



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. _____
Date Filed _____
Meeting Date _____
Fee Amount _____
Date Paid _____
Outcome _____

Name of Applicant Bradford Vuono, Trustee

Mailing Address 147 Raymond Rd

Home Phone 603-895-2870 Work Phone _____

Cell 603-303-0205

Name of Owner(s) Phyllis Rehill Revocable Trust
(if same as applicant, write "same")

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

PROPERTY INFORMATION

Location of property 147 Raymond Rd Tax Map 63 Lot 47

Lot Dimensions: Front 760' Rear — Side 4,322' Side 1,462'

Lot Area: Acres 13.78 Square Feet 600,257

Present Use of Property single family residential

Proposed Use of Property 6 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 II Section c(i)(a) of the zoning ordinance to permit:

three of the six lots on a private road.
(class VI)

SUPPORTING INFORMATION

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

the lots will be at the top of White's Grove Road so will not impact the other residents.

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

the lots will all be over 2 acres, consistent with residential zoning.

3. Granting the variance would do substantial justice because:

It would allow the property owner to receive the highest and best use of the land.

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

the community has many year-round homes already and the set backs will maintain their privacy and values.

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:

there are already many homes on White's Grove Road and a few more won't matter. The lots will all be over 2 acres.

-AND-

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

there are many year round homes on the road,

The setbacks will ensure privacy for the abutters.

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.

Without the variance the lots cannot be sold and the family will be financially impacted - nursing homes cost a lot! The hardship is being on a private road.

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.

Bradford J Vuono TTEE 12/08/2017
Signature of Owner or Authorized Agent Date

Please Print Name Bradford J Vuono TTEE



100 foot Abutters List Report

Nottingham, NH
September 20, 2017

16 + 1 Admin

Subject Property:

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

Mailing Address: REHILL REVOCABLE TRUST REHILL,
PHYLLIS TRUSTEE
147 RAYMOND ROAD
NOTTINGHAM, NH 03290

Abutters:

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

Mailing Address: VIGARS, NANCY W. WHITE, SUSAN
BETH
22 SMITH FARM ROAD WHITE, JAMES F.
& WILLIAM W.
STRATHAM, NH 03833

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

Mailing Address: ROSSI, DIANE L
36 MARGATE DR
AUBURN, NH 03032

Parcel Number: 063-0086-000
CAMA Number: 063-0086-000
Property Address: 1 WHITE'S GROVE ROAD

Mailing Address: CAPALBO, JOSEPH A CAPALBO, CATHY
A
63 COLLINS ROAD TRUSTEES CAPALBO
LIVING TRUST
ASHAWAY, RI 02804

Parcel Number: 066-0002-005
CAMA Number: 066-0002-005
Property Address: 142 RAYMOND ROAD

Mailing Address: BIRMBAS, MICHELLE T
142 RAYMOND ROAD
NOTTINGHAM, NH 03290

Parcel Number: 067-0001-000
CAMA Number: 067-0001-000
Property Address: 150 RAYMOND ROAD

Mailing Address: FRIEND, GWEN FRIEND, MARTHA
150 RAYMOND ROAD
NOTTINGHAM, NH 03290

Parcel Number: 067-0001-000
CAMA Number: 067-0001-00T
Property Address: 164 RAYMOND ROAD

Mailing Address: SBA PROPERTIES LLC ATTN: TAX
DEPT.-NH02259
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

Parcel Number: 067-0024-000
CAMA Number: 067-0024-000
Property Address: 123 HIGHLAND AVENUE

Mailing Address: HILL, ERIC K HILL, DEBORAH LEE
42 EVERGREEN CIRCLE
W. NEWTON, MA 02465

Parcel Number: 067-0025-000
CAMA Number: 067-0025-000
Property Address: 121 HIGHLAND AVENUE

Mailing Address: HILL, ERIC K HILL, DEBORAH LEE
42 EVERGREEN CIRCLE
W. NEWTON, MA 02465

Parcel Number: 067-0026-000
CAMA Number: 067-0026-000
Property Address: 117 HIGHLAND AVENUE

Mailing Address: DESROCHES, DEREK E DESROCHES,
AMANDA B
117 HIGHLAND AVENUE
NOTTINGHAM, NH 03290



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9/20/2017

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Page 1 of 2



100 foot Abutters List Report

Nottingham, NH
September 20, 2017

Parcel Number: 067-0027-000
CAMA Number: 067-0027-000
Property Address: 115 HIGHLAND AVENUE

Mailing Address: VITALE, DANIEL VITALE, BRANDY
115 HIGHLAND AVENUE
NOTTINGHAM, NH 03290

Parcel Number: 067-0028-000
CAMA Number: 067-0028-000
Property Address: 113 HIGHLAND AVENUE

Mailing Address: COLBROTH, STEVEN P JR MENDONCA,
TRACY L
113 HIGHLAND AVE
NOTTINGHAM, NH 03290

Parcel Number: 067-0029-000
CAMA Number: 067-0029-000
Property Address: 111 HIGHLAND AVENUE

Mailing Address: DESANTIS, MICHAEL POLIQUIN,
JENNIFER
111 HIGHLAND AVENUE
NOTTINGHAM, NH 03290

Parcel Number: 067-0030-000
CAMA Number: 067-0030-000
Property Address: 109 HIGHLAND AVENUE

Mailing Address: CARTER, KATHLEEN E
PO BOX 352
EPPING, NH 03042

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

Parcel Number: 067-0046-000
CAMA Number: 067-0046-000
Property Address: 119 HIGHLAND AVENUE

Mailing Address: ANNINO, ROBERT MARKIEWICZ,
MICHELLE
119 HIGHLAND AVE
NOTTINGHAM, NH 03290



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Page 2 of 2