

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: 10/26/2020
Owner: Louis Milano
Address: 37 North River Road
Map/Lot: 1/43

Applicant seeks a Special Exception for adding a second floor to existing structure. This encroaches on the setbacks by eight feet on the second floor only.

Article II(c)(3)(b):

Special exceptions to these setback provisions may be granted by the Zoning Board of Adjustment based on weighing of the following considerations, but in no case shall less than twenty (20') feet be permitted for habitable structures or non-habitable.

Article II(c)(2)(b) Each lot shall have a minimum continuous frontage of (200') feet including curb cut. This lot has 49.96 feet

Note:

This denial is for the second floor only. The first floor already exist.

There is no denial for seasonal to year round.

Respectfully submitted,

Dale Sylvia
Code Enforcement



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 SPECIAL EXCEPTION

To: Zoning Board of Adjustment
Town of Nottingham

FOR OFFICE USE ONLY

Case No. _____
Date Filed _____
Meeting Date _____
Fee Amount _____
Date Paid _____
Outcome _____

Name of Applicant Louis Milano

Mailing Address 17 Scotland Ave Pelham NH 03076

Home Phone 607-999-0528 Work Phone _____ Cell _____

Name of Owner Jill Carney
(if same as applicant, write "same")

PROPERTY INFORMATION

Location of property 37 N. River Lake RD. Tax Map 1 Lot 43

Lot Dimensions: Front 50.7' Rear 51.08' Side 268.69 Side 253.96

Lot Area: Acres .23 Square Feet 13,068

Present Use of Property Residential

Proposed Use of Property Residential

NOTE: This application is not acceptable unless all statements below have been completed. Additional information may be supplied on a separate sheet if the space provided is not adequate.

SPECIAL EXCEPTION REQUEST

A special exception is requested from Article 2 Section C.3.b of the zoning ordinance to permit:

a second floor to existing structure footprint. The
encroachment of 8' is on the second floor only.

SUPPORTING INFORMATION

Explain how the proposal meets the special exception criteria as specified in the above noted Article/Section of the Nottingham Building Code & Zoning Ordinances: (List all criteria from ordinance).

Criteria 1 – *whether the goal set forth in NH RSA 674:17 I will be infringed by granting such special exception;*

By Building upward rather than outward we are preventing any infringement to the goals noted in RSA 674:17I.

Criteria 2 – *whether the terrain or configuration of the lot make it more appropriate than not for such a special exception to be granted; and*

The lot size does not permit adequate ground level expansion.

Criteria 3 – *whether the granting of such special exception would adversely impact the neighboring parcels or rural character of the Town.*

Improvements to the property will increase values in the neighborhood.

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 special exception is sought and that all information provided by me is true under penalty of law.



Signature of Owner(s) or Authorized Agent

10.27.20

Date

Owner's Name (Typed or Printed) Louis Milano

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 _____,
hereby verify that I have authorized _____ 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:

- | | |
|--|---|
| <input type="checkbox"/> Subdivision/Lot Line Adjustment | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Backlot Subdivision | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Other _____ | |

FOR: _____

See VA application

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 _____

NAME OF OWNER (Typed or printed) _____

Address of Owner _____

Signature of Owner _____ Date _____

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



Office 603-679-9597 X1
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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 Planning Board and such agents or employees of the Town as the Nottingham Planning Board 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. This authorization expires in one year from date of signature

Property Owner(s) _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date

See Application via VA



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 37 NORTH RIVER LAKE ROAD
Tax Map 1 Lot 43 Sub-Lot

Applicant's information:

Name(s): JILL CARNEY
Address: 10 MOUNTAIN VILLAGE RD Phone #: 603-893-1114
WINNHAM NH 03087 E-mail: Jillc2@aol.com

Owner(s) information (if same as applicant write same):

Name(s): JILL CARNEY
Address: 10 MOUNTAIN VILLAGE RD Phone #: 603-893-1114
WINNHAM NH 03087 E-mail: Jillc2@aol.com

Representative's information (if applicable):

Name(s): LOUIS MILANO
Address: 17 SCOTLAND HUE Phone #: 603-999-0528
PELHAM NH 03076 E-mail: LOU.MILANO@gmail.com

Property information:

Lot Dimensions: Front 50.71' Rear 51.08' Side 268.69' Side 253.96'
Lot Area: Acres .23 Square Feet 13,668
Present Use of Property RESIDENTIAL
Proposed Use of Property RESIDENTIAL

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) JILL CARNEY Jill Carney 10/23/20
Printed name Signature Date

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 _____ Section _____ of the zoning ordinance to permit:

AND ARTICLE 2 C 2B 49.96 FT OF FLOORAGE WHERE 700 IS RECORDED
Previous Zoning Board action on this property: _____

SUPPORTING INFORMATION

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

THERE IS CURRENTLY AN EXISTING HOA WITH THIS FLOORAGE

2. The spirit of the ordinance is observed:

BECAUSE THE RESULTING STRUCTURE IS CONSISTENT WITH ITS CURRENT STATE AND CONSISTENT WITH ADJUTERS AND THEIR ADJUTERS.

3. Substantial justice is done:

BECAUSE IT ALLOWS FOR A CURRENT DERELICT PROPERTY TO BE MORE LIKE OTHER IMPROVED PROPERTIES IN THIS NEIGHBORHOOD.

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

IN FACT THE SURROUNDING PROPERTY VALUES WILL BE POSITIVELY IMPACTED

AND INCREASE IN PROPERTY VALUE WILL
INCREASE NEIGHBOURHOOD VALUES

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

REPLACING HOME WOULD NOT IMPACT PUBLIC
BECAUSE FOOTPRINT OF HOME HAS NOT BEEN
ALTERED

ii) The proposed use is a reasonable one.

BECAUSE THE PROPOSED
RESIDENTIAL DWELLING IS CONSISTENT
WITH ALL ABUTTERS.

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.

THE LAND DOESN'T ALLOW USE OF SPACE OUTSIDE
WE NEED TO GO UP.

WITH OUT THIS RELIEF WE COULDN'T HAVE
THE LIVING SPACE WE DESIRE.

To whom it may concern

I Jill Carney hereby designate
Louis Milano as my agent with regard
to all matters concerning my property
at

37 North River Lake Rd
Nottingham, NH

Jill Carney
10 Mountain Village Rd
Windham, NH 03087

~~✶ Jill Carney 10/26/20~~

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 _____ LOUIS MIKANO _____

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

Property Owner(s) _____ Jill Casney _____ 10/23/20 _____
Signature Date Signature Date

