

Town of Nottingham
P.O. Box 114
Nottingham NH 03290



Office (603) 679-9597 x2
Fax (603) 679-1013
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www.nottingham-nh.gov

Code Administration

Building Permit Application Denial

Date: 9/6/18
Owner: Liberty Baptist Church
Address: 62 Freeman Hall Rd.
Map/Lot 14.8

Article II(C)(2) Minimum setbacks

Applicant has filed for a permit to replace existing stairs on a means of egress. The majority of the stairs are exempt from current zoning as they are existing stairs and this is maintenance item. However the applicant extending the stairs by approximately 3 feet (1.5' on either side). The new area does not meet the 20' setbacks. It is a 14.6 feet from the road, encroaching 5.6 feet on the setbacks.

Note: The benefit of an increased safety of having a small landing is greater than the risk of setbacks.

Respectfully,

A handwritten signature in blue ink, appearing to read "Dale Sylvia", is written over the word "Respectfully,".

Dale Sylvia
Code Enforcement



TOWN OF NOTTINGHAM

139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: plan.zone@nottingham-nh.gov Tel (603) 679-9597 Fax (603) 679-1013

Zoning Board of Adjustment Application for Appeal- VARIANCE

PLEASE READ THE APPLICATION RULES AND GUIDELINES BEFORE COMPLETING THE APPLICATION

LOCATION OF PROPERTY: Street Address 62 Freeman Hall Rd.

 Tax Map 14 Lot 8 Sub-Lot _____

Applicant's information:

Name(s): <u>Liberty Baptist Church</u>	
Address: <u>62 Freeman Hall Rd.</u>	Phone #: <u>942-9237</u>
	E-mail: <u>jesse.kworth@comcast.net</u>

Owner(s) information (if same as applicant write same):

Name(s): <u>Same</u>	
Address:	Phone #:
	E-mail:

Representative's information (if applicable):

Name(s): <u>Jesse Killingsworth</u>	
Address: <u>62 Freeman Hall Rd.</u>	Phone #: <u>942-9237</u>
	E-mail:

Property information:

Lot Dimensions: Front 100 Rear 121.5 Side 110 Side 100
 Lot Area: Acres .27 Square Feet _____
 Present Use of Property Church
 Proposed Use of Property Same

Please provide a copy of the recent deed and tax card for this property.

The signer shall be the owner; or the signer shall provide a letter signed by all the property owners giving the signer permission to represent the owner in presentation of this application.

I certify that the information provided is to the best of my knowledge, complete and correct.

OWNER(S) Jesse Killingsworth [Signature] 9/12/18
 Printed name Signature Date

 Printed name Signature Date

 Printed name Signature Date

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:
- A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (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; and

Enforcement of the 20' is impossible due to it's location in respect to the road frontage

- ii) The proposed use is a reasonable one.

Because the exit at that end had to be improved for safety, size included.

- B. 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.

The building can not be moved so it is necessary to put the porch where it is

LIST OF ABUTTERS

The following is a list of all abutting property owners concerned in this appeal. An abutter is any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration. The Land Use Office can assist you in determining your abutters, but **YOU ARE RESPONSIBLE FOR OBTAINING THE CORRECT OWNER AND MAILING INFORMATION.** When verifying the correct owner and mailing information, you are required to use the assessing information. **You are ultimately responsible for your own list of abutters.** This information is necessary to properly notify all interested parties with certified notices. **FAILURE TO PROVIDE COMPLETE INFORMATION ON ABUTTERS WILL RESULT IN THE APPLICATION BEING RETURNED AND MAY DELAY THE SCHEDULING OF YOUR HEARING.**

****PRINT THREE ADDRESS LABELS PER ABUTTER INCLUDING THE APPLICANT, OWNER & PROFESSIONAL(S) ****

1. Applicant(s) Name	Address
2. Owner Name	Address
3. Professional(s) Name	Address

MAP/ LOT/ SUB-LOT	ABUTTER(S) NAME	MAILING ADDRESS
4. 14 / 8		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

See Attached



Abutters List Report

Nottingham, NH
September 12, 2018

Subject Property:

Parcel Number: 014-0008-000
CAMA Number: 014-0008-000
Property Address: 62 FREEMAN HALL ROAD

Mailing Address: LIBERTY BAPTIST CHURCH C/O REV
JESSE KILLINGSWORTH
62 FREEMAN HALL ROAD
NOTTINGHAM, NH 03290

1

Abutters:

Parcel Number: 013-0001-000
CAMA Number: 013-0001-000
Property Address: 63 FREEMAN HALL ROAD

Mailing Address: HAMMOND, DANIEL
63 FREEMAN HALL ROAD
NOTTINGHAM, NH 03290

2

Parcel Number: 013-0012-000
CAMA Number: 013-0012-000
Property Address: 61 FREEMAN HALL ROAD

Mailing Address: NOTTINGHAM TOWN OF
PO BOX 114
NOTTINGHAM, NH 03290

3

Parcel Number: 014-0007-000
CAMA Number: 014-0007-000
Property Address: 60 FREEMAN HALL ROAD

Mailing Address: LIBERTY BAPTIST CHURCH C/O REV
JESSE KILLINGSWORTH
62 FREEMAN HALL ROAD
NOTTINGHAM, NH 03290

-

Parcel Number: 014-0009-002
CAMA Number: 014-0009-002
Property Address: 6 GARLAND ROAD

Mailing Address: BERLINSKY, DAVID KOVACH,
ADRIENNE
5 GARLAND ROAD TRUSTEES
REVOCABLE LIVING TRUS
NOTTINGHAM, NH 03290

4

Parcel Number: 014-0024-000
CAMA Number: 014-0024-000
Property Address: 5 GARLAND ROAD

Mailing Address: BERLINSKY, DAVID KOVACH,
ADRIENNE
TRUSTEES REVOCABLE LIVING TRST 5
GARLAND ROAD
NOTTINGHAM, NH 03290

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9/12/2018

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TOWN OF NOTTINGHAM

ZONING BOARD OF ADJUSTMENT139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: plan.zone@nottingham-nh.gov Tel (603) 679-9597 Fax (603) 679-1013

ZONING BOARD OF ADJUSTMENTS FEE SCHEDULE

Fee's collected at time of application:

	TOTAL CHARGE	DATE PAID
APPLICATION FEE \$100.00	<u>100⁰⁰</u>	<u>9/12/18</u>
ABUTTER NOTIFICATION _____ X \$10.00/PER ABUTTER	<u>50⁰⁰</u>	<u>9/12/18</u>
PUBLIC NOTICE FEE \$75.00	<u>75⁰⁰</u>	<u>9/12/18</u>
TOTAL	<u>225⁰⁰</u>	<u>9/12/18</u>