

APPLICATION FOR A VARIANCE

Do not write in this space.

Case No. \_\_\_\_\_

Date Filed SEP 26 2023

BY: (signed - ZBA) pd \$165.

To: Zoning Board of Adjustment,

Town of Gilmanton

Name of Applicant David B. Verboncoeur, JR + Tammy R Verboncoeur

Address 81 Shellcamp Rd

Phone# [redacted] Email [redacted]

Owner Same

(if same as applicant, write "same")

Location of Property 81 Shellcamp Rd  
(property address)

000420 + 041000  
(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 four section 2 of the zoning ordinance to permit Construction of a 30x30 garage within the side setbacks.

Facts in support of granting the variance:

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

The variance will not alter the character of the neighborhood, threaten public health, safety, or welfare or injure public rights

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

The variance will not threaten the character of the neighborhood.

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

It will not diminish the value of surrounding properties or bring any harm to the general public

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

The variance will not alter the character of the neighborhood, but will enhance the value of the neighborhood

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:

in order to build an attached garage we would need this variance because of where the home is located on the property

- and -

ii. The proposed use is a reasonable one because:

the use of the property will not alter the essential character of the neighborhood

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.

this is the only reasonable area that we could build an attached garage


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? 519.46
3. What is the height of the structure? 17ft
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 9/26/2023  
(Signature)

Applicant Tammy R. Kelson Date 9/26/2023  
(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.**





Town of Gilmanon, NH

1 inch = 20 Feet



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September 26, 2023



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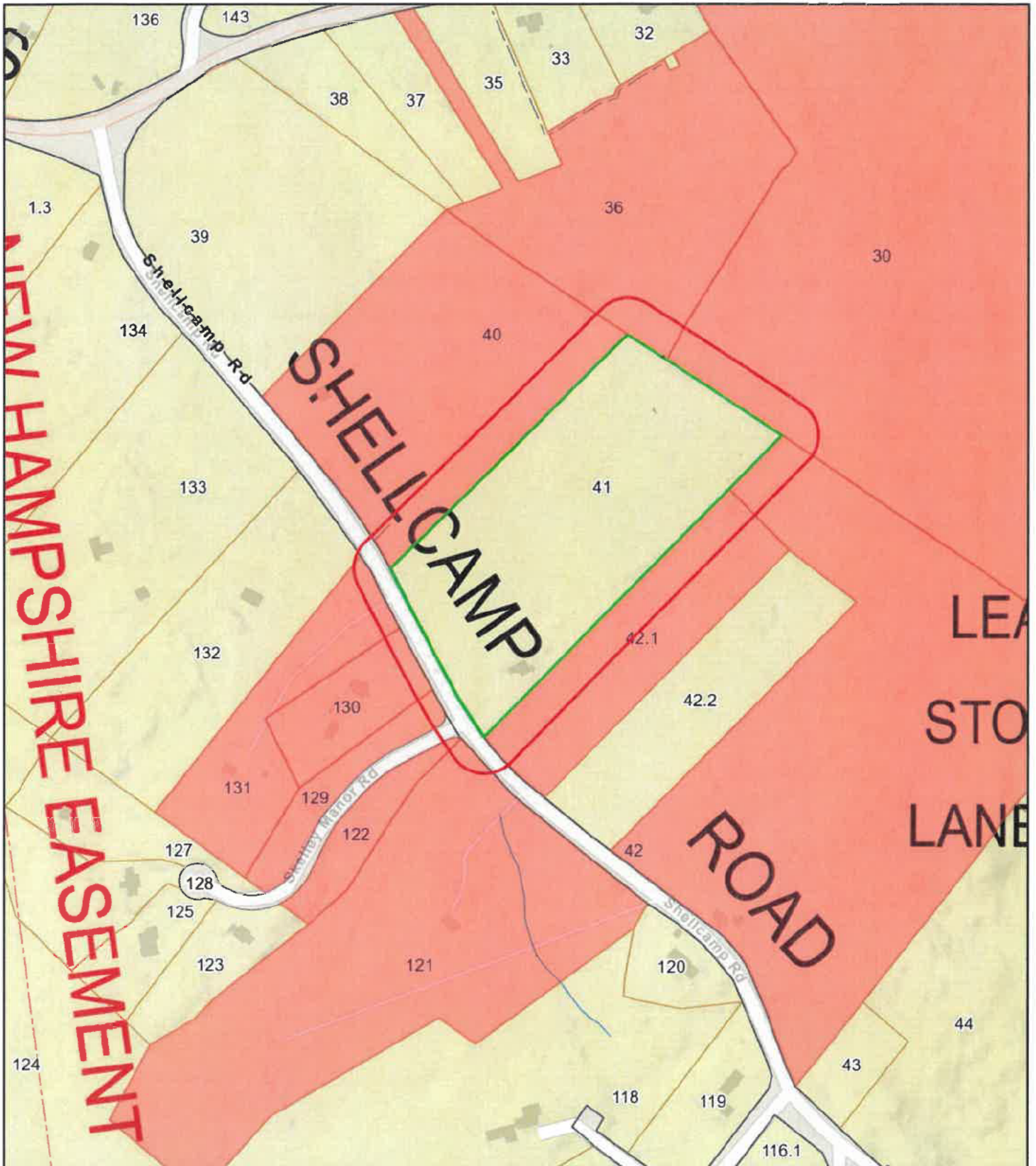
Town of Gilmanton, NH

