

APPLICATION FOR A VARIANCE

BY:

Do not write in this space.

Case No. 2023-17

Date Filed 9/19/23

pd \$133.
(signed - ZBA)

To: Zoning Board of Adjustment,

Town of Gilmanton

Name of Applicant Bertrand LaFlamme, Angela Christie

Address 19 Wood DR Gilmanton, N.H. 03237

Phone# [REDACTED] Email [REDACTED]

Owner Bertrand LaFlamme, Angela Christie
(if same as applicant, write "same")

Location of Property 19 Wood DR. 00018, 02500
(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 VI section D of the zoning ordinance to permit A Camper To Be parked on our property Due To water Damage in our Home.

Facts in support of granting the variance:

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

This is only Temporary until we can move Back into our Home. We have the camper Fully Hooked up to our septic system, And our Electricity is connected

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

This is only A Temporary Situation The Camper Being on the property Will NOT Be permanent.

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

We Are NOT Causing Any Harm To The General Public. Our neighbors ARE AWARE OF THE SITUATION AND THEY UNDERSTAND IT IS ONLY TEMPORARY.

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

THIS IS ONLY TEMPORARY WHILE RECONSTRUCTION IS HAPPENING ON OUR HOME, WHICH WILL HELP THE VALUES OF THE SURROUNDING PROPERTIES.

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 Have Been Involved With A Lengthy Legal Battle With Our Insurance Company And We Can NOT Continue - and - TO Pay Rent, And Our Mortgage.

ii. The proposed use is a reasonable one because:

IT IS ONLY TEMPORARY AND WILL HELP US GREATLY FINANCIALLY WHILE WE TRY TO GET BACK IN OUR HOME.

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? 12.5'
3. What is the height of the structure? 1 story
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? NA, SEPTIC ALREADY INSTALLED
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: 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 9/19/23
(Signature)

Applicant [Signature] Date 9/19/2023
(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
September 19, 2023

60088
\$48

Subject Property:

Parcel Number: 118-025-000
CAMA Number: 118-025-000-000-000
Property Address: 19 WOOD DR

Mailing Address: CHRISTIE, ANGELA M & LAFLAMME JR,
BERTRAND M
19 WOOD DR
GILMANTON, NH 03237

Abutters:

Parcel Number: 118-023-000
CAMA Number: 118-023-000-000-000
Property Address: BIRCH AVE

Mailing Address: MORRISON, WILLIAM J
PO BOX 102
GILMANTON, NH 03237

Parcel Number: 118-024-000
CAMA Number: 118-024-000-000-000
Property Address: 13 WOOD DR

Mailing Address: CARR, DALE L & TERRI A
14 WOOD DR
GILMANTON, NH 03237

Parcel Number: 118-031-000
CAMA Number: 118-031-000-000-000
Property Address: 28 WOOD DR

Mailing Address: MACDONALD, CLARISSA N & MORRILL,
NANCY
28 WOOD DR
GILMANTON, NH 03237

Parcel Number: 118-043-000
CAMA Number: 118-043-000-000-000
Property Address: WOOD DR

Mailing Address: HART, NICHOLAS R
32 MALLARD AVE
GILMANTON, NH 03237

Parcel Number: 118-044-000
CAMA Number: 118-044-000-000-000
Property Address: 14 WOOD DR

Mailing Address: CARR, DALE L & TERRI A
~~14 WOOD DR~~
GILMANTON, NH 03237

Parcel Number: 119-182-000
CAMA Number: 119-182-000-000-000
Property Address: 29 WOOD DR

Mailing Address: DECOSTE, ALEX & DUBIA, ISABELLE
29 WOOD DR
GILMANTON, NH 03237

Parcel Number: 119-192-000
CAMA Number: 119-192-000-000-000
Property Address: 18 MALLARD AVE

Mailing Address: MORRISON, WILLIAM J
~~PO BOX 102~~
GILMANTON, NH 03237



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