

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



Office 603-679-9597 X1
Fax 603-679-1013
plan.zone@nottingham-nh.gov

ZONING BOARD OF ADJUSTMENT PUBLIC HEARING NOTICE

Notice is hereby given that the Nottingham Zoning Board of Adjustment will hold a public hearing at 7:00 PM on Tuesday, June 19, 2018 in Conference Room 1, at the Town Municipal Office to hear the following application:

Case 18-007-VA

Application from Kevin Bassett, requesting a Variance from Article II Section 2 of the Nottingham Zoning Ordinance, to permit a 12'x24' carport with a 12 foot front setback where 20 feet is required. The property is located at 101 Shore Drive in Nottingham, NH and is identified as Tax Map 68 Lot 15.

Questions? Contact the Land Use Clerk, JoAnna Arendarczyk
Ph.: (603) 679-9597 ext. 1 E-mail: plan.zone@nottingham-NH.gov
Mail: Town of Nottingham Planning and Zoning Office
PO Box 114, Nottingham, NH 03290

Materials pertaining to the Hearing can be found at:
<http://www.nottingham-nh.gov/zoning-board-adjustment>

THE PUBLIC IS WELCOME TO ATTEND



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. 18-007-VA
Date Filed 5/21/18
Meeting Date 6/19/18
Fee Amount \$225
Date Paid 5/21/18
Outcome _____

Name of Applicant Kevin Bassett

Mailing Address 101 Shore Drive Nottingham

Home Phone 895-4204 Work Phone _____

Cell 303 5559

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 101 Shore Drive Tax Map 68 Lot 15

Lot Dimensions: Front _____ Rear _____ Side _____ Side _____

Lot Area: Acres _____ Square Feet _____

Present Use of Property Residence

Proposed Use of Property Same

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 2 Section 2 of the zoning ordinance to permit:

a carport Replacement 12' From Property Line

SUPPORTING INFORMATION

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

Inherently small grandfathered lots require variances to utilize the land

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

There are numerous carports and garages that are less than 20' set back on this road

3. Granting the variance would do substantial justice because:

As we get older, this carport will assist in minimizing snow on our primary vehicle

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

Other than my neighbor at 99 Shore Drive, there are no other houses in sight

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:

This carport is literally at the end of this private road.

-AND-

ii. The proposed use is a reasonable one because:

The existing 'shelter logic' cover needs to be replaced

(again) but I will continue to use it to cover my boat
during the winter. A permanent 4 post, metal roof
canport is now desired

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.

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.

Kevin Bassett

Signature of Owner or Authorized Agent

5/21/18

Date

Please Print Name Kevin Bassett

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



Code Administration

Office (603) 679-9597 x2
Fax (603) 679-1013
E-mail: rbookholz@nottingham-nh.gov
www.nottingham-nh.gov

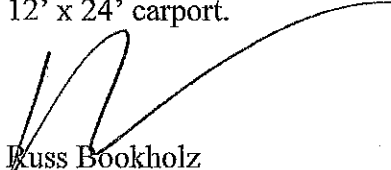
Kevin Bassett
101 Shore Drive
Nottingham NH 03290

5/21/18

RE: Map 68 Lot 15
Carport

After receipt of your building permit I will have to deny your permit at this time. You will need a variance from the Nottingham Zoning Board of adjustment for Article: 2 section: 2 "Setbacks for accessory buildings shall be fifty (50') feet minimum distance from the lot frontage property line (20') feet for grandfathered non-conforming lots of less than two (2) acres"

You are proposing a 12' foot front setback where 20' foot front setback is required to construct a 12' x 24' carport.


Russ Bookholz
Nottingham Code Enforcement



No Buffer Abutters List Report

Nottingham, NH
May 21, 2018

Subject Property:

Parcel Number: 068-0015-000
CAMA Number: 068-0015-000
Property Address: 101 SHORE DRIVE

Mailing Address: BASSETT, KEVIN S
101 SHORE DRIVE
NOTTINGHAM, NH 03290

Abutters:

Parcel Number: 068-0006-000
CAMA Number: 068-0006-000
Property Address: 40 LAMPREY DRIVE

Mailing Address: DOUGHERTY, MICHAEL C TRUSTEE
PHILLIPS, BETH L
40 LAMPREY DRIVE MICHAEL C
DOUGHERTY REV TRUST
NOTTINGHAM, NH 03290

Parcel Number: 068-0010-000
CAMA Number: 068-0010-000
Property Address: RAYMOND ROAD

Mailing Address: SZAFRAN, CAROLINE J REV TRUST
SZAFRAN, CAROLINE J, TRUSTEE,
47 CHERRYWOOD DRIVE
DOVER, NH 03820

Parcel Number: 068-0016-000
CAMA Number: 068-0016-000
Property Address: 99 SHORE DRIVE

Mailing Address: PUCCI, JENNIFER A PUCCI, DAVID M
19 LEO AVE
DRACUT, MA 01826

Parcel Number: 070-0025-000
CAMA Number: 070-0025-000
Property Address: OFF DOLLOFF DAM ROAD

Mailing Address: MCGLONE, PHILIP MCGLONE, MICHAEL
198 WELLESLEY STREET
MANCHESTER, NH 03104

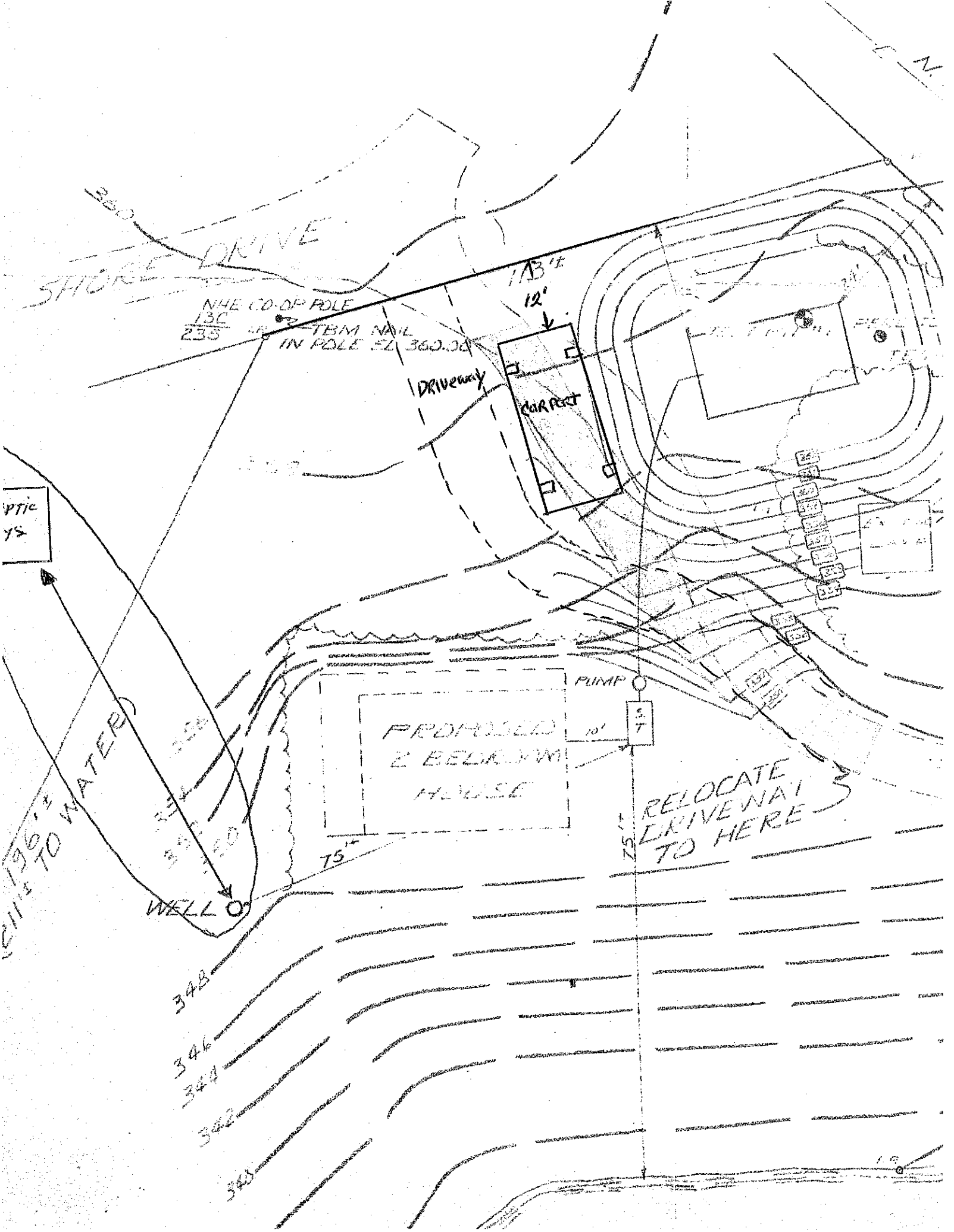


www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

5/21/2018

Page 1 of 1



SHORE DRIVE

NHE CO-OP POLE
13C
235

TBM NAIL
IN POLE EL. 360.30

DRIVEWAY

GARAGE

PTIC

SHORE
SITE TO WATER

WELL

PROPOSED
2 BEDRM
HOUSE

PUMP
S. T.

75' RELOCATE
DRIVEWAY
TO HERE

348

346

344

342

340

75'

113'±
12'±

1.9