



# TOWN OF NOTTINGHAM

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

[www.nottingham-nh.gov](http://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. 17/003/VA  
Date Filed 4/26/2017  
Meeting Date 5/16/2017  
Fee Amount \$ 275  
Date Paid 4/25/2017  
Outcome \_\_\_\_\_

Name of Applicant ROBERT + PAMELA DAVIES

Mailing Address PO Box 33 W NOTTINGHAM 03291

Home Phone 942-7751 Work Phone 948-1018

Cell 802-363-0574

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 364 STAGE ROAD Tax Map 32 Lot 23

Lot Dimensions: Front 300' Rear \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

Lot Area: Acres \_\_\_\_\_ Square Feet \_\_\_\_\_

Present Use of Property SINGLE FAMILY HOUSE LOT

Proposed Use of Property BACK LOT SUBDIVISION

**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 IV Section T2 (a) of the zoning ordinance to permit:

Backlot Subdivision lot of Record

RECEIVED

4-24-17

BUILDING INSPECTOR  
TOWN OF NOTTINGHAM

SUPPORTING INFORMATION

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

THE NEW LOT TO BE CREATED WOULD BE A CONVENTIONAL  
2 ACRE LOT WITH A STATE APPROVED CURB CUT IN PLACE

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

ORIGINAL LOT 23 WAS A LOT OF RECORD,  
SO THE EXISTING SINGLE FAMILY HOME WOULD  
BE ON THAT LOT

3. Granting the variance would do substantial justice because:

THE PROCEEDS OF THE SALE WILL GO TO MY GRANDDAUGHTER  
FOR HER EDUCATION, SO THAT NATHAN + KIM DAVIES CAN  
PUT LOT 32-20 INTO CONSERVATION INSTEAD OF SELLING

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

WE WILL BE ENABLED TO STOP ANY  
DEVELOPMENT ON KENNISON AND DEMERITT PONDS

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:

THE NEW LOT WILL BE BUFFERED TO THE  
WEST BY TREES AND TO THE EAST BY  
A 200' FIELD

-AND-

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

IT WILL HELP TO CONSERVE THE BAEKLANDS

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.

A ROAD WOULD BE REQUIRED TO DO  
ANY OTHER TYPE OF SUBDIVISION TO LOT 23.

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.

Robert Davies

Pamela M. Davies  
Signature of Owner or Authorized Agent

4/25/2017  
Date

Please Print Name ROBERT G. DAVIES &  PAMELA M. DAVIES

# TOWN OF NOTTINGHAM

PLANNING & ZONING  
PO Box 114  
139 Stage Road  
Ph: (603) 679-9597 Fax: (603) 679-1013

## AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

The property owner(s), by the filing of this application, hereby give permission for the members of the Nottingham Zoning Board of Adjustment and such agents or employees of the Town as the Zoning Board of Adjustment may authorize, to enter upon the property which is the subject of this application at any reasonable time for the purpose of such examinations, surveys, tests and/or inspections as may be appropriate to enable this application to be processed.

I/We hereby waive and release any claim or right I/we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on my/our property in connection with this application.

Property Owner(s) Camela M. Janis 4/25/17 Robert C. Jones 4/26/17  
Signature Date Signature Date

# TOWN OF NOTTINGHAM

PLANNING & ZONING  
PO Box 114  
139 Stage Road  
Ph: (603) 679-9597 Fax: (603) 679-1013

## ABUTTER(S) LIST

### APPLICANT INFORMATION:

Printed Name: \_\_\_\_\_ Contact Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_

### OWNER INFORMATION:

Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_

### PROFESSIONAL(S) INFORMATION:

Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Abutter(s) Information			
Map:	Lot:	Name:	Address:

I, \_\_\_\_\_, 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..