Property Owner(s) _____ _____
Signature Date Signature Date

Property Owner(s) _____ _____
Signature Date Signature Date

Property Owner(s) _____ _____
Signature Date Signature Date

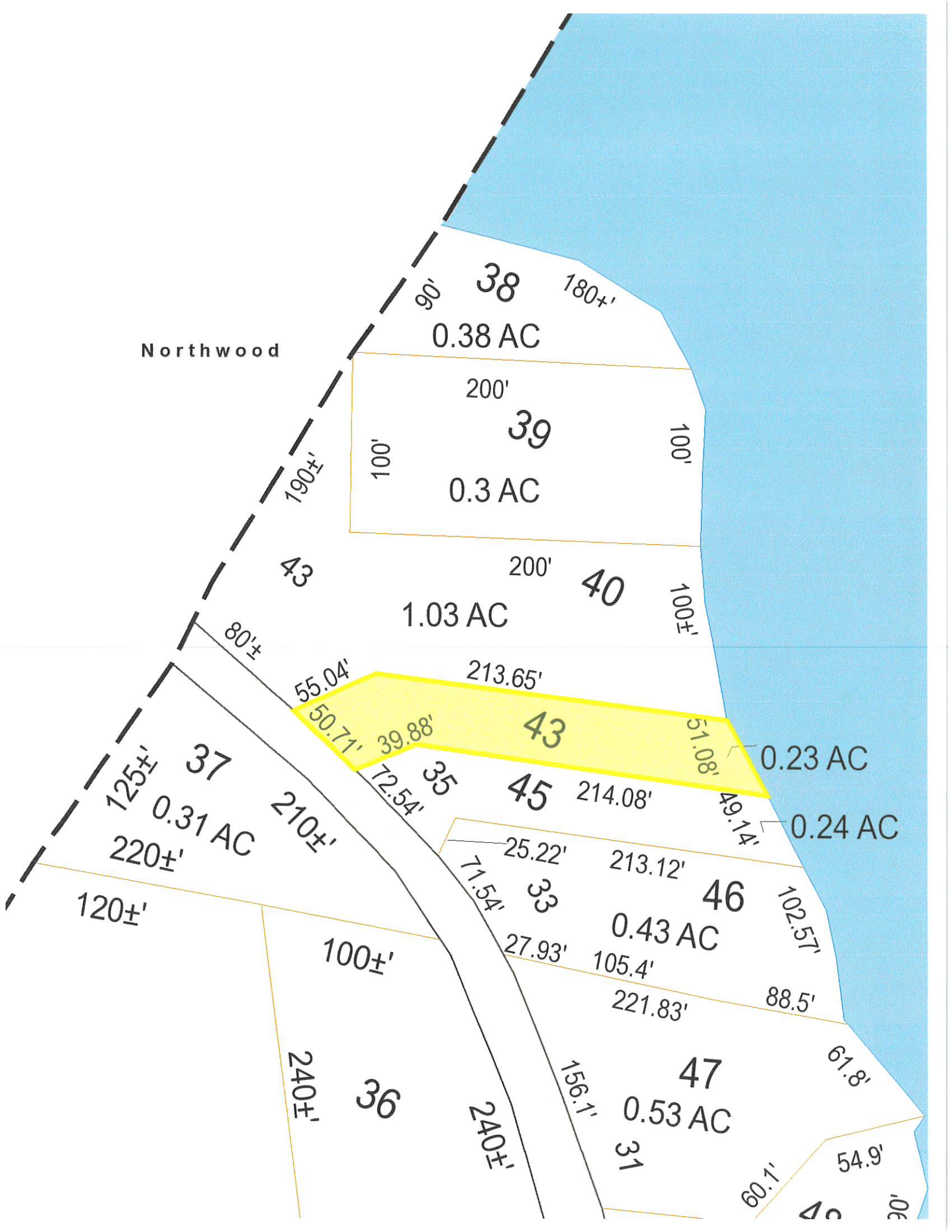
LIST OF ABUTTERS

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	Address
JILL CARNEY	10 MOUNTAIN VILLAGE RD WINDHAM NH
2. Owner Name	Address
JILL CARNEY	10 MOUNTAIN VILLAGE RD WINDHAM NH
REPRESENTING	
3. Professional(s) Name	Address
LOUIS MILANO	10 MOUNTAIN VILLAGE RD WINDHAM NH 03087

MAP/ LOT/ SUB-LOT	ABUTTER(S) NAME	MAILING ADDRESS
4.	CHRISTOPHER AMAAON	38 N. RIVER LK RD
5.	RICHARD MILANO	39 N. RIVER LK RD
6.	SHERMAN ELLIOTT TRUST	35 N. RIVER LK RD
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		



map 1 lot 43

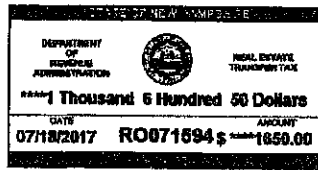
BK 5836 P6 1274

Return to:
Jill Carney
37 North River Road
Nottingham, NH 03290

UC 20% at time of sale

110,000

family sale?



Listed 3/28/17 @ 125,000 on market 112 days

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JoAnn Ganong and Fredric L. Ganong, wife and husband, of 5 Plympton Road, Sudbury, MA 01776, for consideration paid grant(s) to Jill Carney, of 10 Mountain Village Road, Windham, NH 03087, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings and improvements thereon, situate in the Town of Nottingham, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at the northerly corner of said lot and land now or formerly of William Morris; thence running northeasterly by said Morris land to an iron hub near North River Lake a distance of two hundred (200) feet; thence southeasterly by said lake fifty (50) feet to an iron hub; thence southwesterly by land now or formerly of Ralph S. Colcord two hundred (200) feet to an iron hub; thence northwesterly by said Ralph S. Colcord's land fifty (50) feet to an iron hub, being the point begun at, said Lot being No. 4 as laid out by said Ralph S. Colcord.

Also conveying herein the right of way to said lot over the private road to said lots.

Also a certain tract or parcel of land, with the buildings and improvements thereon, situate in the Town of Nottingham, County of Rockingham and State of New Hampshire bounded and described as follows:

Beginning at an iron pipe driven in the ground at the northerly corner of other land of said Cormier; thence running in a westerly direction by and along other land now or formerly of said Howard a distance of fifty-five (55) feet and six (6) inches to an iron pipe driven in the ground at the public road; thence turning and running in a southerly direction by and along said public road a distance of fifty (50) feet to an iron pipe driven in the ground; thence turning and running in an easterly direction by and along other land of said Howard a distance of thirty-nine (39) feet and (10) inches to an iron pipe driven in the ground; thence turning and running in a northerly direction by and along other land of said Cormier a distance of fifty (50) feet to the point of beginning.

029857

2017 JUL 18 AM 10:57

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

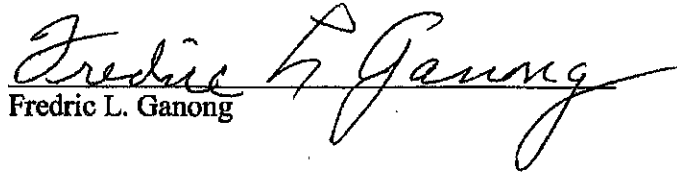
Subject to restrictions of record.

Meaning and intending to describe and convey the same premises conveyed to Fredric L. Ganong and JoAnn Ganong by deed dated May 19, 1988 and recorded in the Rockingham County Registry of Deeds in Book 2740, Page 2140.

I/We, the grantor(s) hereby release all rights of homestead in the above described premises.

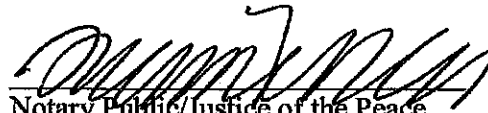
Executed this 14th day of July, 2017.

