



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 65 Lakeview Drive, Nottingham

 _____ 71 _____ 37 _____
 Tax Map Lot Sub-Lot

Applicant's information:

Name(s): <u>Jeff Speck</u>	
Address: <u>1561 Beacon Street, #3</u>	Phone #: <u>202-236-0140</u>
<u>Brookline, MA 02446</u>	E-mail: <u>jeff@jeffspeck.com</u>

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

Name(s): <u>Same as Applicant</u>	
Address:	Phone #:
	E-mail:

Representative's information (if applicable):

Name(s): <u>Christopher Albert, Jones & Beach Engineers, Inc.</u>	
Address: <u>PO Box 219, Stratham, NH 03885</u>	Phone #: <u>603-772-4746</u>
	E-mail: <u>calbert@jonesandbeach.com</u>

Property information:

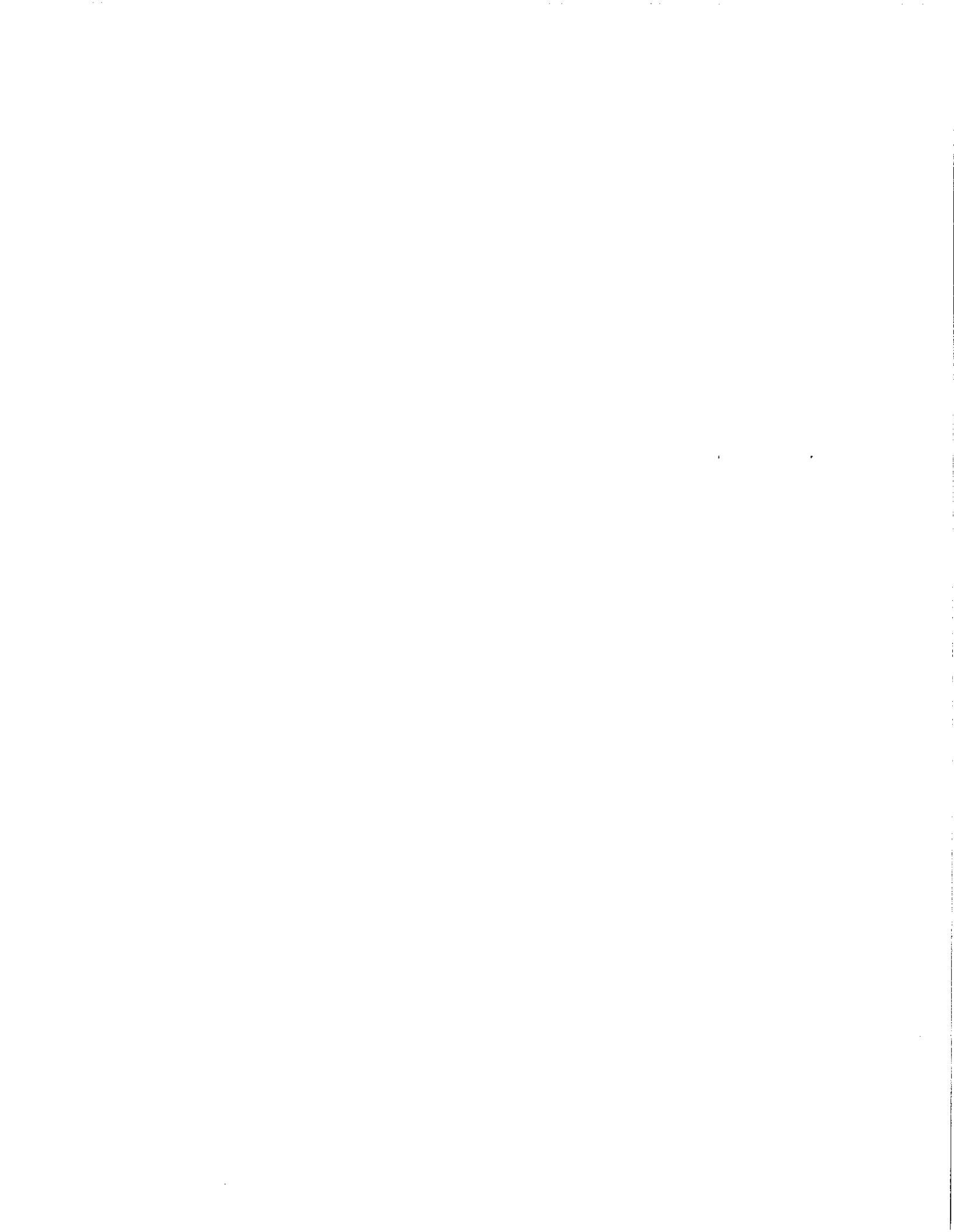
Lot Dimensions: Front 75' Rear 175' Lake _____ Side 245' Side 214'
 Lot Area: Acres 0.67 acres _____ Square Feet 29,115
 Present Use of Property 2 bedroom residence
 Proposed Use of Property 2 bedroom residence

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>Christopher Albert</u>	<u>[Signature]</u>	<u>11/18/19</u>
	Printed name	Signature	Date
	_____	_____	_____
	Printed name	Signature	Date
	_____	_____	_____
	Printed name	Signature	Date



November 18, 2019

Nottingham Zoning Board
Attn: Bonnie MacKinnon, Chair
139 Stage Road
Nottingham, NH 03290

Dear Ms. MacKinnon:

Please accept this letter explaining my reasons for requesting a setback variance for our property at 65 Lakeview Drive.

Our goal is to reconstruct our dilapidated cabin on that property, replacing it with a higher-quality vacation house of slightly larger size. I have designed the house with the support of my old professor Jeremiah Eck in Boston. For what it is worth, I am trained as an architect but work as a town planner (AICP certification #147134), often helping cities like Lowell and Newburyport with their zoning. I am sorry that I have to miss today's hearing due to a project out of town. I hope this letter will be read in my absence.

Before getting into the details of my request, I wanted to highlight the letter submitted by our neighbors, the Kotellys. It is their house that this variance will allow us to move closer to. They are the only party that will be impacted by the variance, and they are wholly in support.

I am hopeful that you will support the variance for the following reasons:

- The flat (buildable) area of the lot is very small. A ledge cuts diagonally across the lot that limits the house to the south side of the lot. Although the proposed house is quite small, with a footprint of about 1000 SF, placing it further to the north would require considerable re-grading and the loss of several healthy trees.
- We could make the footprint of the house smaller by putting the bedrooms upstairs, but we are getting older with bad knees, and one-story living may become an important need for us.
- The house is difficult to see from the lake and the road, and even if it were visible, the relationship of the house to its property line is not visible.
- The main body of the house maintains a minimum setback of approximately 20 feet from the property line. The encroaching segment for which this variance is sought is only 10 feet wide. It turns out that *the average distance of the house from its property line is actually increasing*. We are taking a long wall that is about 15 feet from the property line and replacing it with a 10-foot-long wall that is 10 feet from the property line and a longer wall that is 20 feet from the property line.

- Even in this location, the house maintains a distance of 59 feet from the Kotelly house, so there is no health/safety risk.
- Incidentally, it's worth noting that our neighbor to the north has accidentally encroached more than 5 feet into our property line continually along our shared lot line with both landscaping and a septic system. As a courtesy we have granted them a permanent easement for this encroachment.

As a town planner, I can see four reasons why you may be reluctant to grant variances: 1. An impacted neighbor disapproves; 2. it creates a life-safety issue; 3. it lowers the value of the property; or 4. it establishes a precedent by highly visible example. This project does not satisfy any of those criteria. It is approved by its impacted neighbor, maintains a safe distance from their house, will raise the value of the property, and is essentially invisible to anyone not on site.

More importantly, the variance will allow us to transform our dilapidated cabin into a valuable new house without substantial re-grading and tree removal, both of which would lower the value of the property and potentially impact the water quality of Lake Pawtuckaway. I am hopeful that all of these factors together will allow you to support the variance requested.

I am grateful for your considering this letter.

Sincerely yours,

Jeff Speck, AICP, CNU-A, LEED-AP, Honorary ASLA.

September 27, 2019

Kotelly Trust
39 Governor Hutchinson Rd.
Billerica, Ma.
01821

Friends:

We, Richard, Jane, James, and Kevin Kotelly, are the trustees of the Kotelly Trust, which owns 63 Lakeview Drive, next door to 65 Lakeview Drive, owned by Scott and Jeff Speck. We are writing regarding the Speck's request for a variance on the side setback along our property.

We have owned our cabin on Lake Pawtuckaway since 1965. The Specks have been our neighbors since the early 1970s, and we have enjoyed watching the Speck boys grow up into now admittedly middle-aged men. The Specks have always been good neighbors and good friends, and for almost a half century we have always been willing to help each other out.

We took a great interest in Jeff Speck's desire to upgrade their 1960s cabin into something more permanent. Jeff brought to my attention how his proposed design maintains a 10 foot setback from our shared property line, rather than the required distance of 20 feet. Of interest is the fact that the current cabin already violates the requirement, sitting about 15 feet from the property line.

We have reviewed the design carefully and are writing to say that we are completely supportive of the requested variance. The house is quite attractive and will add to the value of our property. We also recognize the hardships that the site place on the design.

Specifically, the small size of the flat area under the current cabin means that the encroachment towards our property is necessary if the Specks are to avoid considerable re-grading and tree removal. The house is quite small—less than 1400 square feet—so they are not overbuilding the site. We agree that saving trees is the right approach. The wing of the house that reaches towards our property is only ten feet wide, with no windows facing in our direction.

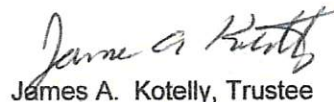
With this letter, we ask that you accept the Specks' request for a variance to the 20-foot setback requirement. Ours is the only property impacted by their design, which is largely hidden by trees from both the road and the lake. Clearly there is no other party who could claim to be inconvenienced by this proposal.

We hope this letter is helpful, and would welcome the opportunity to comment further if there are any questions. Dick (Richard) Kotelly can be reached via email at rkotelly@comcast.net.

Signed,


Richard P. Kotelly, Trustee


Jane A. Kotelly, Trustee


James A. Kotelly, Trustee


Kevin R. Kotelly, Trustee



1. The Variance would not be contrary to the public interest:
 - The new house will be code compliant and improve safety over the existing house.
 - A residential 2-bedroom house exists and will remain.
 - The proposed house fits within the current footprint of the land.

2. The Spirit of the ordinance is observed:
 - The reduction in the setback is only 5' from the current condition.
 - The distance between the two homes will be 59'.
 - The abutter is in support of the project.
 - The variance neither alters the essential character of the locality nor threatens the public safety, health and welfare.
 - The main body of the house maintains the 20' side setback. The proposed side deck, a 10' x 12' addition and bulk head are the only structures within the setback.

3. Substantial Justice is done:
 - The construction of a new house is a reasonable use of the property.
 - The lot is typical in size to neighboring properties.
 - Denial of the variance prevents reasonable use of the property.

4. The Value of the Surrounding properties are not diminished.
 - The use of the property will remain the same.
 - The new house will enhance the property values of surrounding properties.
 - The current and proposed homes are not visible from the Road or the Lake. By utilizing the current footprint on the lot additional tree removal will not be necessary.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
 - A. Special Condition.
 - (i) No fair and substantial relationship exists between the general public purposes of the ordinance.
 - Due to the lot configuration and topography a special condition exists preventing any reconstruction on the property without relief.
 - (ii) The proposed use is a reasonable one.
 - Current two-bedroom home to be replaced with a 2-bedroom home.
 - B. Strict Enforcement.
 - Due to current site conditions the strict enforcement of the ordinance would not allow the reconstruction of a new home without substantial regrading and tree removal.



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 C2 of the zoning ordinance to permit:

The reconstruction of a new house where the existing house is 15.2' and the new house will be 10.3' where 20' is required.

Previous Zoning Board action on this property: N/A

SUPPORTING INFORMATION

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

See attached letter.

2. The spirit of the ordinance is observed:

See attached letter.

3. Substantial justice is done:

See attached letter.

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

See attached letter.



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

See attached letter.

ii) The proposed use is a reasonable one.

See attached letter.

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.

See attached letter.



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 Christopher Albert. Jones & Beach Engineers, Inc.

