

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, May 15, 2018 in Conference Room 1, at the Town Municipal Office to hear the following application:

Case 18-004-VA

Application from Terrance and Kelly Connor requesting a Variance from Article II C.1(a) to permit a new dwelling with 0' of frontage on a Class V road or better where 200' is required. The property is located on Hanlon Hill Road/ Mooers Road in Nottingham, NH and is identified as Tax Map 72 Lot 16 Sub lot A.

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. 18-004-VA
Date Filed 4/23/2018
Meeting Date 5/15/18
Fee Amount \$2945-
Date Paid 4/23/18
Outcome _____

Name of Applicant TRANANCE, KELLY CONNOR

Mailing Address 1 SMITH CONC, AMHERST, NH 03031

Home Phone 603-249-8869 Work Phone _____ Cell _____

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

Owner's Address BHBBROOM@aol.com
(if same as applicant, write "same")

PROPERTY INFORMATION

Location of property HANLON HILL ROAD / MOORSIDE Tax Map 72 Lot 16A

Lot Dimensions: Front 108 Rear 49 Side 144 Side 142

Lot Area: Acres 0.2507 Square Feet 10920

Present Use of Property VACANT

Proposed Use of Property DWELLING

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 C.1(a) of the zoning ordinance to permit:

a new residence with 0' of frontage a class V Road or better where 200' is required

SUPPORTING INFORMATION

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

IT IS SIMILAR TO SURROUNDING USES

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

THE OWNER WOULD BE ABLE TO BUILD A HOUSE WITH A SIMILAR SITUATION TO ABUTTERS

3. Granting the variance would do substantial justice because:

THE OWNER WOULD BE ABLE TO BUILD A HOUSE WITH A SIMILAR SITUATION TO ABUTTERS.

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

IT WOULD BE SIMILAR TO SURROUNDING USES.

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:

IT WOULD BE SIMILAR TO SURROUNDING USES

-AND-

ii. The proposed use is a reasonable one because:

IT WOULD BE SIMILAR TO SURROUNDING USES

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.

IT IS SIMILAR TO SURROUNDING USES.

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.



Signature of Owner or Authorized Agent

4-19-18

Date

Please Print Name

ROScoe BLAISDELL

TOWN OF NOTTINGHAM
P.O. Box 114
NOTTINGHAM, N.H. 03290



OFFICE 603-679-9597
FAX 603-679-1013

BUILDING, PLANNING & ZONING

Owner:
Terrance Conner
1 Smith Lane
Amherst NH 03031

4/17/2018

Applicant:
KK&S Development / Kevin Cole
63 Route 27
Raymond NH 03077

Re Map 72 Lot 16A
Hanlon Hill Rd (Moors Rd)
Nottingham NH 03290

Dear Kevin

After review of your Building Permit Application I will have to deny your application as you have no frontage on a Class V road or better under State of NH RSA 674:41. Hanlon Hill Rd is a private Rd. At this time you can apply to the Nottingham Zoning Board of Adjustment (ZBA) for relief. If you get approval from the ZBA you can reapply for your permit at that time.

Russ Bookholz
Code Administrator
Nottingham NH

A handwritten signature in black ink, appearing to read "Russ Bookholz", is written over the typed name and title.

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
www.nottingham-nh.gov

OWNER'S AUTHORIZATION FOR REPRESENTATION

I, the undersigned owner of the property at HANLOW HILL ROAD,
hereby verify that I have authorized ROSCOE BLAISDELL to
represent me/us and apply for the required approval(s) from the Planning Board in the Town of
Nottingham, New Hampshire for the following:

- Subdivision/Lot Line Adjustment Site Plan Review
 Backlot Subdivision Design Review
 Other VARIANCE

FOR: TO BUILD A HOUSE ON A CROSS 6 ROAD

NAME OF OWNER (Typed or printed) TERRANCE & KELLY CONNOR
Address of Owner 1 SMITH LANE DUNDEN, NH 03031
Signature of Owner _____ Date _____

NAME OF OWNER (Typed or printed) _____
Address of Owner _____
Signature of Owner _____ Date _____

NAME OF OWNER (Typed or printed) _____
Address of Owner _____
Signature of Owner _____ Date _____

NAME OF OWNER (Typed or printed) _____
Address of Owner _____
Signature of Owner _____ Date _____



0 Abutters List Report

Nottingham, NH
April 23, 2018

5 + Roscoe

Subject Property:

Parcel Number: 072-0016-000
CAMA Number: 072-0016-000
Property Address: 51 MOOERS ROAD

Mailing Address: CONNOR, TERRANCE J CONNOR,
KELLY J
1 SMITH LANE
AMHERST, NH 03031

Abutters:

Parcel Number: 072-0002-001
CAMA Number: 072-0002-001
Property Address: 23 JAMPESA TRAIL

Mailing Address: LAPHAM JR., JEROME F LAPHAM,
DIANE M
23 JAMPESA TRAIL REVOCABLE TRUST
NOTTINGHAM, NH 03290

Parcel Number: 072-0014-000
CAMA Number: 072-0014-000
Property Address: 52 MOOERS ROAD

Mailing Address: FENSOM, HARRY RONDEAU, GAIL
7 67TH STREET
NEWBURYPORT, MA 01950

Parcel Number: 072-0015-000
CAMA Number: 072-0015-000
Property Address: 53 MOOERS ROAD

Mailing Address: EDWARDS, JOHN EDWARDS, JOYCE
53 MOOERS ROAD
NOTTINGHAM, NH 03290

Parcel Number: 072-0017-000
CAMA Number: 072-0017-000
Property Address: 49 MOOERS ROAD

Mailing Address: FINN, PAUL E FINN, JEANNE I
TRUSTEES OF THE FINN 2017 TRUS 49
MOORES ROAD
NOTTINGHAM, NH 03290



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.

4/23/2018

Page 1 of 1