

APPLICATION FOR A VARIANCE

BY: .....

Do not write in this space.

Case No. 2023-16

Date Filed 8/31/23

pol #85 (signed - ZBA)

To: Zoning Board of Adjustment,

Town of Gilmanton

Name of Applicant Robert & Meara Stone

Address 5 Bacon Way Gilmanton Iron Works NH 03837

Phone# [redacted] Email [redacted]

Owner Same

(if same as applicant, write "same")

Location of Property 5 Bacon Way Gilmanton, NH 03837 (see attached)

(property address) (map & lot number) 110-000

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 VII section C of the zoning ordinance to permit building a shed that does not meet setbacks

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public interest because:  
The shed will be a form of storing items / things so they are out of sight. The property are small & other homes also need sheds which they have.

2. If the variance were granted, the spirit of the ordinance would be observed because:  
It will not be blocking any views or encroaching the neighbors

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

This will allow us to store things in a safe place, and out of sight.

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

it will in no way impact sight lines & right of way

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 will still need to store all of our things which will be all over yard.

- and -

ii. The proposed use is a reasonable one because:

A place to put tools, ladders, lawn mowers, snow blower, etc.

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.

All neighboring lots are sub-standard size & have sheds to store their things


Please provide the following information regarding the subject property:

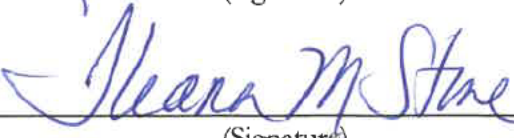
1. Is the land, building or structure in question located on a Class V road? NO
2. What is the frontage of the lot? .28 acres
3. What is the height of the structure? 10 feet
4. Does the proposed construction involve the addition of any bedrooms to an existing home? NO
5. Is a septic system design approval from the NH Department of Environmental services necessary for the proposed construction? NO  
If so, what is the State approval number? \_\_\_\_\_
6. If property is vacant, please provide a description of the location, a neighboring house address, and/or the utility pole number on the subject property: \_\_\_\_\_  
\_\_\_\_\_

**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 8-31-23  
(Signature)

Applicant  Date 8/31/23  
(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.**



Town of Gilmanston, NH

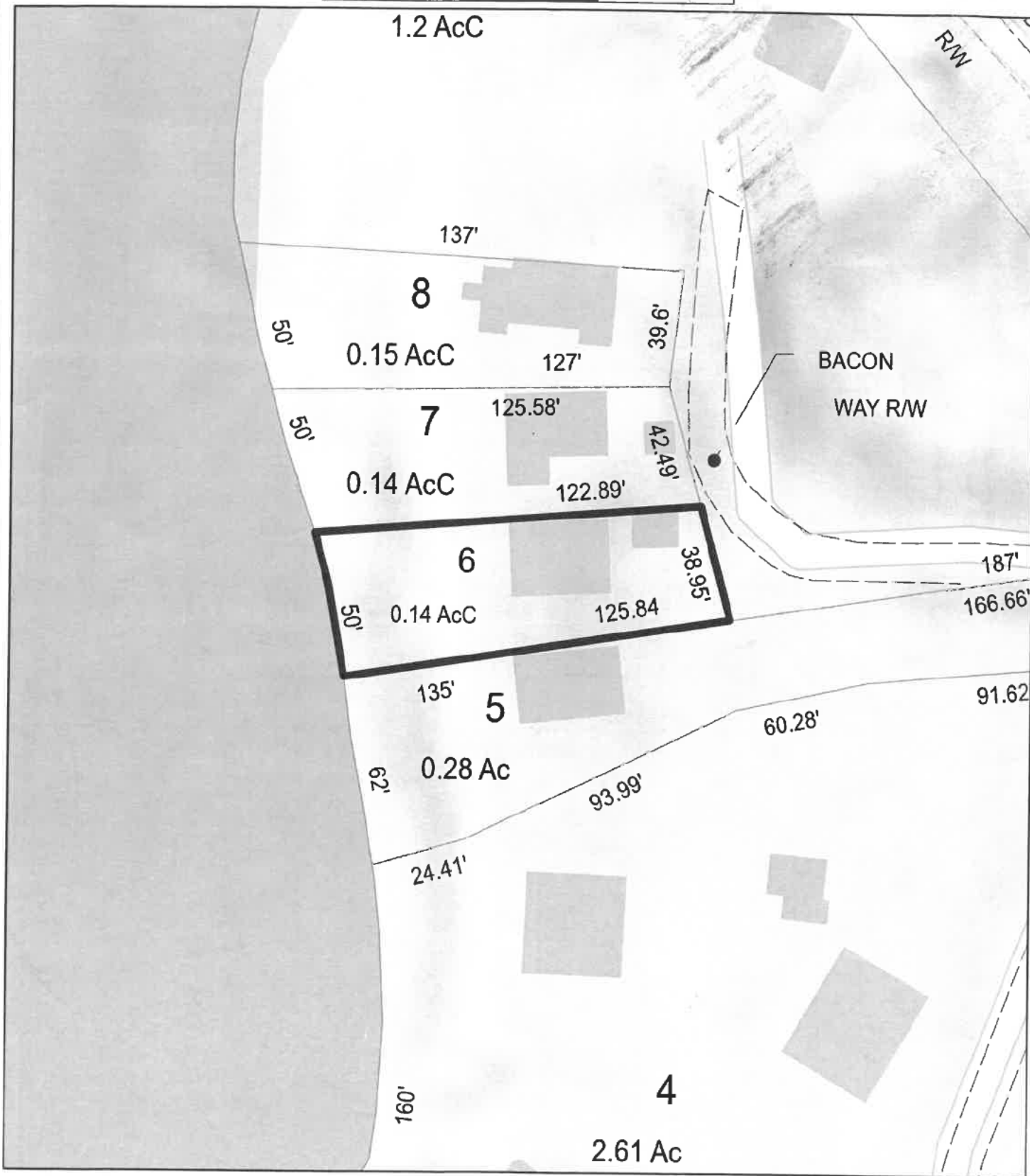
1 inch = 47 Feet

CAI Technologies

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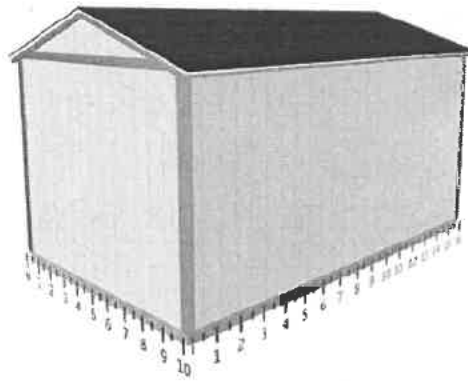
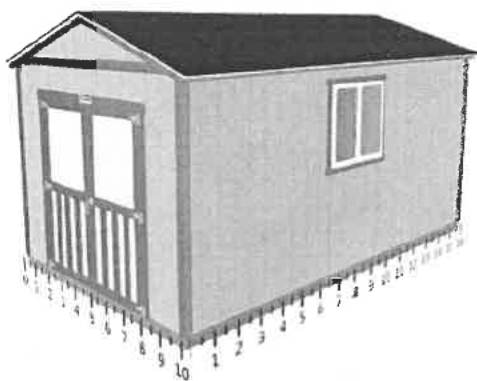
June 14, 2023



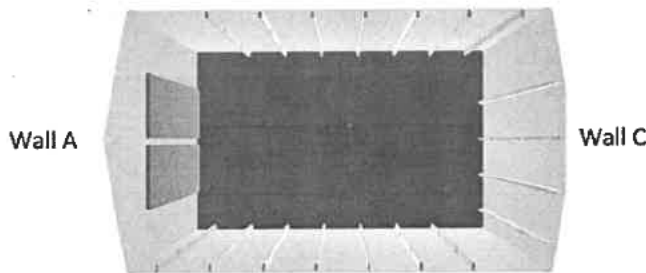
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Ileana Stone  
7 B Rock Marsh rd  
Wareham MA 02571  
Q-1948733



Wall D



Wall A

Wall C

Wall B

**Base Details**

**Building Size & Style**

Premier Tall Ranch - 10' wide by 16' long

**Paint Selection**

Base: Tundra Frost, Trim: Smoky Slate  
Customer to apply 2nd coat

**Roof Selection**

Charcoal 3 Tab

**Drip Edge**

White

**Is a permit required for this job?**

Yes, Engineering fees still apply

**Who is pulling the permit?**

Customer

**Options Details**

**Doors**

3' x 6'7" Double Shed Door (6'),  
Wainscot

**Windows**

3'x3' Insulated Horizontal Sliding  
Window

**Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**

No

**Is there a power outlet within 100 feet of installation location?**

Yes

**The building location must be level to properly install the building. How level is the install location?**

Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**

Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**

Yes

**Substrate Shed will be installed on?**

Dirt/Gravel

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# TUFF SHED

## Quote

Location: Whitman | #660 | 603-421-6873

Scheduled Date:

Factory Location: Derry | #660 | 603-421-6873

Created Date: 11/26/2022

Prepared by: Brian Soares | (339) 298-3350 | bsoares@tuffshed.com

Customer: Ileana Stone

JDE SO

Special Instructions:

SF Quote: Q-1948733

Ship to Address: 7 B Rock Marsh rd  
Wareham, MA 02571

Line Item Description	Sales Price	Quantity	Promo	Add'l Disc	Total Price
Premier Tall Ranch 10 x 16	\$6,155.00	1.00	(\$300.00)	\$0.00	\$5,855.00
Paint 10% of building base price	\$616.00	1.00	(\$0.00)	\$0.00	\$616.00
Upgrade - 3' x 6'7" Double Shed Door (6')	\$529.00	1.00	(\$0.00)	\$0.00	\$529.00
3'x3' Insulated Horizontal Sliding Window	\$259.00	1.00	(\$0.00)	\$0.00	\$259.00
Engineering Fees	\$0.94	160.00	(\$0.00)	\$0.00	\$150.40
Door - Decorative Double Door Trim - Wainscot	\$59.00	1.00	(\$0.00)	\$0.00	\$59.00
Fuel Surcharge	\$20.00	1.00	(\$0.00)	\$0.00	\$20.00
Paint - Tundra Frost	\$0.00	416.00	(\$0.00)	\$0.00	\$0.00
Charcoal 3 Tab	\$0.00	186.00	(\$0.00)	\$0.00	\$0.00
Leveling 0"-4"	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Paint - Smoky Slate	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Paint discount, customer to apply 2nd coat. Tuff Shed supplies paint, roller & brush	(\$246.00)	1.00	(\$0.00)	\$0.00	(\$246.00)
Credit for Removal of Default Door	(\$324.00)	1.00	(\$0.00)	\$0.00	(\$324.00)
Delivery Fee	\$99.00	1.00	()	\$0.00	\$99.00

Gross Total	\$7,317.40
Discount	(\$300.00)
<b>Net Total</b>	<b>\$7,017.40</b>
Estimated Tax	\$423.00
<b>Grand Total</b>	<b>\$7,440.40</b>

The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any

**OWNER INFORMATION**

STONE, HEATHER M &  
SEEWALD, H MARIE ESTATE OF  
78 FRONT ST  
HORKINTON, MA 01748

**SALES HISTORY**

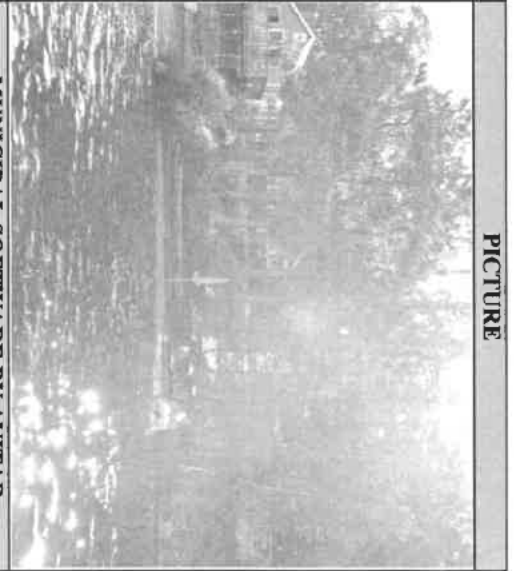
Date	Book	Page	Type	Price	Grantor
09/30/2021	3453	369	U I 38		SEEWALD, H MARIE ESTATE

**LISTING HISTORY**

07/18/13 MPRM  
06/16/07 GWH  
07/10/04 THRL  
07/09/03 THRM  
06/10/02 GWH  
05/30/01 GWH  
07/08/99 GWH

**NOTES**

GRN, 50' ON LAKE. HOME IS WINTERIZED, HOUSE COMPLETE, INFO FROM SON, SEPTIC=11 YRS OLD, PINE/FORMICA KIT, 4-2-.75, EX FIXT=TOILET IN BSMT, GENTLE THEN 15 STAIR DROP TO WF, LTD LAKEVIEW FROM CAMP, NARROW BEACH 07-13 ADJ SIDING - AVG LANDSCAPING S#3083 (32/55)



MUNICIPAL SOFTWARE BY AVITAR

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1			100		3,000.00	
BATHROOM FIXTURE	1			100		1,000.00	
							<b>4,000</b>

**GILMANTON ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2022	\$ 68,300	\$ 4,000	\$ 222,000
		Parcel Total: \$ 294,300	
2023	\$ 68,300	\$ 4,000	\$ 222,000
		Parcel Total: \$ 294,300	

**LAND VALUATION**

**Zone: RUR CRYSTAL LAKE WF** Minimum Acreage: 2.00 Minimum Frontage: 200 Site: AVERAGE Driveway: GRAVEL/DIRT Road: GRAVEL/DIRT

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES WTRFRNT	0.140 ac	46,330	F	110	100	100	100	100 -- MILD	100	51,000	0	N	51,000	
IF RES WTRFRNT	1,000 wf	X 180,000	X	100					95	171,000	0	N	171,000	WF/CNOTES
	<b>0.140 ac</b>									<b>222,000</b>			<b>222,000</b>	

LAST REVALUATION: 2019

**BUILDING DETAILS**  
 Model: 1 STORY COTTAGE  
 Roof: GABLE HIP/ASPHALT  
 Ext: NOVELTY/CLAP BOARD  
 Int: CUSTOM WOOD/PLYWOOD PANEL  
 Floor: HARDWOOD/LINOLEUM OR SIM  
 Heat: GAS/HOT WATER  
 Bedrooms: 2 Baths: 1.0 Fixtures:  
 Extra Kitchens: Fireplaces:  
 Generators:  
 A/C: No  
 Quality: B1 AVG-10  
 Com. Wall:  
 Size Adj: 1.3544 Base Rate: RSA 84.00  
 Bldg. Rate: 1.1824  
 Sq. Foot Cost: \$ 99.32

**TAXABLE DISTRICTS**  
 District: No Precinct  
 Percentage: % 100

**OWNER**  
 STONE, HEATHER M &  
 SEEWALD, H MARIE ESTATE OF  
 78 FRONT ST  
 HOPKINTON, MA 01748



**PERMITS**  
 Date: \_\_\_\_\_ Project Type: \_\_\_\_\_ Notes: \_\_\_\_\_

**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	12	0.10	1
ATU	ATTIC	200	0.10	20
FFF	FST FLR FIN	640	1.00	640
ATF	ATTIC FINISHED	200	0.25	50
RBU	RAISED BSMNT	640	0.25	160
<b>GLA:</b>	<b>690</b>	<b>1,692</b>		<b>871</b>

**2019 BASE YEAR BUILDING VALUATION**  
 Market Cost New: \$ 86,508  
 Year Built: 1945  
 Condition For Age: GOOD  
 Physical: 21 %  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: 21 %  
 Building Value: \$ 68,300

4	10	10
DEK	ATU	FFF
4	FFF	RBU
20	20	20
20	12	10
20	20	20
20	10	20





# 100 feet Abutters List Report

Gilmanton, NH  
September 06, 2023

## Subject Property:

Parcel Number: 110-006-000  
CAMA Number: 110-006-000-000-000  
Property Address: 5 BACON WAY

Mailing Address: STONE, HEATHER M & SEEWALD, H  
MARIE ESTATE OF  
78 FRONT ST  
HOPKINTON, MA 01748

## Abutters:

Parcel Number: 109-001-000  
CAMA Number: 109-001-000-000-000  
Property Address: 11 BACON WAY

Mailing Address: RUBINO TR, WINNIE J RUBINO 2006  
REV TR 10/18/06  
1265 BEACON STREET #1003  
BROOKLINE, MA 02446

Parcel Number: 110-005-000  
CAMA Number: 110-005-000-000-000  
Property Address: 3 BACON WAY

Mailing Address: TUFTS TR, BRIAN B & CHERYL J  
KRIDAR FAMILY TR 5/20/13  
23 JOHN HARDIE WAY  
CHICHESTER, NH 03258

Parcel Number: 110-007-000  
CAMA Number: 110-007-000-000-000  
Property Address: 7 BACON WAY

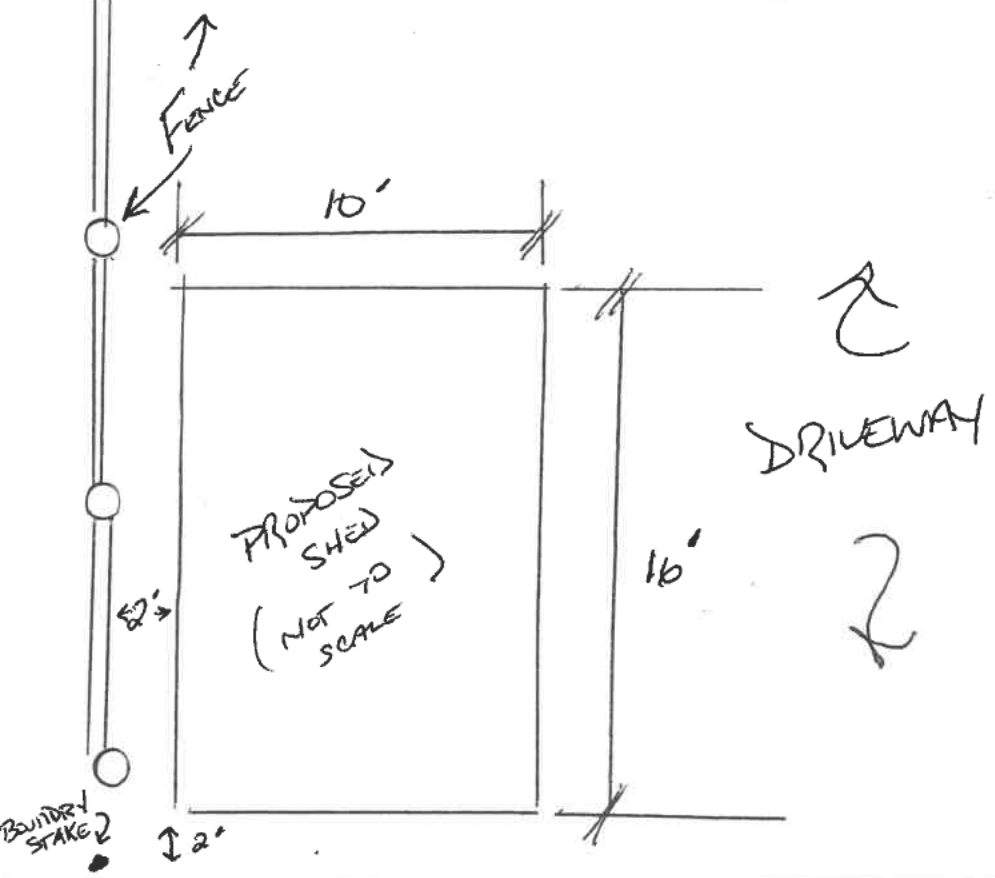
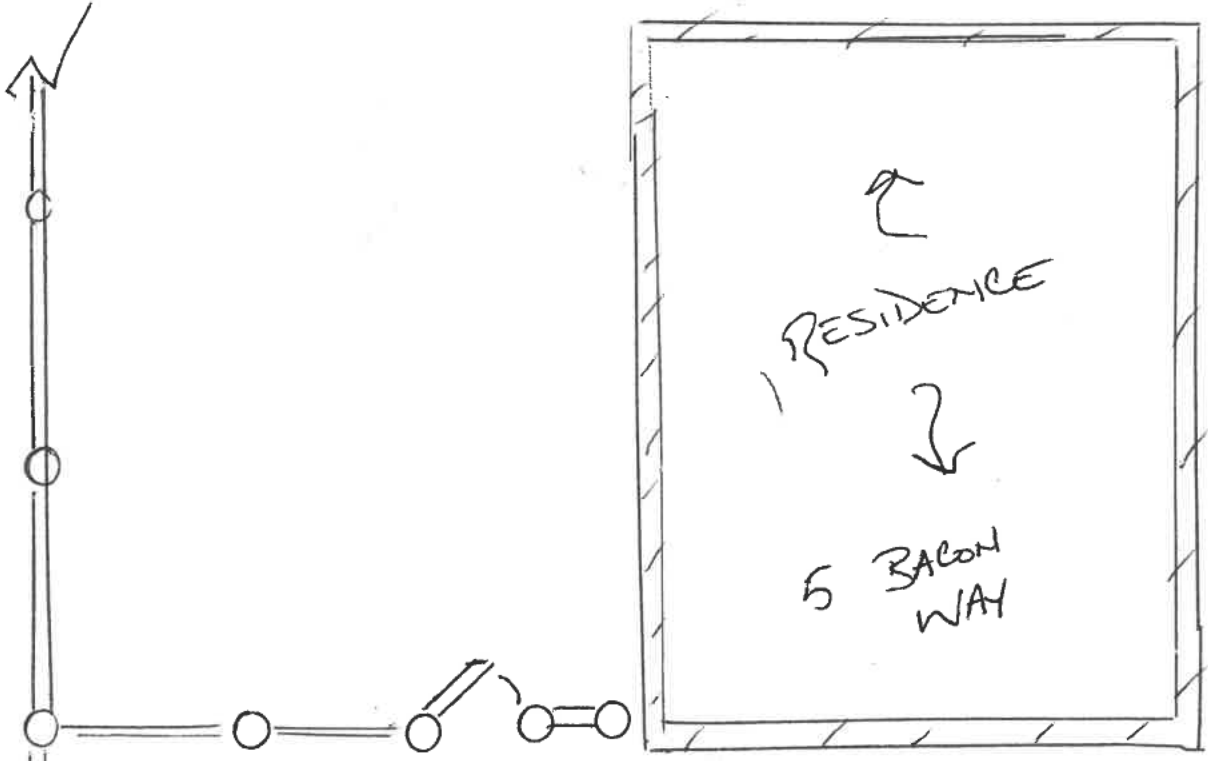
Mailing Address: BARRY, CHRISTINE  
4101 63RD NORTH  
ST PETERSBURG, FL 33709