PO Box 219, Stratham, NH 03885

603-772-4746 calbert@jonesandbeach.com

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

Property Owner(s) See attached letter of authorization  11/17/19
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



WARRANTY DEED

Jeff B. Speck, 1561 Beacon Street #3, Brookline, Massachusetts 02446, and Scott Speck, 214 S. Dearborn Street, Mobile, Alabama 36602, for consideration paid, grant to Louise Scianna, a single person, 69 Lakeview Drive, Nottingham County of Rockingham and State of New Hampshire 03290, with warranty covenants,

Easements located on Tax Map 71, Lot 37 on Lakeview Drive in Nottingham, County of Rockingham and State of New Hampshire for the maintenance and repair but not replacement of the following: the septic system, retaining walls, existing deck, existing shed and existing dock all as shown on a plan entitled "Easement Plat, Map 71, Lot 37", prepared by Jones & Beach Engineers, Inc., Owner of record Jeff Speck, Dated 7/12/16, rev. 10/27/16 and recorded in the Rockingham County Registry of Deeds, as Plan # D-39943. This easement is for the benefit of Map 71, Lot 36.

Boundary and

For grantors' source of title see deed dated May 11, 2001 and recorded in Rockingham County Registry of Deeds, Book 3610, Page 2207.

This is a noncontractual transfer (no consideration being paid).

The above premises is not homestead property as no one has ever used the property as homestead, it has only been used as a camp or cottage.

Witness our hands and seals this 12th day of December, 2016.

WITNESS: 19 day of December, 2016

[Signature]

[Signature] Jeff B. Speck

[Signature]

[Signature] Scott Speck

002041

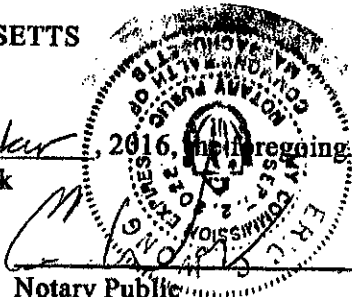
2017 JAN 13 PM 1:58

ROCKINGHAM COUNTY REGISTRY OF DEEDS



COMMONWEALTH OF MASSACHUSETTS
COUNTY OF NORFOLK, SS.

On this 12th day of December, 2016, the foregoing instrument was
acknowledged before me by Jeff B. Speck



Notary Public

Name: ERIC WONG

My commission expires: 9/2/2022

^{IL}
~~STATE OF ALABAMA~~
COUNTY OF Cook, SS.

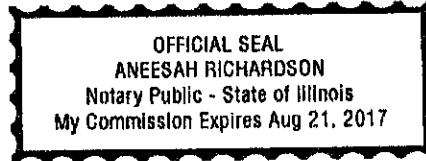
On this 19th day of Dec, 2016, the foregoing instrument
was acknowledged before me by Scott Speck.



Notary Public

Name: Aneesah Richardson

My commission expires: 8/21/17

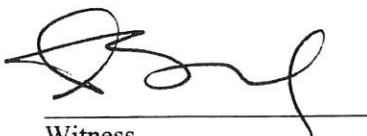




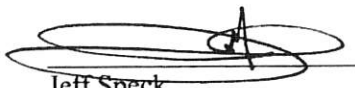
Letter of Authorization

I, **Jeff Speck**, 1471 Beacon Street, Unit 8, Brookline, MA 02446, owner of property located in Nottingham, NH, known as Tax Map 71, Lot 39, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the Environmental permitting with the Department of Environmental Services (DES) and the Town of Nottingham for the previously-mentioned property. The parcel is located on 61 Lakeview Drive in Nottingham, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.