+ *Camela M. Davis*  
Applicant's Signature

4/25/2017  
Date



# 0 Abutters List Report

Nottingham, NH

April 24, 2017

## Subject Property:

Parcel Number: 032-0023-000  
CAMA Number: 032-0023-000  
Property Address: 364 STAGE ROAD

Mailing Address: DAVIES, JR ROBERT G DAVIES, PAMELA  
M  
PO BOX 33  
WEST NOTTINGHAM, NH 03291

1

## Abutters:

Parcel Number: 017-0002-000  
CAMA Number: 017-0002-000  
Property Address: 366 STAGE ROAD

Mailing Address: KEUENHOFF, DUSTAN KEUENHOFF,  
HEATHER  
366 STAGE ROAD  
NOTTINGHAM, NH 03290

2

Parcel Number: 017-0004-000  
CAMA Number: 017-0004-000  
Property Address: 8 LUCAS POND ROAD

Mailing Address: GUNDERSON II, EDWARD J MAASS,  
SUZANNE P  
8 LUCAS POND ROAD  
NOTTINGHAM, NH 03290

3

Parcel Number: 017-0006-009  
CAMA Number: 017-0006-009  
Property Address: 10 DEVONSHIRE DRIVE

Mailing Address: ALBERTS, JEFFREY D ALBERTS,  
SAMANTHA C  
10 DEVONSHIRE DRIVE  
NOTTINGHAM, NH 03290

4

Parcel Number: 017-0039-2-1  
CAMA Number: 017-0039-2-1  
Property Address: 361 STAGE ROAD

Mailing Address: BELANGER, JOSEPH H BELANGER,  
JUDITH A  
361 STAGE ROAD  
NOTTINGHAM, NH 03290

5

Parcel Number: 017-0041-000  
CAMA Number: 017-0041-000  
Property Address: 365 STAGE ROAD

Mailing Address: SOKOLOWSKI, JEANNE  
365 STAGE ROAD  
NOTTINGHAM, NH 03290

6

Parcel Number: 017-0042-000  
CAMA Number: 017-0042-000  
Property Address: 363 STAGE ROAD

Mailing Address: CASSON, WILLIAM M CASSON,  
PATRICIA A  
363 STAGE ROAD  
NOTTINGHAM, NH 03290

7

Parcel Number: 032-0005-000  
CAMA Number: 032-0005-000  
Property Address: 20 KENISON POND ROAD

Mailing Address: AUTIO, FANNY S AUTIO, DUDLEY A  
848 WHITE POINT BLVD AUTIO, FANNY,  
TRUSTEE  
CHARLESTON, SC 29412

8

Parcel Number: 032-0017-000  
CAMA Number: 032-0017-000  
Property Address: 12 DEMERIT POND ROAD

Mailing Address: DAVIES, NATHAN DAVIES, KIMBERLY  
PO BOX 136  
WEST NOTTINGHAM, NH 03291

9

Parcel Number: 032-0018-000  
CAMA Number: 032-0018-000  
Property Address: DEMERIT POND ROAD

Mailing Address: MAE-RITTER, LLC  
PO BOX 33  
WEST NOTTINGHAM, NH 03291

10

Parcel Number: 032-0020-000  
CAMA Number: 032-0020-000  
Property Address: KENISON POND ROAD

