

APPLICATION FOR A VARIANCE

Do not write in this space.

Case No. 2024-03

Date Filed DEC 13 2023

(signed - ZBA)

BT:

To: Zoning Board of Adjustment,

Town of Gilmanton

Name of Applicant Vicki Boxer

Address 11 High St Gilmanton, NH

Phone# [redacted] Email [redacted]

Owner Same
(if same as applicant, write "same")

Location of Property 11 High St
(property address)

126-001
(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 IV section table 1 of the zoning ordinance to permit

Boutique Doggie Daycare
In-Home Boarding

Facts in support of granting the variance:

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

Small. QUIET! No more than
5 dogs @ a time.
Fence = discreet -> Back of Home.
Dog walks on Leash 1 dog x/time

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

Respect for Peace + Quiet.
No Barking Dogs Allowed.
Barkers immediately brought inside + Not
fence is behind home.
Dogs ALWAYS monitored.
welcom
back

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

I need to earn a living
I do not want to be denied
Use of my property to create
a "Boutique" business. Everything
I do is with respect to my neighbors

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

Far from it! I have improved
property values all around my
home. No one can dispute that!

Quiet
enjoyment

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:

I ought to be able to utilize my property
to earn a living if it is done quietly & with
respect ^{and} to my neighbors. 5 dog max

ii. The proposed use is a reasonable one because:

I have the yard space & I am good with
dogs. I want to care for dogs. Hire ^{walk} with
them (on leash ONLY) one dog @ a time
if owner pays for that service. I want to provide
a classy alternative to the generic "kennel".

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.

My
concept =
A "Doggie
Resort"

My property is @ the end of the
village district. I have ^{just} over 2.6 acres
& the area I plan on utilizing is
'Behind' the house. Very little fence

will be visible from the road. (RT 107 or
High St)

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? ?
3. What is the height of the structure? No structure → Fence only
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 Vicki Boyer Date 12.12.23
(Signature)

Applicant _____ Date _____
(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

Gilmanton, NH
December 13, 2023

Subject Property:

Parcel Number: 126-001-000
CAMA Number: 126-001-000-000-000
Property Address: 11 HIGH ST

Mailing Address: BOXER, VICKI
11 HIGH ST
GILMANTON, NH 03237

Abutters:

Parcel Number: 126-002-000
CAMA Number: 126-002-000-000-000
Property Address: 21 HIGH ST

Mailing Address: LANDROCHE, MICHAEL B & CANDACE A
2 DEAN JEFFRIES LN
TILTON, NH 03276

Parcel Number: 126-014-000
CAMA Number: 126-014-000-000-000
Property Address: 24 HIGH ST

Mailing Address: FOSTER, WILLIAM L MITCHELL, BETTY
A
PO BOX 282
GILMANTON, NH 03237

Parcel Number: 126-015-000
CAMA Number: 126-015-000-000-000
Property Address: 12 HIGH ST

Mailing Address: GRASBERGER, MATTHEW T KNAUSS,
JENNIFER S
12 HIGH ST
GILMANTON, NH 03237

Parcel Number: 126-016-000
CAMA Number: 126-016-000-000-000
Property Address: 8 HIGH ST

Mailing Address: DICKEY TR, JOHN L & CAROLYN M
DICKEY FAMILY TR 7/14/04
8 HIGH ST
GILMANTON, NH 03237

Parcel Number: 126-032-000
CAMA Number: 126-032-000-000-000
Property Address: PROVINCE RD

Mailing Address: PAGE TR, O DARLENE & ROGER A
PAGE 2021 TRT, DARLENE
PO BOX 82
GILMANTON, NH 03237

Parcel Number: 126-033-000
CAMA Number: 126-033-000-000-000
Property Address: 469 PROVINCE RD

Mailing Address: PAGE TR, O DARLENE & ROGER A
PAGE 2021 TRT, DARLENE
PO BOX 82
GILMANTON, NH 03237

Parcel Number: 127-053-000
CAMA Number: 127-053-000-000-000
Property Address: 474 PROVINCE RD

Mailing Address: HUGHES, ELIZABETH A & TOLSON,
EMILY A & HUGHES, JOSH
PO BOX 276
GILMANTON, NH 03237



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