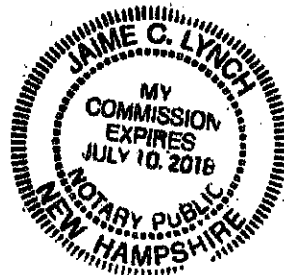

JoAnn Ganong

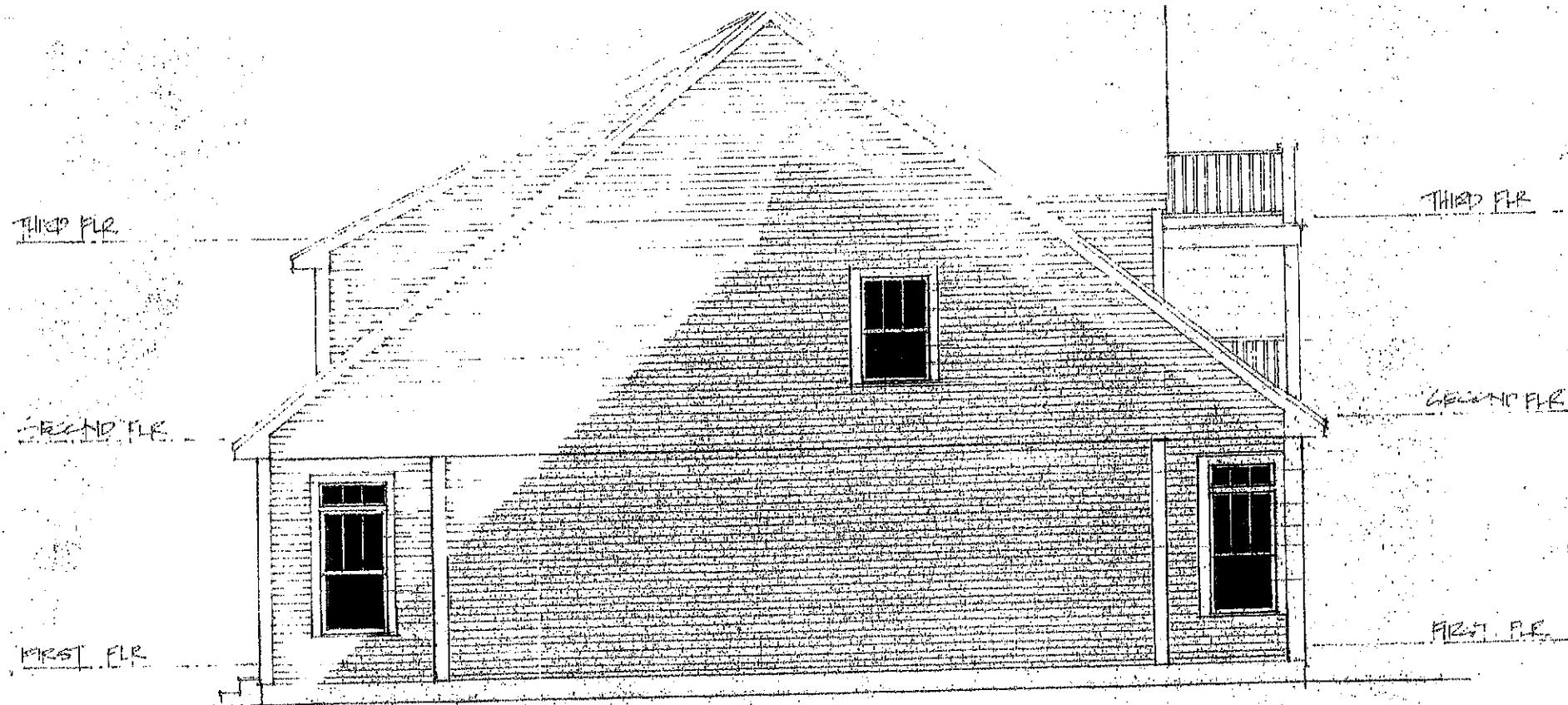

Fredric L. Ganong

State of New Hampshire
County of Strafford

Then personally appeared before me on this 14th day of July, 2017, the said JoAnn Ganong and Fredric L. Ganong and acknowledged the foregoing to be his/her/their voluntary act and deed.

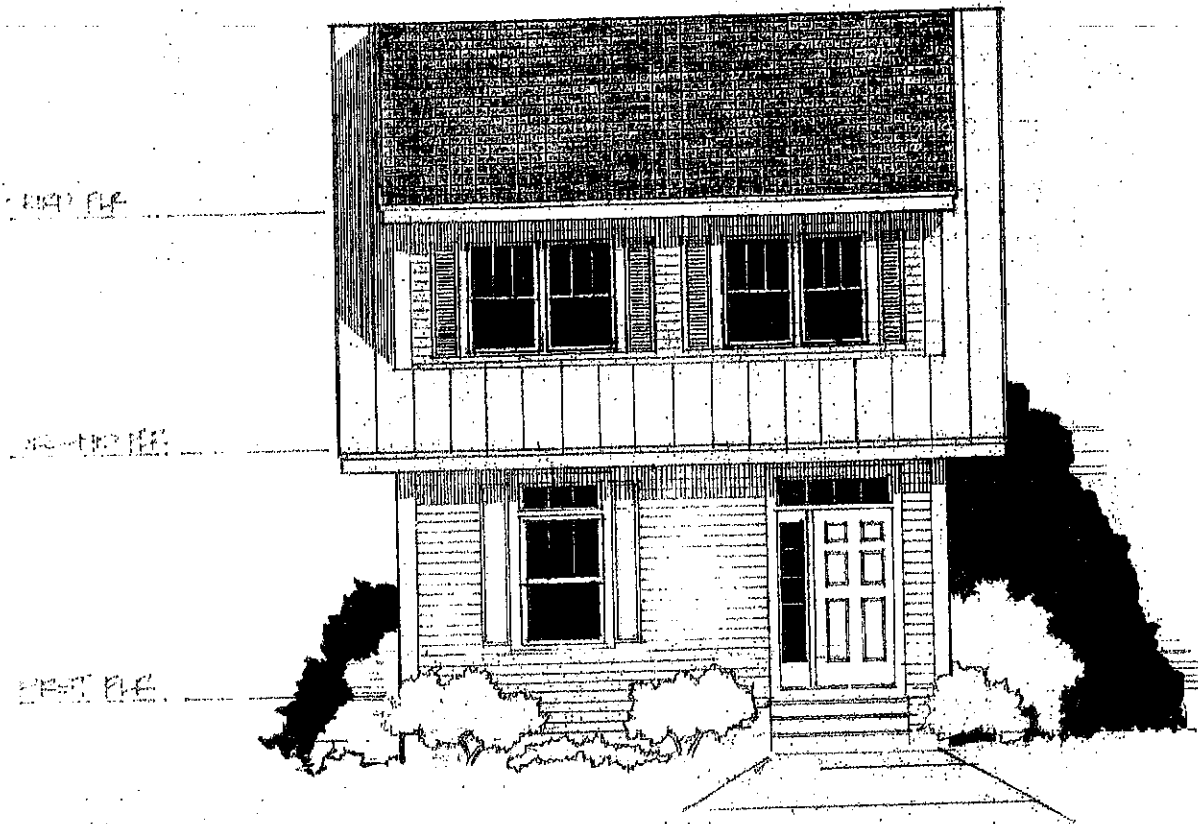

Notary Public/Justice of the Peace
Commission expiration:





RIGHT SIDE ELEVATION

SCALE: 1/4" = 1' - 0"



FRONT ELEVATION

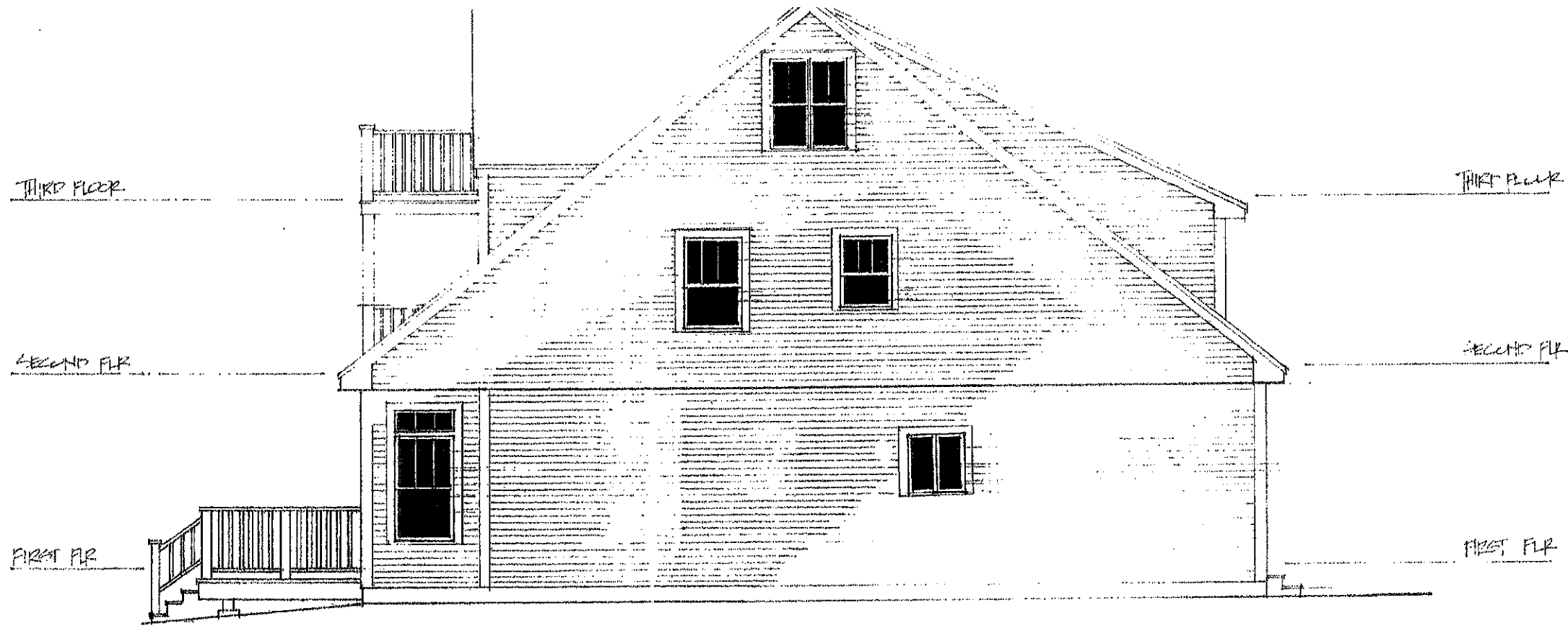
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MILANO LAKE RESIDENCE

DN: 19-662

1

OF 8



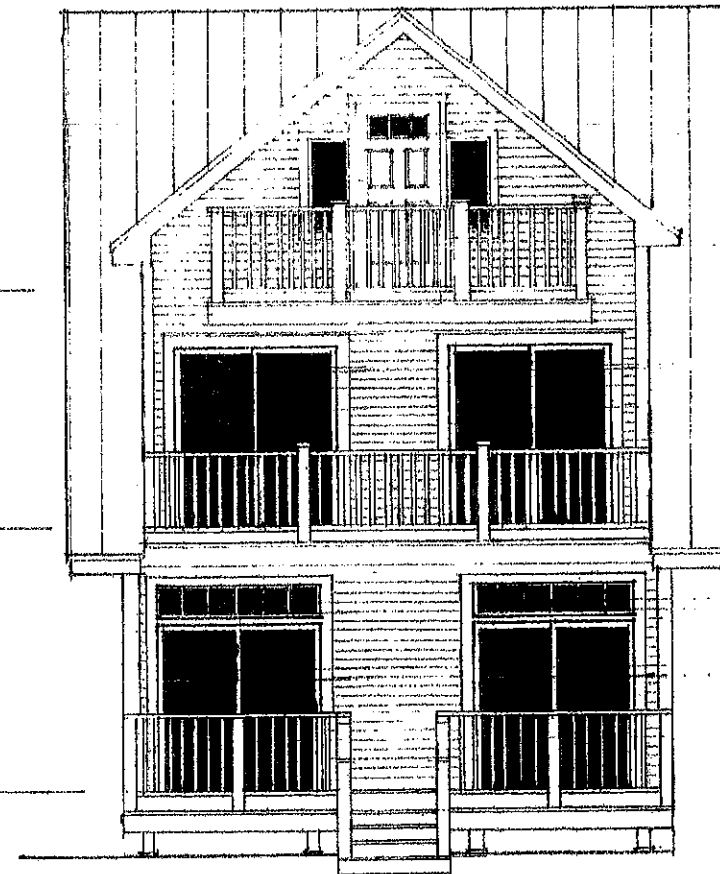
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR



REAR ELEVATION

SCALE: 1/4" = 1'-0"

MILANO LAKE RESIDENCE

DN: 19-662

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GENERAL NOTES

FOUNDATION:
 Min. 8" thick concrete foundation/frost walls on continuous 1'-4" x 8" concrete footing at min depth of 48" below finish grade on undisturbed soil. Steel re-bar as needed.
 Exterior of foundation wall perimeter to be sealed and perimeter drainage be employed.
 Concrete flatwork to be a min. of 4" throughout, welded wire mesh imbedded with pour over approved vapor barrier & compacted gravel/fill.
 All large slab areas to employ scored expansion joints where needed.
 Elevations at top of concrete foundation walls to be determined in the field.
 Wood sill shall be composed of (1) 2x6 PT base plate over approved sill sealer material and attached to concrete with approved metal fasteners. Finish with continuous KD 2x6 over PT base plate.

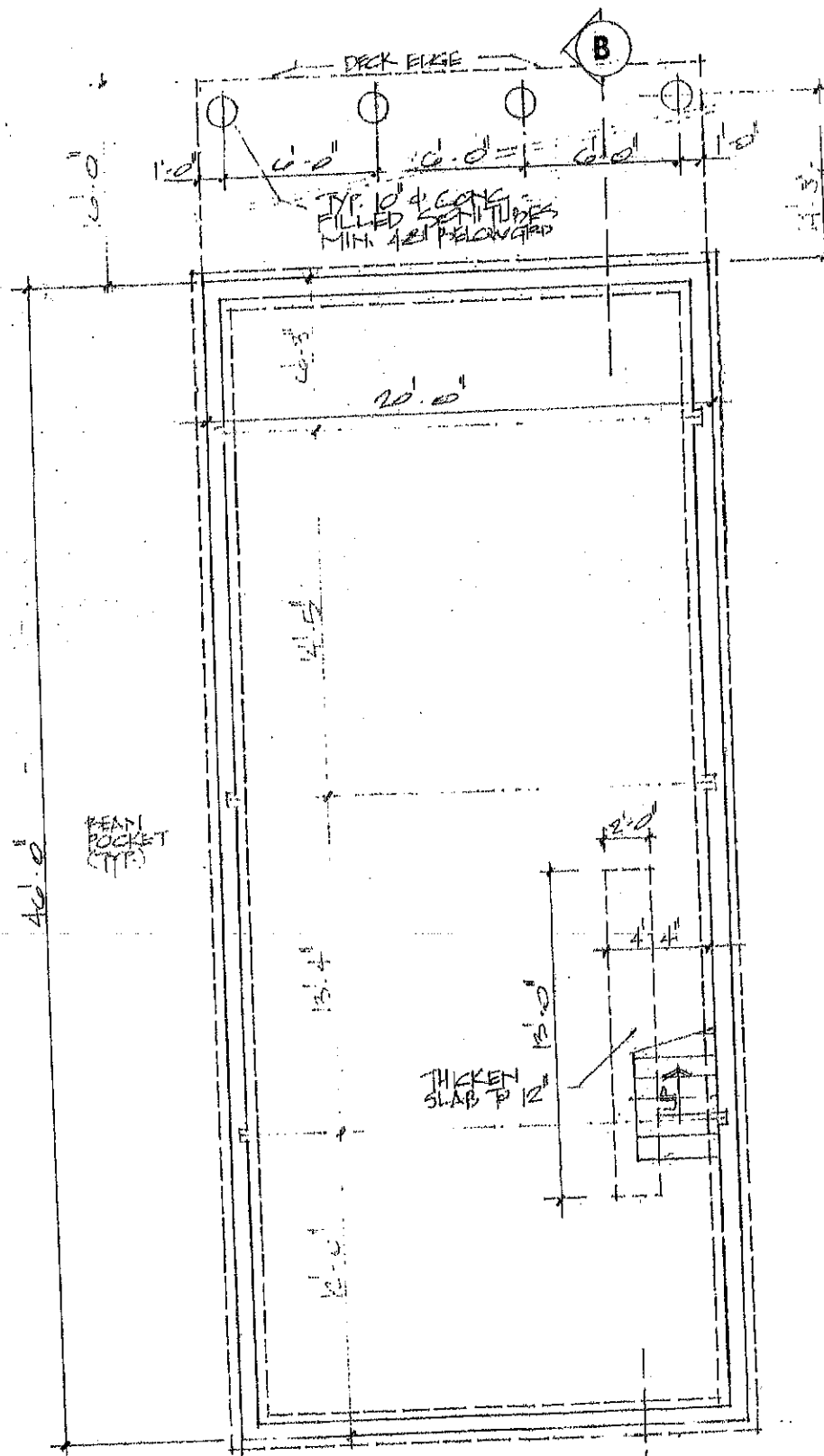
FLOORS:
 Subfloor to be 3/4" "Advantec" or equal lay perpendicular to floor joists, glued and screwed.
 Floor joists to be 2x12 KD @ 16" oc.
 Stairways u.o.n. to be constructed using (4) 2x12 stringers.
 Floor finish material per owner's specifications.
 FLR Joists 2x8KD @ 16" o.c.

WALLS:
 Exterior walls to be of 2x6KD studs @ 16" oc with (1) 2x6KD base plate and (2) 2x6 top plates using min. 48" lap splice.
 Wall sheathing to be 7/16" OSB or better with approved air infiltration barrier.
 Interior walls to be 2x4KD studs @ 16" oc w/ 2x4KD base plate and (2) 2x4KD top plates using 48" lap splice.

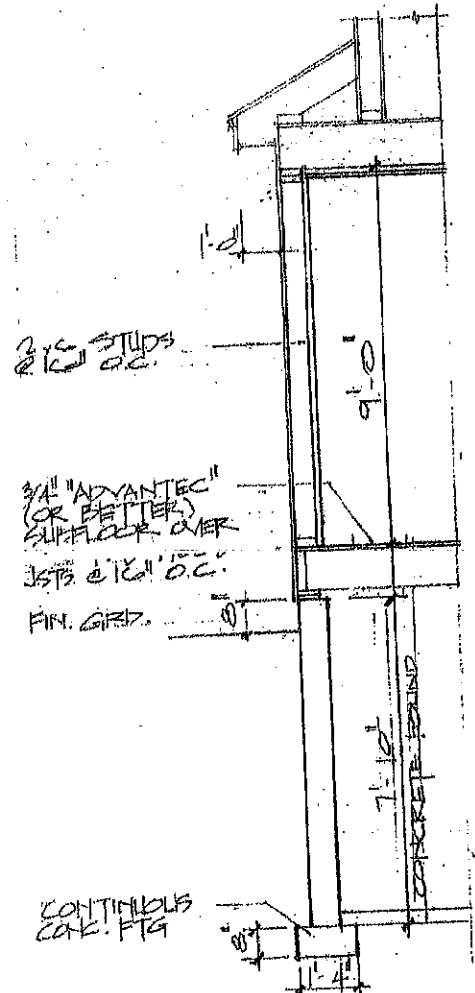
CIELINGS:
 Interior ceilings U.O.N. to be 1/2" gypsum board on 1x3KD strapping @ 16" oc over 2x6KD U.O.N. ceiling joists.
 (Paint to be (1) coat primer and (2) coats enamel using semi-gloss in kitchen, bath and other wet areas and flat enamel elsewhere.)

ROOF:
 Joists to be 2x10KD rafter @ 16" oc unless a trussed roof system is employed as a whole or in part. Check truss mfg specifications.
 Eaves to be continuous metal drip over 1x3KD pine rafter over 1x8KD fascia primed and finish coated. Soffit and/or continuous ridge venting as required.
 Roofing U.O.N. to be min. 235# fiberglass shingles on 15# felt underlayment over min. 1/2" CDX plywood sheathing. Provide 36" min. of eave and valley ice protective barrier.

INSULATION:
 Floors R30 fiberglass batts
 Walls R20 fiberglass batts
 Ceilings R49 fiberglass batts



FOUNDATION PLAN
 SCALE 1/4" = 1'-0"



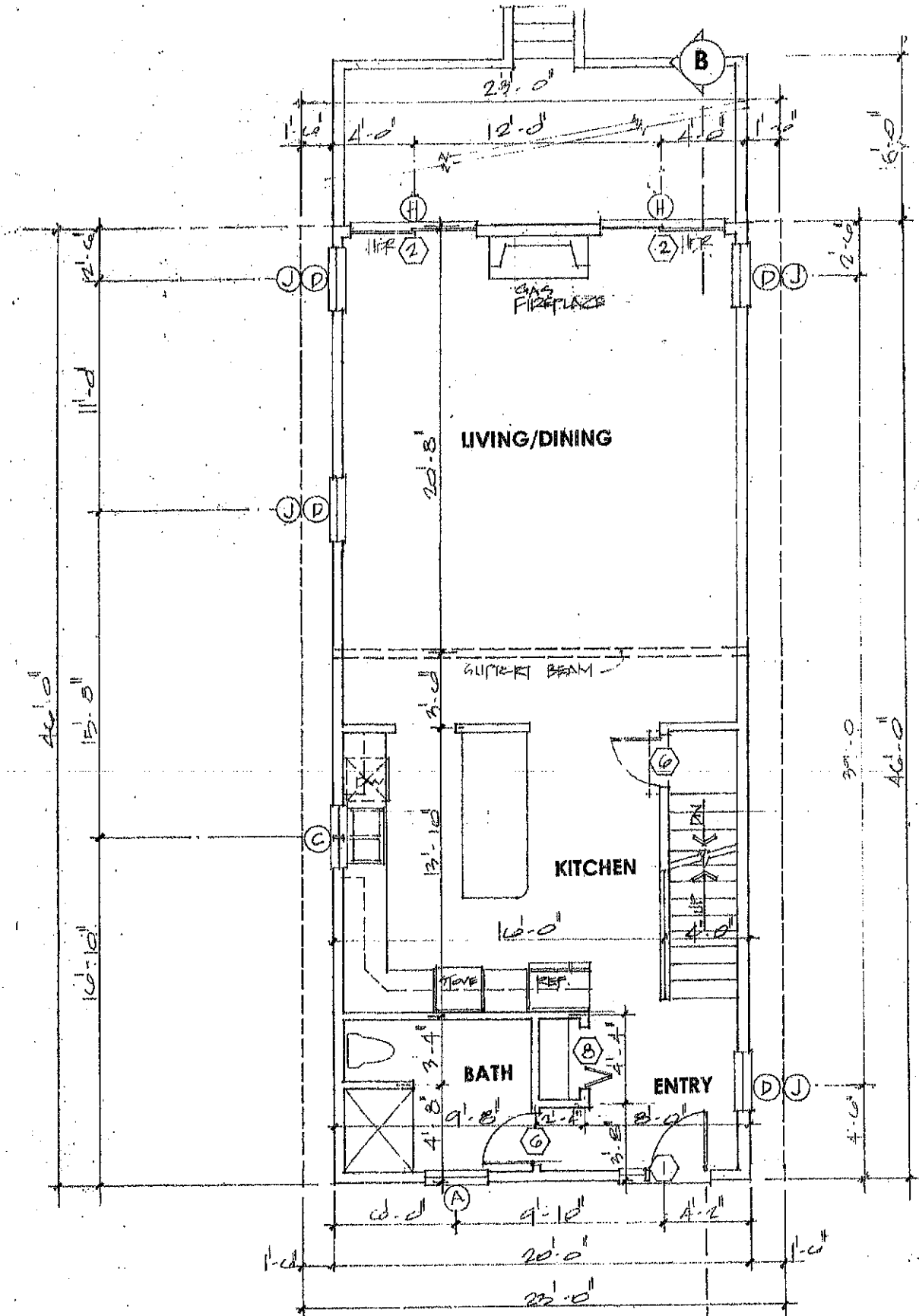
TYPICAL WALL SECTION
 SCALE 3/8" = 1'-0"

MILANO LAKE RESIDENCE

DN: 19-662

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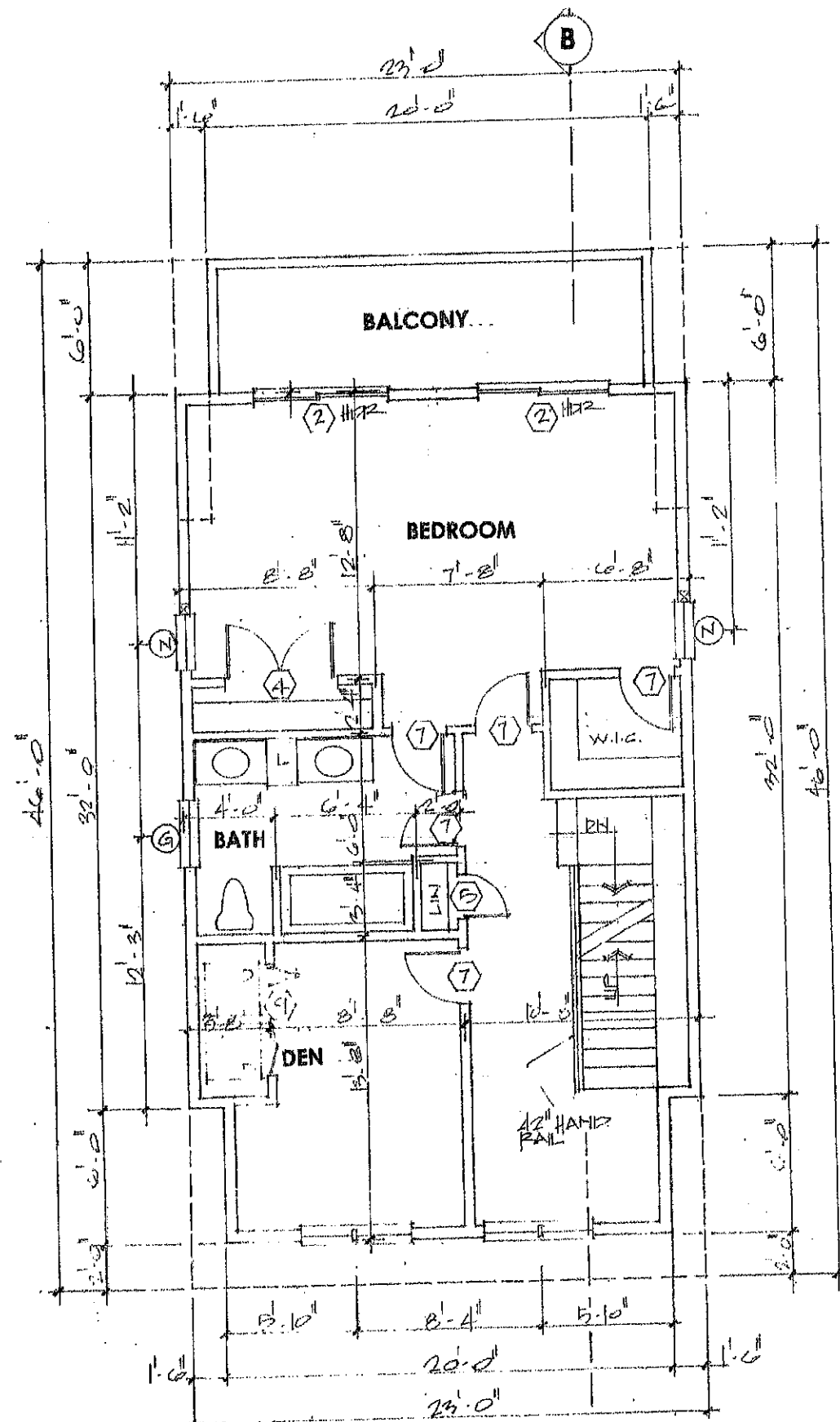
OF 8



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR AND WINDOW SCHEDULE				
SYMB	QTY	SIZE	ROUGH OPENING	REMARKS
1		7500B (1) SL.	PER SPEC	GL. ENTRY
2		600B		GL. ENTRY
3		600B (1) P.D.		LEVERED
4		600B (1) P.D.		INTERIOR
5		600B	2'-0" x 6'-0"	INTERIOR
6		600B		INTERIOR
7		600B	2'-0" x 6'-0"	INTERIOR
8		600B	PER SPEC.	BI. FOLD
9		600B	BI. FOLD	L.O.V.
10		300B EXT.		PER OWNER
11		300B (H.M.)	PER SPEC.	D/H
12		300B (H.M.)	PER SPEC.	D/H (H.M.)
13		300B (H.M.)	PER SPEC.	CASHEM. H.H.T.
14		300B (H.M.)	PER SPEC.	D/H
15		300B (H.M.)	PER SPEC.	D/H
16		300B (H.M.)	PER SPEC.	D/H (H.M.)
17		300B (H.M.)	PER SPEC.	D/H
18		300B (H.M.)		TRANSOM
19		300B (H.M.)		TRANSOM
20		300B (H.M.)		TRANSOM
21		300B (H.M.)		TRANSOM
22		400C		MILL
23		300C (H.M.)	PER SPEC.	D/H

MILANO LAKE RESIDENCE



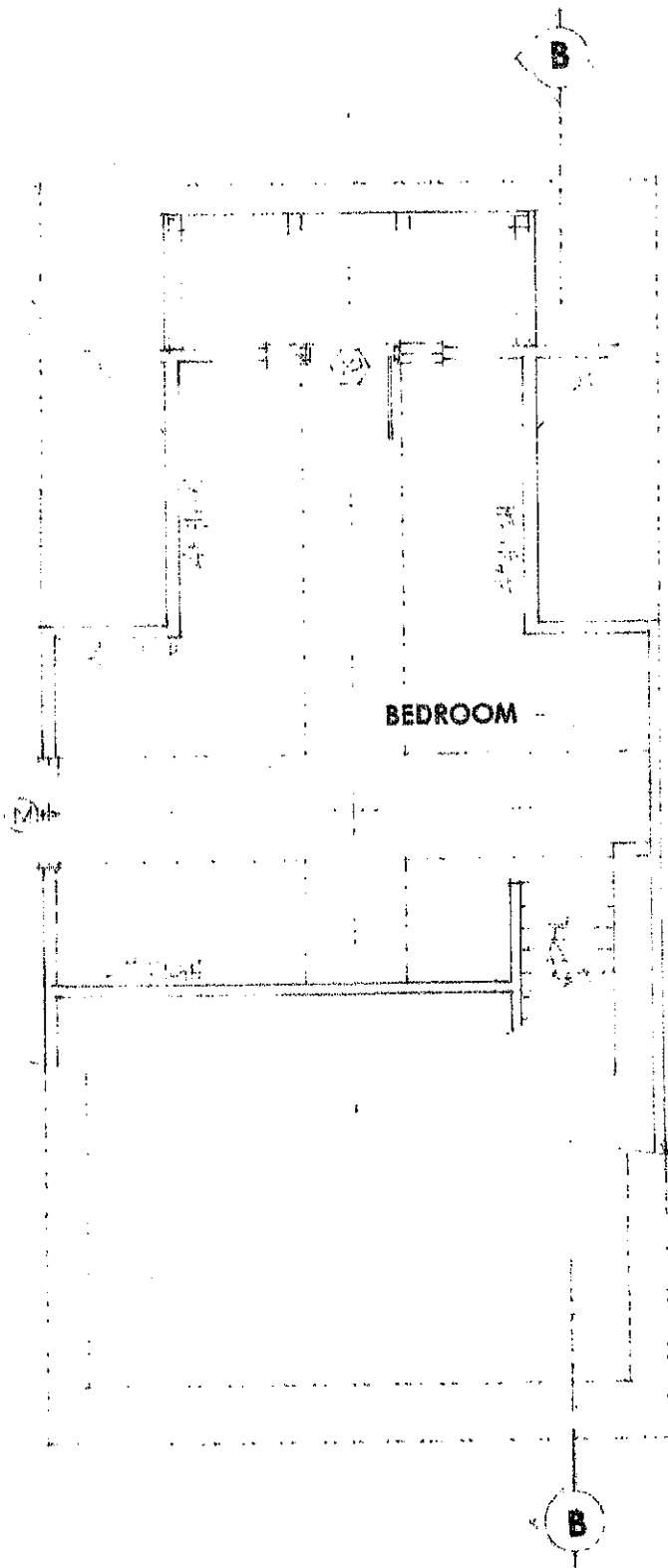
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

