

RECEIVED
MAY 15 2023

APPLICATION FOR A VARIANCE

BY:

Do not write in this space.

Case No. _____

Date Filed RECEIVED

APR 26 2023

(signed - ZBA)

BY: [Signature]

To: Zoning Board of Adjustment,

Town of Gilmanton

Name of Applicant Shane + Teryn Maihiot

Address 122 Loan Pond Rd Gilmanton NH 03237

Owner Same

(if same as applicant, write "same")

Location of Property 122 Loan Pond Road

(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 ~~4672~~ IV section ~~2677~~ of the zoning ordinance to permit the addition of a larger deck to an existing smaller patio

Facts in support of granting the variance:

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

Adding a deck to our existing patio will not affect public interest. It will add to the curb appeal of the house.

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

The deck will not impact the spirit of the ordinance in any way as we do not intend to impact the character of the neighborhood.

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

There is little impact to the general public.

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

All of our neighbors have decks. Adding onto our existing patio would only add to the surroundings.

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:

Our ^{patio} ~~patio~~ is only ~~20~~ feet from the waters edge of loon pond. We'd like to extend the existing patio out 10 ft to add a deck.

- and -

ii. The proposed use is a reasonable one because:

Adding a deck would add to the appeal of the home. All of our neighbors have decks as well.

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? No
2. What is the frontage of the lot? 20'
3. What is the height of the structure? 28''
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 Jay M. Mahat Date 26 Apr 2023
(Signature)

Applicant [Signature] Date 26 Apr 2023
(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.



100 feet Abutters List Report

Gilmanon, NH

April 26, 2023

Subject Property:

Parcel Number: 136-021-000
CAMA Number: 136-021-000-000-000
Property Address: 122 LOON POND RD

Mailing Address: MAIHOT, SHANE & TERYN
122 LOON POND RD
GILMANTON, NH 03237

Abutters:

Parcel Number: 136-010-000
CAMA Number: 136-010-000-000-000
Property Address: LOON POND RD

Mailing Address: MAIHOT, SHANE & TERYN
122 LOON POND RD
GILMANTON, NH 03237

Parcel Number: 136-011-000
CAMA Number: 136-011-000-000-000
Property Address: 123 LOON POND RD

Mailing Address: RUDDEROW TR, RICHARD R & JOAN
TRIPLE R REV TRUST OF 2022
123 LOON POND RD
GILMANTON, NH 03237

Parcel Number: 136-020-000
CAMA Number: 136-020-000-000-000
Property Address: 128 LOON POND RD

Mailing Address: TASSE II, CHARLES E & TOGNACCI,
TAYLOR MURPHY
128 LOON POND RD
GILMANTON, NH 03237

Parcel Number: 136-022-000
CAMA Number: 136-022-000-000-000
Property Address: 116 LOON POND RD

Mailing Address: PRIDGEN, BRYAN GRADY, MARK J
45 FARM HILL RD
LEOMINSTER, MA 01453