Mailing Address: DAVIES, NATHAN DAVIES, KIMBERLY  
PO BOX 136  
WEST NOTTINGHAM, NH 03291

Repeat

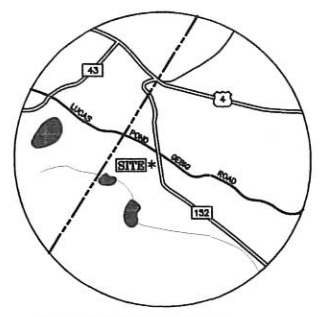


www.cai-tech.com

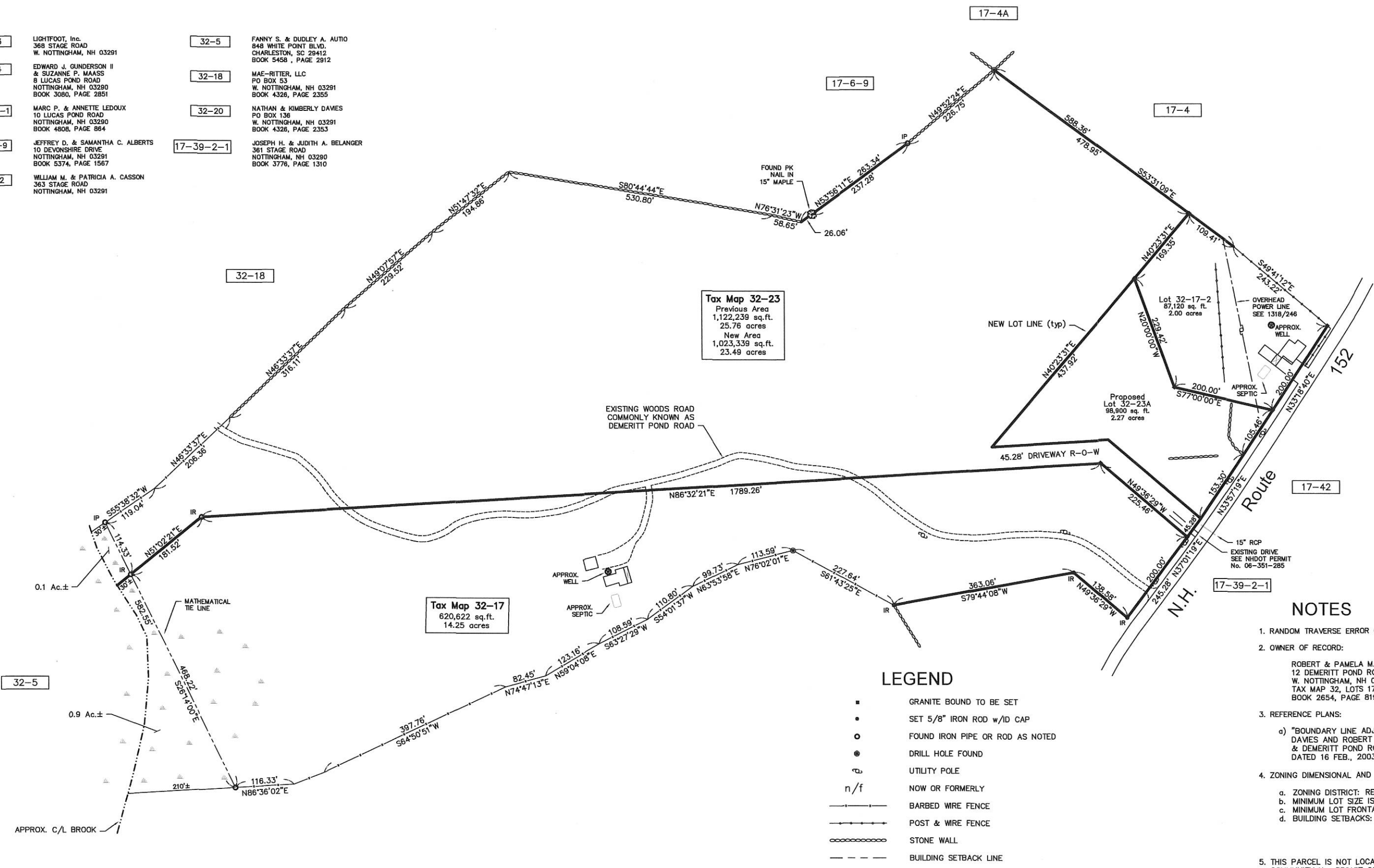
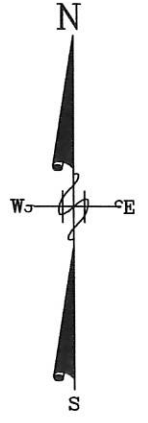
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