MILANO LAKE RESIDENCE

DN: 19-662

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ATTIC FLOOR PLAN

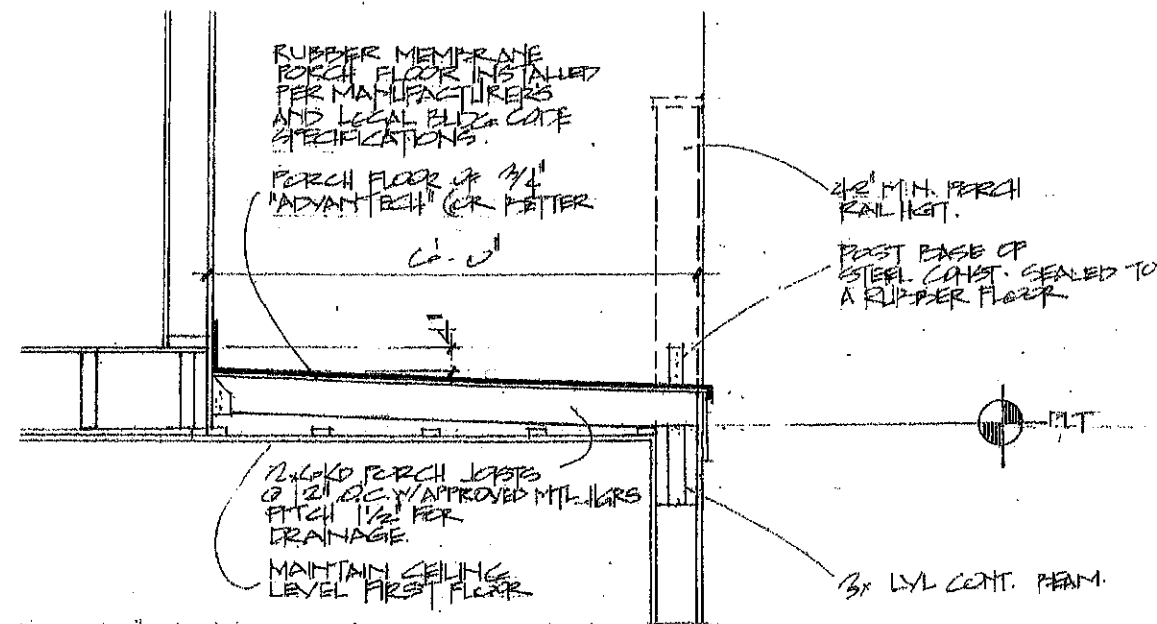
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MILANO LAKE RESIDENCE