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

4/26/2023

Page 1 of 1

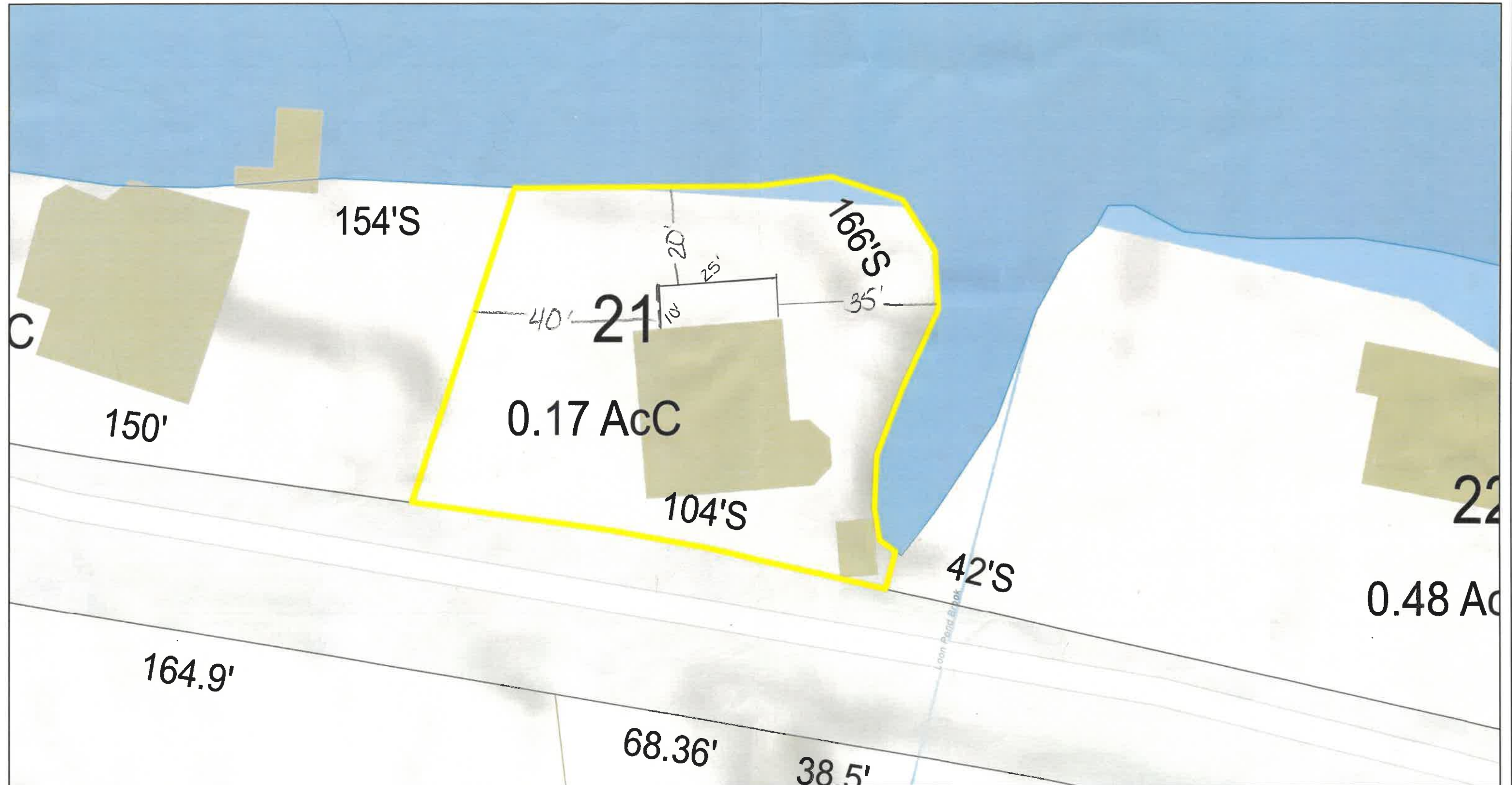


April 26, 2023

Town of Gilmanon, NH



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

OWNER INFORMATION		
MAIHIOT, SHANE & TERYN		
122 LOON POND RD		
GILMANTON, NH 03237-5113		

SALES HISTORY					
Date	Book	Page	Type	Price	Grantor
02/18/2021	3390	165	U I 38	450,000	MAIHIOT, CANDACE A
08/14/2012	2790	838	U I 38		MAIHIOT, CANDACE A



LISTING HISTORY		
02/10/15	GWH	VLT/EPF & ENT
09/24/14	GHHR	CORRECTED BEDROOMS FROM
08/29/13	JQRL	
08/01/12	GWH	
02/07/08	GWH	
07/01/07	GWH	
03/28/07	GWH	
12/05/06	GWH	

NOTES
CLAY; 166' ON LOON POND, LEVEL, AQUATIC VEGETATION WF; WELL & SEPTIC; 07 CAMP RAZED, 8-3-1.75 NH ADDED, AC PER TAX MAP, 08 HOUSE COMPLETE; 2012 DIRECT VENTED WOODSTOVE (NO HEARTH) INSTALLED IN 8X24 FFF, 08-13 NO FIREPLACE - ADJ SKETCH, HANDICAP RAMP N/V, AVG KITCHEN, 4' BMU=CRL; ADJACENT DAM; 2015 VLT/EPF ADDED, 4X6 ENT EST DUE TO SNOW S#1848 (59/20)

EXTRA FEATURES VALUATION								
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	
SHED-WOOD	96	8 x 12	227	8.00	60	1,046		
BATHROOM FIXTURE	1		100	1,000.00	100	1,000		
						2,000		

MUNICIPAL SOFTWARE BY AVITAR

**GILMANTON ASSESSING
OFFICE**

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2022	\$ 183,400	\$ 2,000	\$ 173,300
Parcel Total: \$ 358,700			
2023	\$ 183,400	\$ 2,000	\$ 173,300
Parcel Total: \$ 358,700			

LAND VALUATION													LAST REVALUATION: 2019		
Zone: RUR LOON POND WF Minimum Acreage: 2.00 Minimum Frontage: 200													Site: GOOD Driveway: PAVED Road: PAVED		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
IF RES WTRFRNT	0.170 ac	48,040	F	110	105	100	105	100 -- GENTLE	100	58,300	0	N	58,300		
IF RES WTRFRNT	1.000 wf	x 115,000	X	100					100	115,000	0	N	115,000	XSWF/WEEDS/DAM	
										173,300			173,300		