1 inch = 376 Feet



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September 26, 2023



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# 100 feet Abutters List Report

Gilmanon, NH  
September 26, 2023

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## Subject Property:

Parcel Number: 420-041-000  
CAMA Number: 420-041-000-000-000  
Property Address: 81 SHELLCAMP RD

Mailing Address: VERBONCOEUR JR, DAVID B & TAMMY R  
81 SHELLCAMP RD  
GILMANTON, NH 03237

## Abutters:

Parcel Number: 420-030-000  
CAMA Number: 420-030-000-000-000  
Property Address: ALLENS MILL RD

Mailing Address: CURRIER, BRETT A & BRENDA L  
279 NH ROUTE 140  
GILMANTON, NH 03237

Parcel Number: 420-036-000  
CAMA Number: 420-036-000-000-000  
Property Address: ALLENS MILL RD

Mailing Address: CLEVELAND, TYLER  
PO BOX 804  
BELMONT, NH 03220

Parcel Number: 420-040-000  
CAMA Number: 420-040-000-000-000  
Property Address: 41 SHELLCAMP RD

Mailing Address: LANDRY, JUDITH V SHALLOW, JAMES D  
41 SHELLCAMP RD  
GILMANTON, NH 03237

Parcel Number: 420-042-000  
CAMA Number: 420-042-000-000-000  
Property Address: 115 SHELLCAMP RD

Mailing Address: LANDRY, JOSHUA ROBERT  
115 SHELLCAMP RD  
GILMANTON, NH 03237

Parcel Number: 420-042-001  
CAMA Number: 420-042-001-000-000  
Property Address: 91 SHELLCAMP RD

Mailing Address: TEWKSBURY, STEPHEN & PAULINE F  
TEWKSBURY, SHAWN R TRUSTEE  
91 SHELLCAMP RD  
GILMANTON, NH 03237

Parcel Number: 420-121-000  
CAMA Number: 420-121-000-000-000  
Property Address: 88 SHELLCAMP RD

Mailing Address: STRZEPEK, GARY W & SANDI J  
88 SHELLCAMP RD  
GILMANTON, NH 03237

Parcel Number: 420-122-000  
CAMA Number: 420-122-000-000-000  
Property Address: SKELLEY MANOR RD

Mailing Address: SKELLEY MANOR RD OWNERS ASSOC  
615 FAIRMOUNT DR  
NORTH PORT, FL 34287

Parcel Number: 420-129-000  
CAMA Number: 420-129-000-000-000  
Property Address: SKELLEY MANOR RD

Mailing Address: ~~SKELLEY MANOR RD OWNERS ASSOC  
615 FAIRMOUNT DR  
NORTH PORT, FL 34287~~

Parcel Number: 420-130-000  
CAMA Number: 420-130-000-000-000  
Property Address: 72 SHELLCAMP RD

Mailing Address: MORRILL, ROBERT A & KATHLEEN B  
72 SHELLCAMP RD  
GILMANTON, NH 03237

Parcel Number: 420-131-000  
CAMA Number: 420-131-000-000-000  
Property Address: 64 SHELLCAMP RD

Mailing Address: MALBURNE, WILLIAM G & LISA A  
64 SHELLCAMP RD  
GILMANTON, NH 03237



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