# ABUTTERS LIST

- 17-3 LIGHTFOOT, Inc.  
368 STAGE ROAD  
W. NOTTINGHAM, NH 03291
- 17-4 EDWARD J. GUNDERSON II & SUZANNE P. MAASS  
8 LUCAS POND ROAD  
NOTTINGHAM, NH 03290  
BOOK 3080, PAGE 2851
- 17-4A-1 MARC P. & ANNETTE LEDOUX  
10 LUCAS POND ROAD  
NOTTINGHAM, NH 03290  
BOOK 4808, PAGE 884
- 17-6-9 JEFFREY D. & SAMANTHA C. ALBERTS  
10 DEVONSHIRE DRIVE  
NOTTINGHAM, NH 03291  
BOOK 5374, PAGE 1567
- 17-42 WILLIAM M. & PATRICIA A. CASSON  
363 STAGE ROAD  
NOTTINGHAM, NH 03291
- 32-5 FANNY S. & DUDLEY A. AUTIO  
848 WHITE POINT BLVD.  
CHARLESTON, SC 29412  
BOOK 5458, PAGE 2912
- 32-18 MAE-RITTER, LLC  
PO BOX 53  
W. NOTTINGHAM, NH 03291  
BOOK 4326, PAGE 2355
- 32-20 NATHAN & KIMBERLY DAVES  
PO BOX 136  
W. NOTTINGHAM, NH 03291  
BOOK 4326, PAGE 2353
- 17-39-2-1 JOSEPH H. & JUDITH A. BELANGER  
361 STAGE ROAD  
NOTTINGHAM, NH 03290  
BOOK 3776, PAGE 1310



LOCATION PLAN



**Tax Map 32-23**  
Previous Area  
1,122,239 sq.ft.  
25.76 acres  
New Area  
1,023,339 sq.ft.  
23.49 acres

**Tax Map 32-17**  
620,622 sq.ft.  
14.25 acres

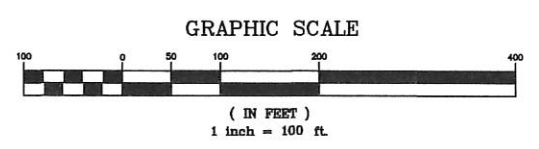
### LEGEND

- GRANITE BOUND TO BE SET
- SET 5/8" IRON ROD w/ID CAP
- FOUND IRON PIPE OR ROD AS NOTED
- DRILL HOLE FOUND
- ⊕ UTILITY POLE
- n/f NOW OR FORMERLY
- |—|—| BARBED WIRE FENCE
- +—+—+ POST & WIRE FENCE
- |—|—| STONE WALL
- - - - - BUILDING SETBACK LINE

### NOTES

1. RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
2. OWNER OF RECORD:  
ROBERT & PAMELA M. DAVIES  
12 DEMERRITT POND ROAD  
W. NOTTINGHAM, NH 03291  
TAX MAP 32, LOTS 17 & 23  
BOOK 2654, PAGE 819 R.C.R.D.
3. REFERENCE PLANS:  
a) "BOUNDARY LINE ADJUSTMENT BETWEEN ROBERT & PAMELA M. DAVIES AND ROBERT & TERESA LOCATED AT ROUTE 152 & DEMERRITT POND ROAD, W. NOTTINGHAM, N.H." BY THIS OFFICE DATED 16 FEB., 2003. R.C.R.D. PLAN No. D-28380
4. ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:  
a. ZONING DISTRICT: RESIDENTIAL  
b. MINIMUM LOT SIZE IS 2.00 ACRES  
c. MINIMUM LOT FRONTAGE IS 200 FT.  
d. BUILDING SETBACKS:  
FRONT: 50'  
REAR: 50'  
SIDE: 50'
5. THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE PER FIRM COMMUNITY No. 330137 0005 C DATED APRIL 2, 1986.

ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.



**ATLANTIC SURVEY CO., INC**  
149 Mill Road, Durham, New Hampshire 03824

PREPARED BY:  
SURVEYORS  
ENGINEERS  
PLANNERS  
603-659-8939

DATE: April, 2017  
FIELDWORK BY: AF, TF  
DESIGNED BY: AF  
CAD FILE: 96130-Subdiv  
PROJECT No.: 96130  
SHEET 1 of 1

**SUBDIVISION PLAN of LAND**  
PREPARED FOR  
**Robert & Pamela Davies**  
LOCATED AT  
Route 152 & Demeritt Pond Road, W. Nottingham, N.H.