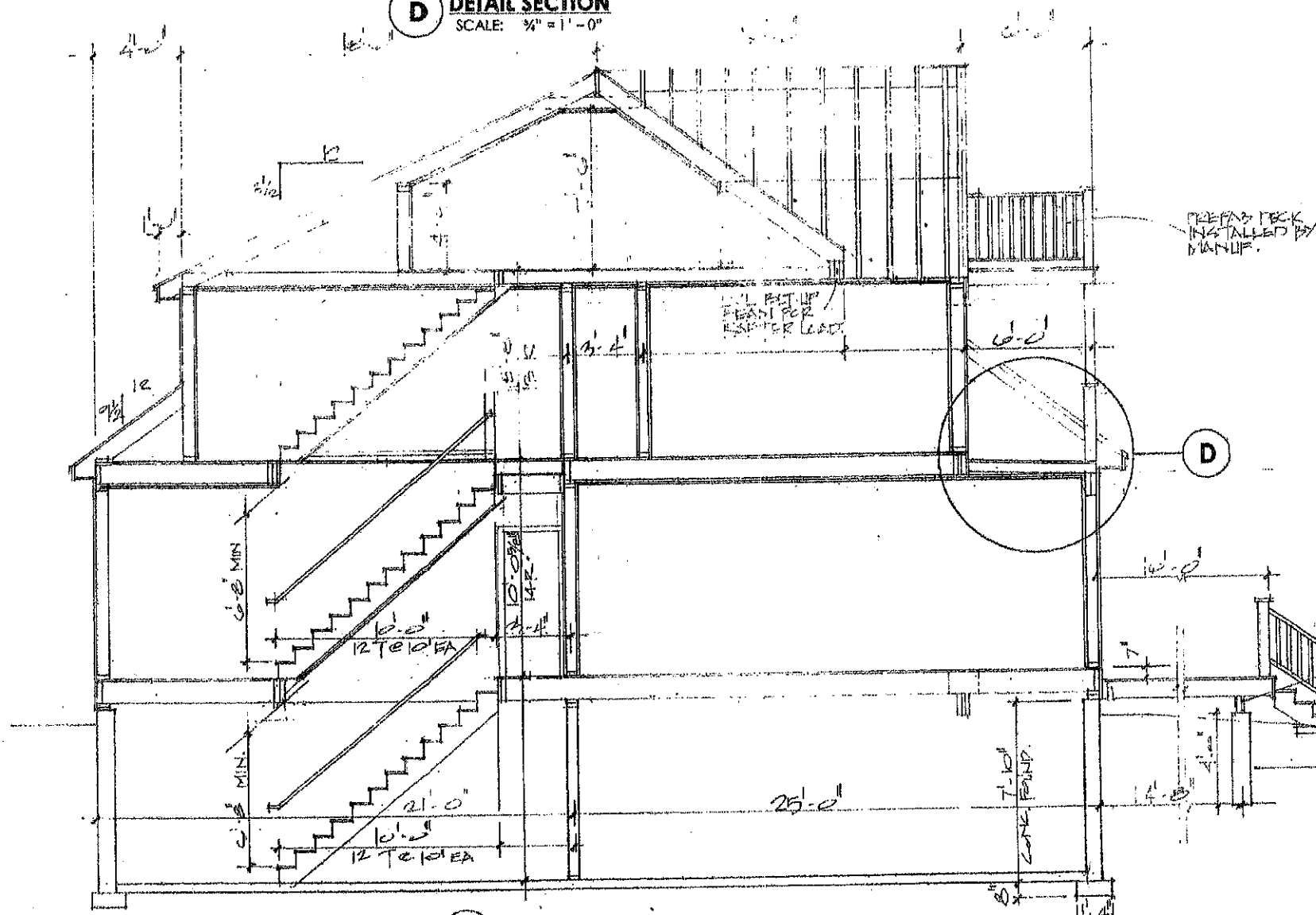
DN: 19-662

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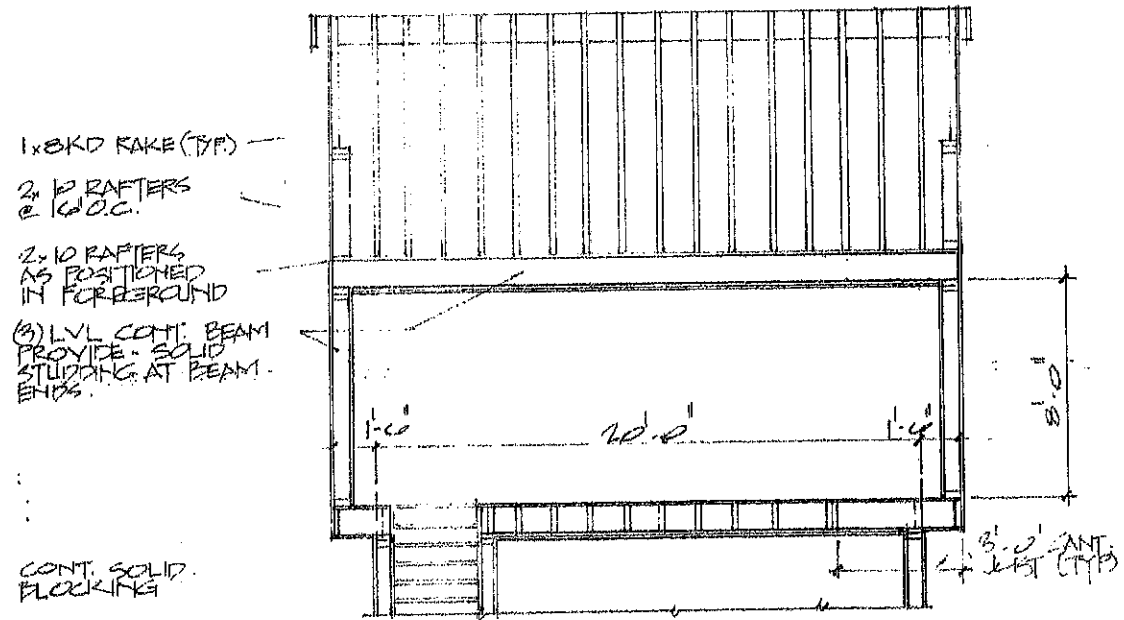
D DETAIL SECTION
SCALE: 3/4" = 1'-0"



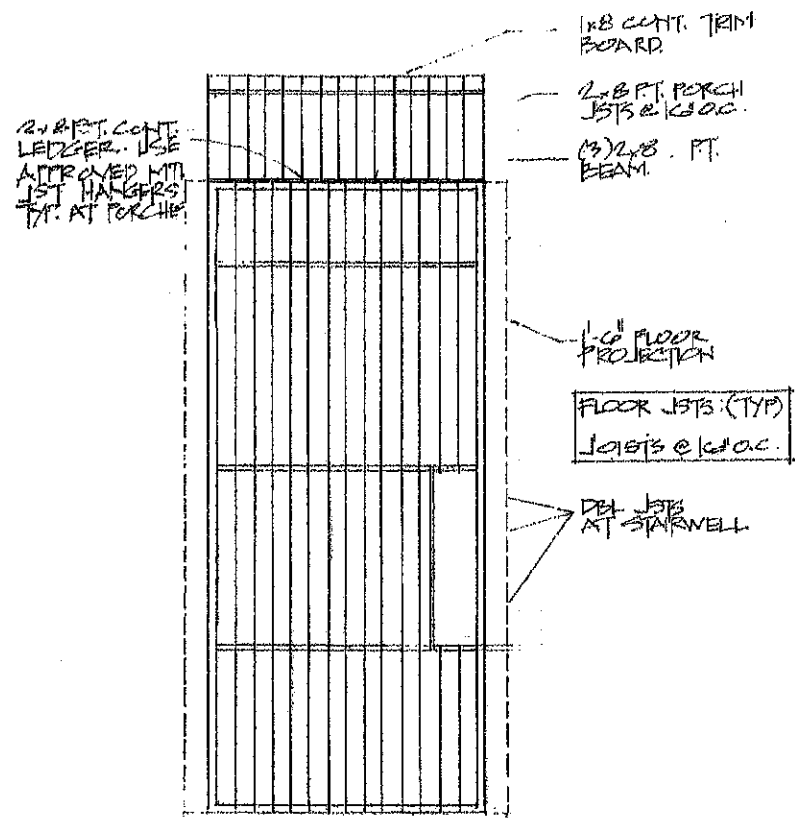
TYPICAL PORCH: 2x10 FT. PORCH JOIST @ 24" O.C. ATTACH AT HOUSE W/ 2x8 FT. LEDGER AND APPROVED METAL HANGERS. FINISH DECK PER OWNER'S SPECIFICATION.

(2) 2x8 FT. PORT. UP BEAM USING APPROVED METAL/CONCRETE ATTACHMENT.

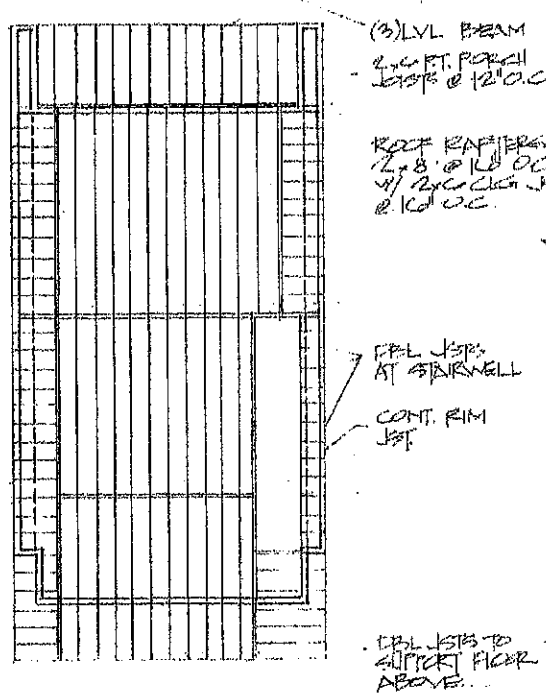
B CROSS SECTION
SCALE: 1/2" = 1'-0"



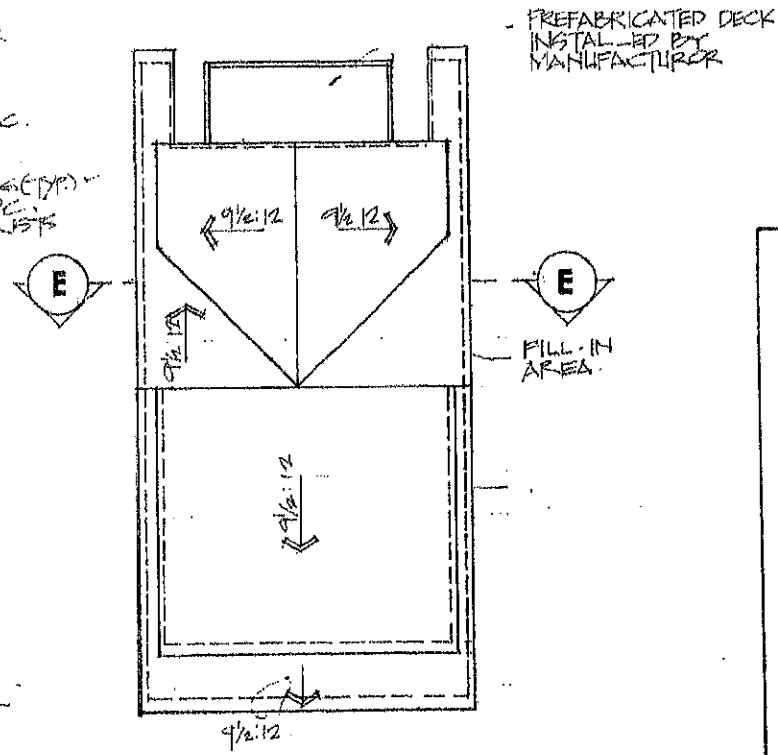
E CROSS SECTION
 SCALE: 1/4" = 1'-0"



FIRST FLOOR FRAMING
 SCALE: 1/8" = 1'-0"



SECOND FLOOR FRAMING
 SCALE: 1/8" = 1'-0"



ROOF FRAMING PLAN
 SCALE: 1/8" = 1'-0"

MILANO LAKE RESIDENCE