



# 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.	17-004-VA
Date Filed	5/4/17
Meeting Date	5/16/17
Fee Amount	
Date Paid	
Outcome	

Name of Applicant MATTHEW & Diane Shramek  
Mailing Address 17 Faith DR Derry NH 03038  
Home Phone 603-231-9476 Work Phone \_\_\_\_\_

Cell 603-231-9476

Name of Owner(s) SAME  
(if same as applicant, write "same")  
Owner's Address 35 RAYMOND RD NOTTINGHAM NH  
(if same as applicant, write "same")

## PROPERTY INFORMATION

Location of property 35 RAYMOND RD Tax Map 053 Lot 0016  
Lot Dimensions: Front 215 Rear — Side 1045 Side App. 1331'  
Lot Area: Acres 4+ acres Square Feet \_\_\_\_\_  
Present Use of Property Residential  
Proposed Use of Property Residential

**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 C.2 of the zoning ordinance to permit:  
A single family dwelling within 15' where 50' is required

SUPPORTING INFORMATION

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

Replacing early 1900's Shack That is Falling apart  
Better Site distance, moving new house Further back on  
Property away From Road

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

New house being Placed away From road AND IN  
only area that is away from wetland areas but  
near them.

3. Granting the variance would do substantial justice because:

Being able to place a modern home on a  
very nice + somewhat Flat Lot. Increasing beauty  
of area.

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

Modern, nicer looking, home would be increasing  
views + values of the area homes,

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:

Current home is not in liveable condition.  
Current home is rotting away and in very poor  
Condition. Placement of new house is only area  
where it to be placed on lot within setbacks other  
than poorly/Drained "wetland" -AND-

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

The current home is NOT in liveable condition.

renovation of home would not be an option.  
Other locations on land do not meet boundary setbacks.

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.

The placement of the home is the only place it can be placed

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.

Matthew J. Stramek Diane C. Stramek 5.4.17

Signature of Owner or Authorized Agent

Date

Please Print Name MATTHEW J. STRAMEK  
DIANE STRAMEK



# 100 foot Abutters List Report

Nottingham, NH

May 03, 2017

## Subject Property:

Parcel Number: 053-0016-000  
CAMA Number: 053-0016-000  
Property Address: 35 RAYMOND ROAD

Mailing Address: FEDERAL NATIONAL MORTGAGE ADMI  
C/O DITECH FINANCIAL LLC  
2100 EAST ELLIOT ROAD BLDG 94 MAIL  
STOP T112  
TEMPE, AZ 85284

---

## Abutters:

~~Parcel Number: 043-0041-00A  
CAMA Number: 043-0041-00A  
Property Address: 34 RAYMOND ROAD~~

~~Mailing Address: NEW HOPE A FREE EVANGELICAL  
CHURCH  
PO BOX 74 34 RAYMOND ROAD  
NOTTINGHAM, NH 03290~~

✓ Parcel Number: 043-0042-000  
CAMA Number: 043-0042-000  
Property Address: 33 RAYMOND ROAD

Mailing Address: RUSSELL, GRACE LEED, NOAH  
33 RAYMOND ROAD  
NOTTINGHAM, NH 03290

✓ Parcel Number: 053-0006-002  
CAMA Number: 053-0006-002  
Property Address: 35 DEERFIELD ROAD

Mailing Address: ERNSTOFF, MICHAEL N ERNSTOFF,  
DONNA R  
11940 VICTORIA AVENUE  
LOS ANGELES, CA 90066

✓ Parcel Number: 053-0013-000  
CAMA Number: 053-0013-000  
Property Address: RAYMOND ROAD

Mailing Address: HOLMES, ASTRA HOLMES, THOMAS M  
45 RAYMOND ROAD  
NOTTINGHAM, NH 03290

✓ Parcel Number: 053-0015-000  
CAMA Number: 053-0015-000  
Property Address: RAYMOND ROAD

Mailing Address: HOLMES, ASTRA HOLMES, THOMAS M  
45 RAYMOND ROAD  
NOTTINGHAM, NH 03290

✓ Parcel Number: 054-0002-000  
CAMA Number: 054-0002-000  
Property Address: RAYMOND ROAD

Mailing Address: NOTTINGHAM, TOWN OF  
PO BOX 114  
NOTTINGHAM, NH 03290

- ROSCOE BLAISDELL  
22 SCRIBNER RD  
RAYMOND NH 03077

MATT SHRAMER  
7 ALIANCE -  
17 FAITH DR  
Derry NH 03038



www.cai-tech.com





# TOWN OF NOTTINGHAM

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

## OWNER'S AUTHORIZATION FOR REPRESENTATION

I, the undersigned owner of the property at 35 RAYMOND RD,  
hereby verify that I have authorized ROSCOE BLAISDELL to  
represent me/us and apply for the required approval(s) from the Zoning Board of Adjustment in  
the Town of Nottingham, New Hampshire for the following:

- A SPECIAL EXCEPTION                       A USE VARIANCE  
 AN ADMINISTRATIVE APPEAL                 AN AREA VARIANCE  
 AN EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

FOR: Survey of Property and represent at Public  
hearing.

NAME OF OWNER (Typed or printed) MATTHEW & Diane Shramek

Address of Owner 17 Faith Dr Derry NH 03038

Signature of Owner M. Shramek Diane C Shramek Date 5-4-17

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

SWORN to and subscribed before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2007

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: