



TOWN OF NOTTINGHAM

139 Stage Road, P.O. Box 114, Nottingham, NH 03290

www.nottingham-nh.gov

Planning & Zoning

Tel (603) 679-9597 Fax (603) 679-1013

APPLICATION FOR A VARIANCE

To: Zoning Board of Adjustment
Town of Nottingham

FOR OFFICE USE ONLY

Case No. 18-003-VA
Date Filed 4/19/2018
Meeting Date 5-15-2018
Fee Amount \$1245
Date Paid 4/19/18
Outcome _____

Name of Applicant ARNOLD V. ADAMS
MARY E. ADAMS
Robert Petit
Wendy Petit

Mailing Address 131 Raymond Rd

Home Phone 603-895-1620
603-895-0851

Work Phone _____

Cell 603-703-4604
603-303-5801

Name of Owner(s) Same
(if same as applicant, write "same")

Owner's Address Same
(if same as applicant, write "same")

PROPERTY INFORMATION

Location of property 131 Raymond Rd. Tax Map 0163 Lot 0080 Sub 1

Lot Dimensions: Front 202.22' Rear 342.49' Side 390.18' Side 298.55'

Lot Area: Acres 2.063 Ac. Square Feet _____

Present Use of Property Residential

Proposed Use of Property Residential w/ADU

NOTE: This application is not acceptable unless all statements following have been completed. Additional information may be supplied on a separate sheet if needed.

VARIANCE REQUEST

A variance is requested from Article II Section 2.F of the zoning ordinance to permit:

an ADU, 1040 sq. ft where 750 sq. ft is allowed.

RECEIVED
4/19/2018 QMA
PLANNING & ZONING OFFICE
TOWN OF NOTTINGHAM

SUPPORTING INFORMATION

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

The appearance of the house & property remain the same.

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

It is our home & we need the additional space for handicap reasons & medical equipment. Changes were made to the inside of the home to accommodate handicap accessibility.

3. Granting the variance would do substantial justice because:

It would allow the room for the use of wheelchairs and the ability to move freely from room to room.

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

We intend to make no changes to the appearance of the outside of the house or property.

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:

See attached sheet

-AND-

- ii. The proposed use is a reasonable one because:

Pictures attached

Answer to Question 5 A and B

If the variance is not granted our square footage would be reduced significantly not allowing for the use of wheelchairs, walkers and scooters as needed, therefore limiting the mobility of one of the residents.

We being Arnold (Victor) Adams, Mary Adams, Robert Petit and Wendy Petit bought the house with Medicare planning in mind. We all bought the house together so we would be able to help each other now and into the future. It was never our intention to use the property for anything but our home. We needed room for handicap features as Arnold is disabled and has several medical issues. Our intention was that someone would be with him 90% of the time and he would have the ability to get around and enjoy his home.

The house was never bought with the intention of having it reclassified to anything but a residential home we did not realize we would have to reclassify the home to be ADU. We all move freely through the home with the ability to use each floor except Arnold who at present cannot use stairs at all. As we are adults and appreciate our quiet time we have made a comfortable place upstairs for the Petit's, turning a bedroom into a living area and another into a kitchenette. They have no stove or oven and are free to come downstairs and use the kitchen. We often have meals together and share the same circle of friends.

We want the Zoning Board to know that we have no intention of using the home for any other purpose but our home. If this variance is not granted we will be forced into an uncomfortable living situation giving way to a limited area in which handicap accessories and needs cannot be met.

Respectfully Submitted,

Arnold V. and Mary Adams

A. V. Adams 4-19-18

Mary E. Adams 4-19-2018

Robert and Wendy Petit

Robert & Petit 4-19-2018

Wendy L. Petit 4-19-2018

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.

See attachment

I hereby certify that I am the owner in fee or the authorized agent of the owner in fee of the property upon which this variance is sought and that all information provided by me is true under penalty of law.

