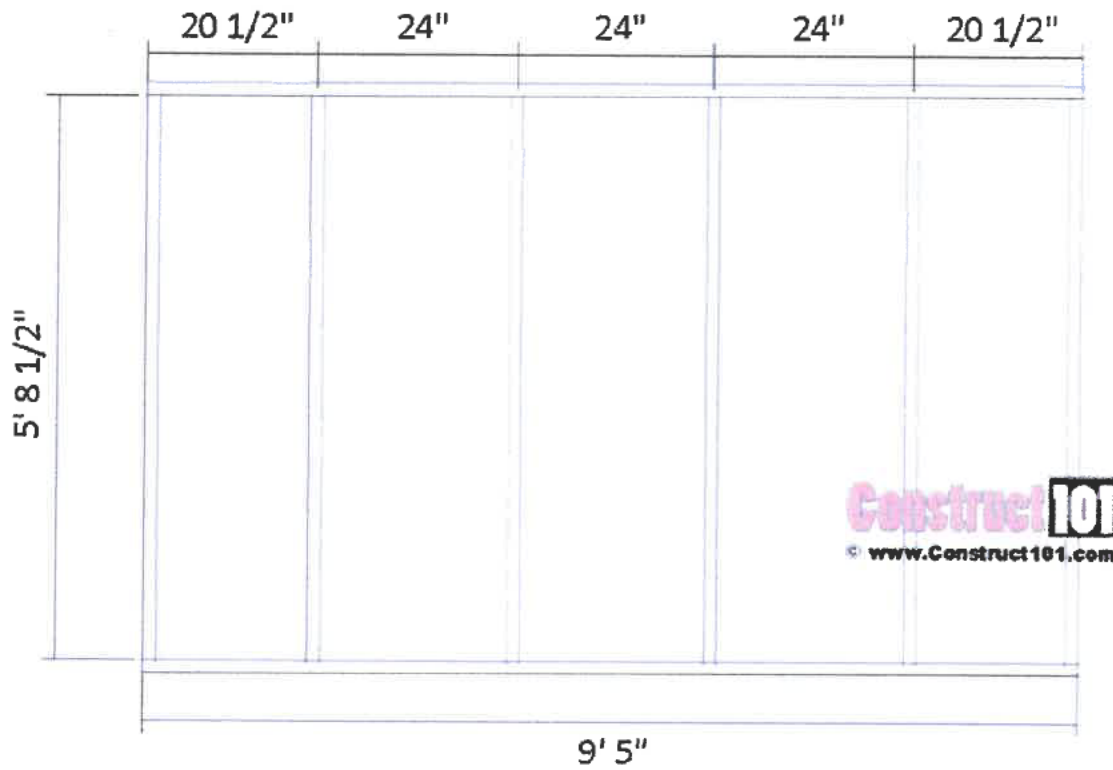
Back Wall Frame:

Wall studs are spaced 24" O.C.

Cut two 2×4's to 12' long for the top and bottom plate. Cut nine 2×4's to 5' 8 1/2" for the wall studs.

Use 3 1/2" nails to assemble wall frame.



