

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



Code Administration

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

Building Permit Application Denial

Date: 1/16/2020
Owner: Thomas Kingston
Address: 14 Whites Grove
Map/Lot 63/48

Applicant has filed for a permit for a year round home.

Article II(C)(1)(a): Each lot shall have a minimum contiguous frontage of two hundred (200') feet, including a curb cut for approved access, except to the extent with regard to frontage of back lots approved in accordance with Article IV, Section T.

- Lot has amount of frontage but not the type. It is on a private road

Note:

1. Applicant agrees to acquire an approved septic design prior to building permit being issued if variance is approved.
2. Shoreland permit is required.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dale Sylvia".

Dale Sylvia
Code Enforcement



Town of Nottingham

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

•Office 603-679-9597 x1 •Fax 603-679-1013 •E-Mail 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 February 18, 2020** in Conference Room 1, at the Town Municipal Office to hear the following application:

Case 20-003-VA

Application from Thomas and Andrea Kingston for Variance requests from Article II (C)(1)(a) of the Nottingham Zoning Ordinance to permit the construction of a home on a lot with frontage on a private road, where 200 feet of frontage on a Class V road. The property is located on White's Grove Road in Nottingham, NH and is identified as Tax Map 63 Lot 48.

Questions? Contact the Land Use Clerk, JoAnna Arendarczyk

Ph.: (603) 679-9597 ext. 1 **E-mail:** plan.zone@nottingham-nh.gov

Mail written comments to the Nottingham Planning Board: PO Box 114, Nottingham, NH 03290

For materials pertaining to the hearing go to: <https://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 - 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 14 WHITES GAVE ROAD
63 48
 Tax Map Lot Sub-Lot

Applicant's information:

Name(s): <u>THOMAS ANDREA KINGSTON</u>	
Address: <u>5 NICKORY LANE</u> <u>SOMERSWORTH NH 03878</u>	Phone #: <u>603-393-3908</u> E-mail:

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>ROSCOE BLAISDELL</u>	
Address: <u>77 SCRIBNER RD</u> <u>RAYMOND NH 03077</u>	Phone #: <u>603 895 9947</u> E-mail: <u>RBLAISDELL@COMCAST.NH</u>

Property information:

Lot Dimensions: Front 278.70 Rear 77.67 Side 334 Side 349
 Lot Area: Acres 0.8648 Square Feet 37673
 Present Use of Property CAMP
 Proposed Use of Property IRON ROUND HOUSE

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)	<u>THOMAS KINGSTON</u>	<u>[Signature]</u>	<u>1-8-20</u>
	Printed name	Signature	Date
	<u>ANDREA KINGSTON</u>	<u>[Signature]</u>	<u>1-8-20</u>
	Printed name	Signature	Date
	_____	_____	_____
	Printed name	Signature	Date

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 C1A of the zoning ordinance to permit:
BUILD HOUSE ON NON TOWN MAINTAINED ROAD
(PRIVATE)

Previous Zoning Board action on this property: _____

SUPPORTING INFORMATION

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

MANY OTHER LOTS IN TOWN HAVE A SIMILAR SITUATION

2. The spirit of the ordinance is observed:

SOMETIMES RULES CAN NOT BE MET FOR REASONABLE USE OF A PROPERTY

3. Substantial justice is done:

THE OWNERS WILL BE ABLE TO GET FULL USE OF THEIR LOT

4. The values of the surrounding properties are not diminished:

SIMILAR USE AS NEIGHBORS

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

THIS IS A SIMILAR SITUATION FOR MANY OTHER LOTS IN NOTTINGHAM.

ii) The proposed use is a reasonable one.

THIS WILL ALLOW THE OWNERS TO GET FULL USE OF THEIR PROPERTY.

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.

THERE IS NO OTHER WAY TO ACCESS THE LOT.

I understand that I **MUST** appear in person at the public hearing

OR

If I cannot appear in person,

I will designate the representative or agent, in writing below, to act on my behalf:

I hereby designate ROSCOE BLAISDELL

to represent me as a representative/agent in the pursuance of this appeal.

Property Owner(s) T. Van Kins 1-8-20
Signature Date

Andre Kins 1-8-20
Signature Date

Property Owner(s) _____
Signature Date

Signature Date

Property Owner(s) _____
Signature Date

Signature Date

Property Owner(s) _____
Signature Date

Signature Date

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 <i>TOMAS & ANNE KINGSTON</i>	Address <i>5 HEDICORY LANE SOMERSWORTH NH 03878</i>
2. Owner Name <i>SAM</i>	Address
3. Professional(s) Name <i>ROSCOE BLEDSBELL</i>	Address <i>22 SCRIBNER ROAD RAYMOND NH 03077</i>

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

GOODRICH, ROBERT G
GOODRICH, JANET C
109 WALNUT ST
CANTON, MA 02021

RAMSTROM, STEVEN B
RAMSTROM, PEGGY A
16 WHITE'S GROVE ROAD
NOTTINGHAM, NH 03290

REHILL TRUST
VUONO, BRADFORD J & MARTA
147 RAYMOND ROAD
NOTTINGHAM, NH 03290

SNYDER, LINDA LEA
18 WHITE'S GROVE ROAD
NOTTINGHAM, NH 03290

WHITE, WILLIAM REVOCABLE
WHITE, DIANE C TRUSTEE
16 WINDWARD PLACE
PLACIDA, FL 33946

KINGSTON, THOMAS J.
KINGSTON, ANDREA M.
5 HICKORY LANE
SOMERSWORTH, NH 03878

BLAISDELL SURVEY, LLC
22 SCRIBNER ROAD
RAYMOND, NH 03077



Abutters List Report

Nottingham, NH
January 08, 2020

Subject Property:

Parcel Number: 063-0048-000
CAMA Number: 063-0048-000
Property Address: 14 WHITE'S GROVE ROAD

Mailing Address: KINGSTON, THOMAS J. KINGSTON,
ANDREA M.
14 WHITE'S GROVE ROAD
NOTTINGHAM, NH 03290

Abutters:

Parcel Number: 063-0047-000
CAMA Number: 063-0047-000
Property Address: 147 RAYMOND ROAD

Mailing Address: REHILL TRUST VUONO, BRADFORD J &
MARTASIAN,
147 RAYMOND ROAD
NOTTINGHAM, NH 03290

Parcel Number: 063-0047-002
CAMA Number: 063-0047-002
Property Address: RAYMOND ROAD

Mailing Address: WHITE, WILLIAM REVOCABLE LIVIN
WHITE, DIANE C TRUSTEE
16 WINDWARD PLACE
PLACIDA, FL 33946

Parcel Number: 063-0049-000
CAMA Number: 063-0049-000
Property Address: 16 WHITE'S GROVE ROAD

Mailing Address: RAMSTROM, STEVEN B RAMSTROM,
PEGGY A
16 WHITE'S GROVE ROAD
NOTTINGHAM, NH 03290

Parcel Number: 063-0050-000
CAMA Number: 063-0050-000
Property Address: 18 WHITE'S GROVE ROAD

Mailing Address: SNYDER, LINDA LEA
18 WHITE'S GROVE ROAD
NOTTINGHAM, NH 03290


Parcel Number: 067-0045-000
CAMA Number: 067-0045-000
Property Address: 12 WHITE'S GROVE ROAD

Mailing Address: GOODRICH, ROBERT G GOODRICH,
JANET C
109 WALNUT ST
CANTON, MA 02021



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.

OWNER INFORMATION		SALES HISTORY					PICTURE																												
KINGSTON, THOMAS J. KINGSTON, ANDREA M. 14 WHITE'S GROVE ROAD NOTTINGHAM, NH 03290		Date	Book	Page	Type	Price	Grantor																												
		06/15/2018	5921	2469	Q I	310,000	ROSSI, DIANE L.																												
		09/01/2011	5240	1852	U I 81	222,000	WHITE ESTATE, JAMES F																												
		01/30/2002	3726	2603	U I 38		WHITE FAMILT REV TRUS																												
		09/19/1997	3238	2878	U I 99	45,000	W																												
LISTING HISTORY		NOTES																																	
12/01/11 DMVM 10/11/07 LMHC 06/26/06 DSYM 03/04/99 BHR 04/28/98 AAL 01/07/87 DMO		GRY; SEASONAL; MOD SLOPE TO WTR; RENOVING OPF; SAGGING PLRS THROUGHOUT-ROOF; NEEDS WORK, ROOF PR; 90' W/F; 12/11-NOE, ADJ COND ON SHED;																																	
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVATAR																												
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes																												
SHED-WOOD	160	10 x 15	160	7.00	40	717																													
						700																													
LAND VALUATION							TOWN OF NOTTINGHAM NEW HAMPSHIRE																												
Zone: R-AG PAWTUCKAWAY Minimum Acreage: 2.00 Minimum Frontage: 200							PARCEL TOTAL TAXABLE VALUE																												
							<table border="1"> <thead> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$ 39,400</td> <td>\$ 700</td> <td>\$ 297,600</td> </tr> <tr> <td colspan="3"></td> <td>Parcel Total: \$ 337,700</td> </tr> <tr> <td>2017</td> <td>\$ 39,400</td> <td>\$ 700</td> <td>\$ 297,600</td> </tr> <tr> <td colspan="3"></td> <td>Parcel Total: \$ 337,700</td> </tr> <tr> <td>2018</td> <td>\$ 39,400</td> <td>\$ 700</td> <td>\$ 297,600</td> </tr> <tr> <td colspan="3"></td> <td>Parcel Total: \$ 337,700</td> </tr> </tbody> </table>	Year	Building	Features	Land	2016	\$ 39,400	\$ 700	\$ 297,600				Parcel Total: \$ 337,700	2017	\$ 39,400	\$ 700	\$ 297,600				Parcel Total: \$ 337,700	2018	\$ 39,400	\$ 700	\$ 297,600				Parcel Total: \$ 337,700
Year	Building	Features	Land																																
2016	\$ 39,400	\$ 700	\$ 297,600																																
			Parcel Total: \$ 337,700																																
2017	\$ 39,400	\$ 700	\$ 297,600																																
			Parcel Total: \$ 337,700																																
2018	\$ 39,400	\$ 700	\$ 297,600																																
			Parcel Total: \$ 337,700																																
Site: AVERAGE Driveway: DIRT Road: DIRT																																			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes																					
1F RES WTRFRNT	0.200 ac	61,666	D	90	100	95	95	100 -- LEVEL	100	50,100	0	N	50,100																						
1F RES WTRFRNT	1.000 wf	x 220,000	X	100				90 -- ROLLING	125	247,500	0	N	247,500	90'/AVG/BCH/AVG/N																					
	0.200 ac									297,600			297,600																						