~~Arnold V. Adams~~
Mary E. Adams
Robert C. Petit
Wendy Petit

Signature of Owner or Authorized Agent

4-19-18

Date

Please Print Name ARNOLD V. ADAMS

MARY E. ADAMS
Robert Petit
Wendy Petit



Listing before we bought - page 1



page 2



Pictures 2018

Picture taken 4-18-18



Town of Nottingham
P.O. Box 114
139 Stage Road
Nottingham NH 03290

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Fax 603-679-1013
plan.zone@nottingham-nh.gov
www.nottingham-nh.gov

ABUTTER(S) LIST

****PLEASE PRINT THREE (3) ADDRESS LABELS PER ABUTTER- INCLUDING THE APPLICANT, OWNER AND PROFESSIONAL(S)****

1. APPLICANT INFORMATION:

ARNOLD & ADAMS
MARRY E. ADAMS
Printed Name: Robert & Wendy Petit
Address: 131 Raymond Rd

Contact Telephone: 603-895-0851

2. OWNER INFORMATION:

Printed Name: Same

Address: _____

3. PROFESSIONAL(S) INFORMATION:

Printed Name: _____

Address: _____

Abutter(s) Information				
4.	Map:	Lot:	Name:	Address:
	063	0046	John & David Fernald	57 Raymond Rd.
5.	Map:	Lot:	Name:	Address:
	063	00475	Jonathan & Joan White	59 Whites Grove Rd.
6.	Map:	Lot:	Name:	Address:
	063	00804	William & Kathy Mayo	131 R. Raymond Rd.
7.	Map:	Lot:	Name:	Address:
	066	0001-1	Robert & Sylvia Simoneau	130 Raymond Rd.
8.	Map:	Lot:	Name:	Address:
	066	0007-1	Bruce & Frances Carleton	132 Raymond Rd.
9.	Map:	Lot:	Name:	Address:
	066	0002-2	Roger & Linda Moore	134 Raymond Rd.
10.	Map:	Lot:	Name:	Address:
11.	Map:	Lot:	Name:	Address:
12.	Map:	Lot:	Name:	Address:
13.	Map:	Lot:	Name:	Address:

I, ARNOLD & ADAMS, MARRY ADAMS
Robert & Wendy Petit, the undersigned, certify that to the best of my knowledge, the above is an accurate and complete abutter(s) list and that the information was obtained from the Nottingham Assessing Office no more than five (5) days prior to the date of this application..

x A. V. Adams
Applicant's Signature

x Mary E. Adams
x Robert C. Petit
x Wendy L. Petit

4-19-2018
Date
4-19-2018
4-19-2018
4-19-2018

OWNER INFORMATION

ADAMS, MARY E & ARNOLD V
 PETT, WENDY L & JR ROBERT C
 131 RAYMOND ROAD

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/12/2017	5853	0511	Q1	352,500	LAPointe, GRACE
11/17/2003	4197	1922	UV 38		WHITE, LEONARD & DOROT

NOTTINGHAM, NH 03290

LISTING HISTORY

08/27/14 JBVM
 04/10/08 MNSL PLAN # D-35259
 04/27/07 BHPM
 03/10/06 DMPL
 02/05/05 KMRR
 03/31/04 KMPL

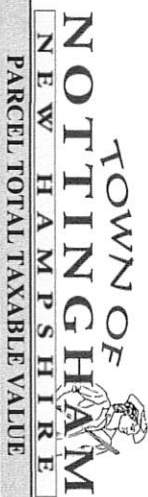
NOTES

WHITE: 3/06-INFO AT DOOR BY HO DAUGHTER. HSU IS FINISHED OTHER THAN BTHRM, DNVL, FLAG 07; 4/07-NOH, REMOVE FLAG; 8/14 NOH. PU EXISTING ENT. STANDBY GENERATOR. 11/17 2 FULL AND 2 HALF BATHS PER M.L.S.

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	

MUNICIPAL SOFTWARE BY AVITAR



PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2016	\$ 235,800	\$ 3,000	\$ 75,500
		Parcel Total: \$ 314,300	
2017	\$ 235,800	\$ 3,000	\$ 75,500
		Parcel Total: \$ 314,300	
2018	\$ 238,000	\$ 3,000	\$ 75,500
		Parcel Total: \$ 316,500	

BUILDING DEPARTMENT COPY

LAND VALUATION

Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200 Site: AVERAGE Driveway: GRAVEL Road: PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	2.000 ac	88,000	E	100	100	100	95	95 -- MILD	95	75,400	0	N	75,400	SH DW
IF RES	0.063 ac	x 2,000	X	100			90 -- ROLLING		100	100	0	N	100	
	2.063 ac									75,500			75,500	