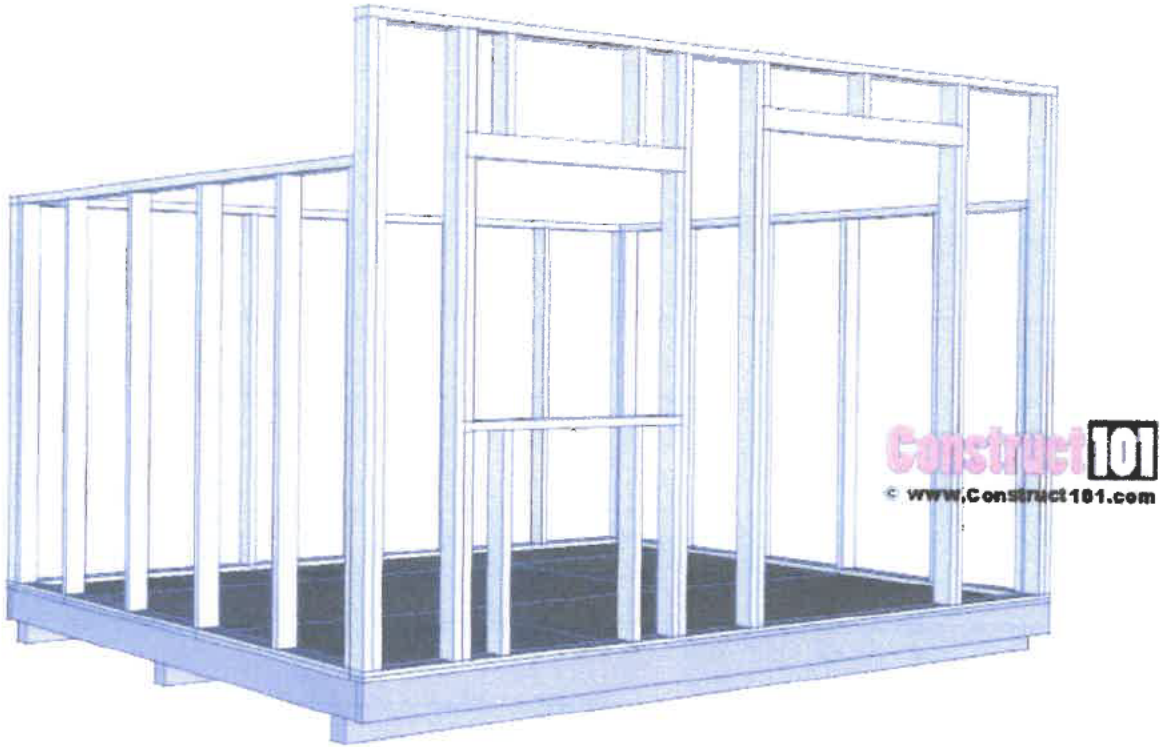


Side Wall Frame:

Cut four 2×4's to 9' 5" long for the top and bottom plate. Cut twelve 2×4's to 5' 8 1/2" for the wall studs.

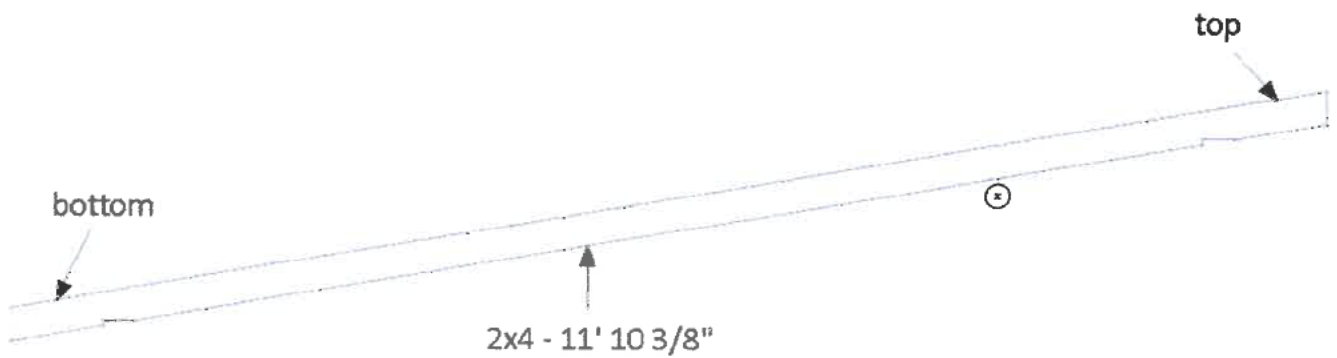
Use 3 1/2" nails to assemble wall frame as shown on illustration above.





Secure the wall frames using 3 1/2" nails.

Rafters



Cut seven 2x4's to 11' 10 3/8" for the rafters. Cut the ends of the rafters as sho



100 feet Abutters List Report

Gilmanton, NH
May 25, 2023

Richard & Lisa Cline
261 NH RT 129
Gilmanton, NH 03237

Subject Property:

Parcel Number: 131-029-000
CAMA Number: 131-029-000-000-000
Property Address: POCUMTUCK WAY

Mailing Address: ~~DELANEY, DAVID M
31 SHELLEY LN
NEW BOSTON, NH 03070~~

Abutters:

Parcel Number: 131-026-000
CAMA Number: 131-026-000-000-000
Property Address: 9 TEPI LN

Mailing Address: O'NEILL JR, DANIEL JAMES & WILLIAMS,
JENNIFER MITSCH
9 PENDLETON RD
CHELMSFORD, MA 01824

Parcel Number: 131-027-000
CAMA Number: 131-027-000-000-000
Property Address: 13 TEPI LN

Mailing Address: BUNNELL, KEVIN & JESSICA C
76 WOODRIDGE RD
WESTWOOD, MA 02090

Parcel Number: 131-030-000
CAMA Number: 131-030-000-000-000
Property Address: 8 TEPI LN

Mailing Address: WALTON, KAREN D SCHRICKER,
HELEN LIFE EST
17 DELL AVE
LACONIA, NH 03246

Parcel Number: 131-034-000
CAMA Number: 131-034-000-000-000
Property Address: POCUMTUCK WAY

Mailing Address: BEARY TR, THOMAS A THOMAS A
BEARY 2014 TR 5/1/14
PO BOX 281
GILMANTON, NH 03237

Parcel Number: 131-035-000
CAMA Number: 131-035-000-000-000
Property Address: POCUMTUCK WAY

Mailing Address: KULAKOWSKI, DAVID M & PATRICIA
72 ELLSWORTH RD
PEABODY, MA 01960

Parcel Number: 420-057-000
CAMA Number: 420-057-000-000-000
Property Address: 294 MEADOW POND RD

Mailing Address: BOURNE, DEBORAH A
PO BOX 314
LACONIA, NH 03247

Parcel Number: 420-058-000
CAMA Number: 420-058-000-000-000
Property Address: MEADOW POND RD

Mailing Address: BOURNE, DEBORAH A
PO BOX 314
LACONIA, NH 03247



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