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← LAKE →





# BUILDING Permit Application

TOWN OF GILMANTON

For Office Use- Date Received: \_\_\_\_\_

Amount Paid \$ \_\_\_\_\_  
Cash or Check # \_\_\_\_\_

JOB SITE INFORMATION AND LOCATION	
Street Address: <u>5 BACON WAY GILMANTON, IW</u>	
Tax Map / Lot#	Zone: Rural Historic District: No
DESCRIPTION OF WORK - include total sq ft & length x width	
<u>10' x 16' SHED</u>	
PROPERTY OWNER	
Name: <u>ROBERT STONE</u>	
Address: <u>5 BACON WAY</u>	
City/State/Zip: <u>GILMANTON, IW NH 03837</u>	
Phone: [REDACTED]	Cell: [REDACTED]
Email: [REDACTED]	
<input checked="" type="checkbox"/> APPLICANT	<input checked="" type="checkbox"/> CONTACT PERSON
Business Name:	
Contact Name:	
Address:	
City/State/Zip:	
Phone: ( )	Cell: ( )
Email:	
CONTRACTOR	
Business Name: <u>TOFF SHED INC</u>	
Address: <u>1777 S. HARRISON STREET</u>	
City/State/Zip: <u>DERRY NH</u>	
Phone: <u>(603) 421-6873</u>	Cell: ( )
Email: <u>bsoares@toffshed.com</u>	
<small>I CERTIFY THAT THE INFORMATION GIVEN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.</small>	
	<u>JUNE 12, 2023</u>
Authorized signature	Date:

TYPE OF WORK
<input type="checkbox"/> New Construction
<input type="checkbox"/> Addition/Replacement
<input type="checkbox"/> Renovations
Valuation of work: \$ _____
CONSTRUCTION CATEGORY
<input type="checkbox"/> One & Two Family Dwelling
<input type="checkbox"/> Condominium
<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Multi-family Dwelling
<input type="checkbox"/> Accessory/Outbuilding
<input type="checkbox"/> ADU
<input type="checkbox"/> MH
<input type="checkbox"/> Foundation
<input type="checkbox"/> Other: _____

Additional Approvals or Permits	
Planning Board:	_____
Zoning Board:	_____
Historic District:	_____
Driveway:	_____
DES:	_____
Plumbing:	_____
Electrical:	_____

Gilmanon Town Hall • PO Box 550 • 503 Province Rd, Gilmanon, NH 03237  
Phone: 603-267-6700 • www.gilmanonnh.org