

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 18-005-VA

Application from Peter Loeser and Joy V. Riddell, requesting a Variance from Article II Section C:1(a) of the Nottingham Zoning Ordinance, to permit an addition, large equipment storage shed and ADU/garage on a private road. The property is located at 53 White's Grove Road in Nottingham, NH and is identified as Tax Map 63 Lot 81.

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
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

Owner
Peter C Loeser
3 Godbout Dr.
Concord NH 03301

Re: 53 Whites Grove Rd
Nottingham NH 03290
Map 63 Lot 81

Dear Peter

After review of your building permit for an addition and ADU/garage I will have to deny your application at this time. You will need to apply to the Nottingham Zoning Board of Adjustment for the following relief.

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

FRONTAGE (THE LENGTH OF THE LOT BORDERING ON A CLASS V ROAD OR BETTER)

Town of Nottingham Policy on Building Permits on Private Roads Adopted on July 10, 2003 allowing the building inspector to issue building permits to applicants on private roads in the following circumstances.

Section I:

- **General Maintenance or repair of an existing building**
- **Replacement of materials with a similar material.**
- **Accessory improvements such as decks or porches that meet all other zoning regulations**
- **Improvement or Replacement of an existing habitable building, where the use, habitable volume and footprint remain the same.**
- **Accessory buildings: barns, sheds, garages and other non-habitable buildings**

The Following Building permit applications will be directed to the ZBA for action, prior to any issuance of a building permit by the building inspector.

Section II:

- **Erection of any new building.**

- **Changes in the use of the property (from single family into a multi-family)**
- **Additions that add to the volume of an existing building.**

- **Any other sections not covered in section I.**

You will also have to add an Agreement and Release Regarding Building permit For Class VI Highway Completed to your deed upon approval from the ZBA

Russ Bookholz
Town of Nottingham Code Administrator



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. 18-005-VA
Date Filed May 14, 2018
Meeting Date June 14, 2018
Fee Amount \$1,245.00
Date Paid May 14, 2018
Outcome _____

Name of Applicant Peter Loeser

Mailing Address 3 Godbout Dr. Concord NH 03301

Home Phone 603-455-9122 Work Phone 603-455-9122 Cell 603-455-9122

Name of Owner(s) -SAME- (AND JOY V. RIDDELL - WIFE)
(if same as applicant, write "same")

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

e-mail: peterloeser@comcast.net

PROPERTY INFORMATION

Location of property 53 White's Grove Rd Tax Map 603 Lot 81

Lot Dimensions: Front ~256.2 ft Rear ~361.8 ft Side ~151.8 ft Side 197.7 ft

Lot Area: Acres 1.55 acres Square Feet ~51,857.7 sq. ft

Present Use of Property Year Road SF. dwelling

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 II Section C.1(A) of the zoning ordinance to permit:

an addition, Large Equipment Storage Shed, ADU/garage
on a private Road

SUPPORTING INFORMATION

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

NO SIGNIFICANT IMPACT

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

EXPANSION OF RESIDENCE TO ENABLE FULLTIME OCCUPATION BY OWNER AND FAMILY. AS WELL AS A PERMANENT PLACE TO STORE LARGE EQUIPMENT

3. Granting the variance would do substantial justice because:

AS ABOVE.

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

IMPROVEMENT TO NEIGHBORHOOD.

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:

EXPANSION OF CURRENT RESIDENCE.

-AND-

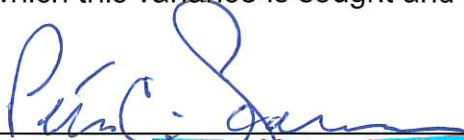
ii. The proposed use is a reasonable one because:

NO CHANGE.

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.

WOULD BE UNABLE TO OCCUPY AS FULLTIME RESIDENCE.

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

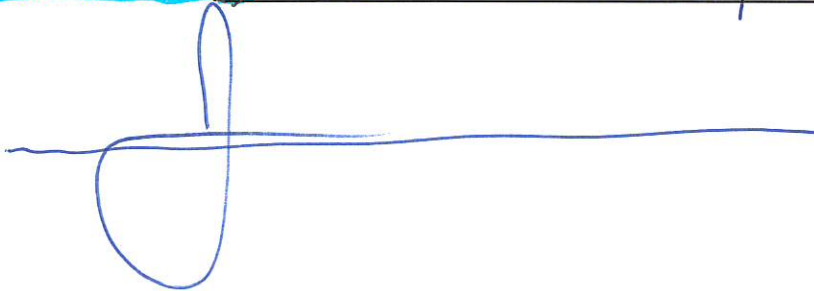
5/10/2018

Date

Additional Signatures below, if Needed

Please Print Name(s)

PETER C. LOESER, JOY V. RIDDELL



5/10/18

DATE.

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Nottingham NH 03290

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ABUTTER(S) LIST

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

1. APPLICANT INFORMATION:

Printed Name: Peter Loeser Contact Telephone: 603-455-9122
Address: 3 Godbout Dr. Concord, NH 03301

2. OWNER INFORMATION:

Printed Name: Same as #1
Address: _____

3. PROFESSIONAL(S) INFORMATION:

Printed Name: _____
Address: _____

Abutter(s) Information				
4.	Map: 63	Lot: 47-2	Name: Nancy W. Vigers	Address: 22 Smith Farm Rd Stratham, NH 03885
5.	Map: 63	Lot: 82	Name: John C. Stevens	Address: 49 White's Grove Rd Nottingham NH 03290
6.	Map: 63	Lot: 71	Name: Margaret Proke-Weisman	Address: 7 Harvest Lane Nashua NH 03063
7.	Map: 63	Lot: 72	Name: Craig J. McLaughlin	Address: 19 Salmon Brook Dr Nashua NH 03063
8.	Map: 63	Lot: 74	Name: Nancy W. Vigers	Address: same as #4
9.	Map: 63	Lot: 75	Name: Nancy L. Johnson	Address: 9 Stoddard Terr. Lynn MA 01902
10.	Map:	Lot:	Name:	Address:
11.	Map:	Lot:	Name:	Address:
12.	Map:	Lot:	Name:	Address:
13.	Map:	Lot:	Name:	Address:

DO NOT
need to
count

I, Peter C. Loeser, 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..

Peter C. Loeser
Applicant's Signature

Date