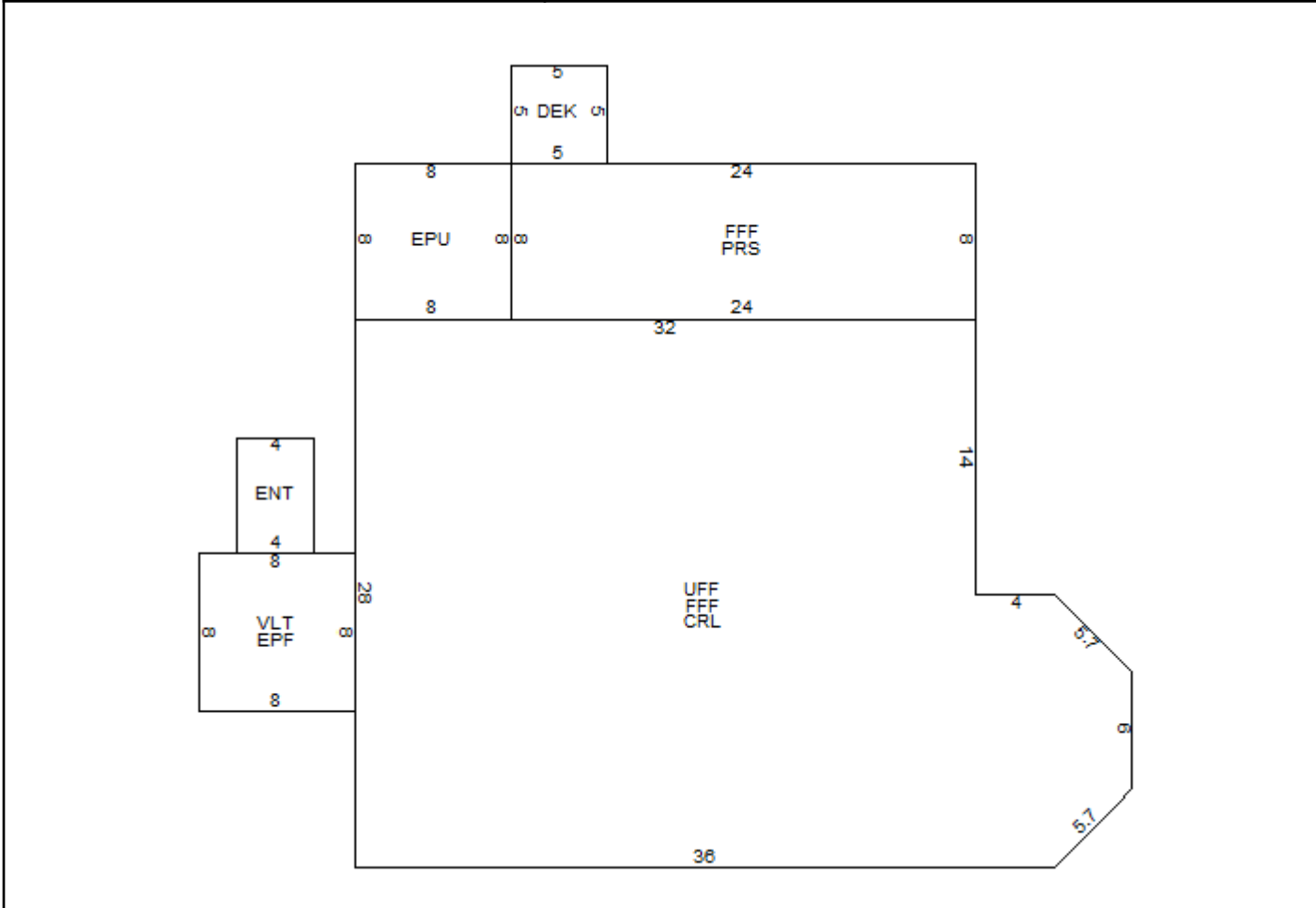


OWNER	
MAIHOT, SHANE & TERYN	
122 LOON POND RD	
GILMANTON, NH 03237-5113	

TAXABLE DISTRICTS	
District	Percentage
No Precinct	% 100

BUILDING DETAILS		
Model: 2.00 STORY COLONIAL		
Roof: GABLE HIP/ASPHALT		
Ext: VINYL SIDING		
Int: DRYWALL		
Floor: LAMINATE		
Heat: GAS/HOT WATER		
Bedrooms: 3	Baths: 2.0	Fixtures:
Extra Kitchens:		Fireplaces:
A/C: No		Generators: 1
Quality: A2 AVG+20		
Com. Wall:		
Size Adj: 0.9488	Base Rate: RSA 84.00	
	Bldg. Rate: 1.0708	
	Sq. Foot Cost: \$ 89.95	

PERMITS		
Date	Project Type	Notes
08/13/14	ELECTRICAL	ELECTRIC ON PORCH
05/15/14	PORCH	BUILD ENCLOSED PORCH ON EXISTI
12/19/11	HEAT	WOOD OR PELLET STOVE



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	992	1.00	992
EPU	ENCL PORCH	64	0.35	22
ENT	ENTRANCE	24	0.10	2
PRS	PIERS	192	-0.05	-10
CRL	CRAWL SPACE	992	0.05	50
FFF	FST FLR FIN	1184	1.00	1184
DEK	DECK/ENTRANCE	25	0.10	3
VLT	VAULTED	64	0.05	3
EPF	ENCLSD PORCH	64	0.70	45
GLA:		2,176	3,601	2,291

2019 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 206,075
Year Built:	2006
Condition For Age:	AVERAGE 11 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	11 %
Building Value:	\$ 183,400