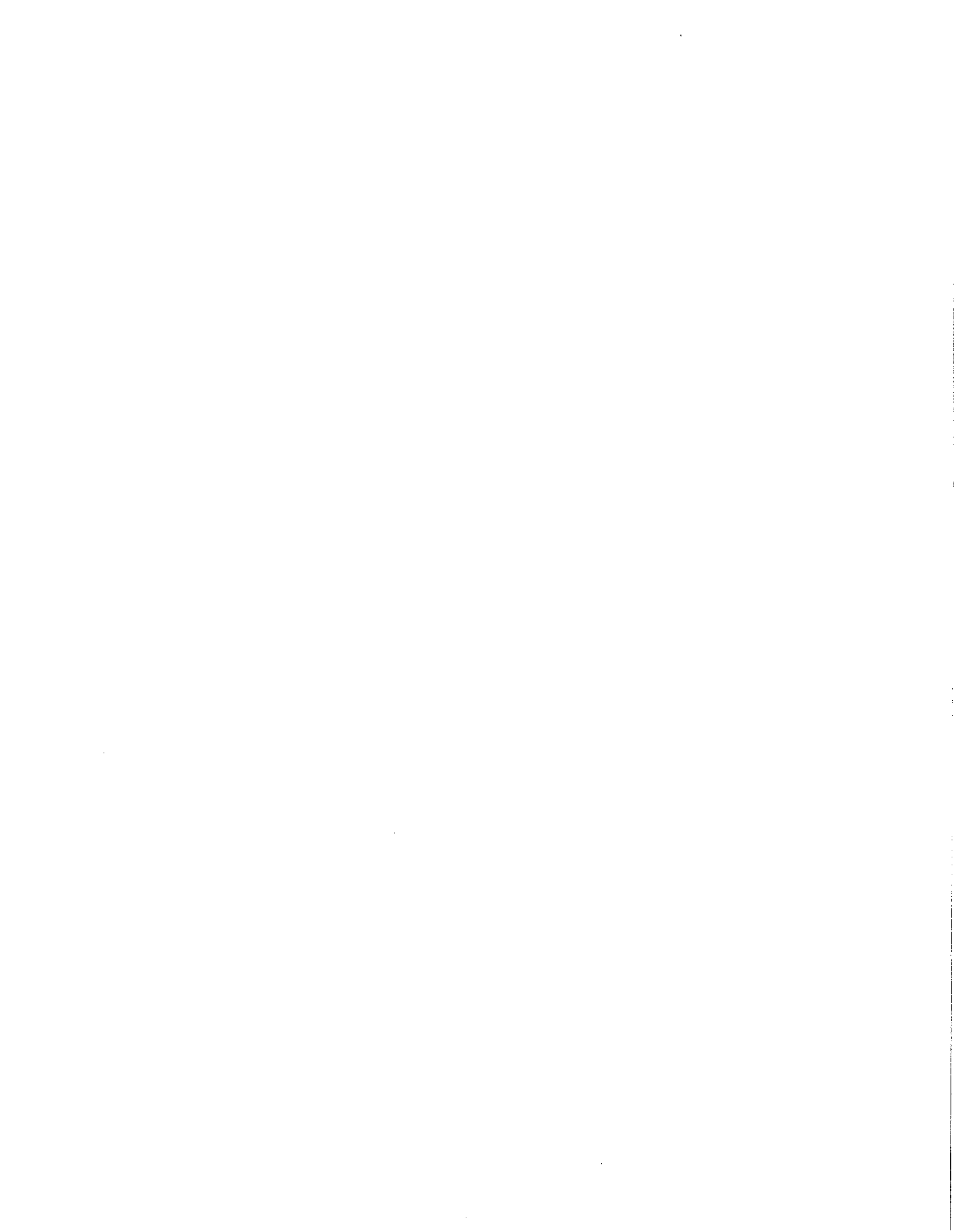
Witness
ALICE SPECK



Jeff Speck

09.03.19
Date


JONES & BEACH
ENGINEERS INC.



Letter of Authorization

I, Scott Speck, 214 S. Dearborn Street, Mobile, AL 36602, owner of property located in Nottingham, NH, known as Tax Map 71, Lot 39, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the Environmental permitting with the Department of Environmental Services (DES) and the Town of Nottingham for the previously-mentioned property. The parcel is located on 61 Lakeview Drive in Nottingham, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.


Witness
GIANO H. QUACH


Scott Speck

12/2/2019
Date





0 foot Abutters List Report

Nottingham, NH
November 15, 2019

Subject Property:

Parcel Number: 071-0037-000
CAMA Number: 071-0037-000
Property Address: 65 LAKEVIEW DRIVE

Mailing Address: SPECK, JEFF SPECK, SCOTT
1561 BEACON STREET #3
BROOKLINE, MA 02446

Abutters:

Parcel Number: 071-0036-000
CAMA Number: 071-0036-000
Property Address: 69 LAKEVIEW DRIVE

Mailing Address: SCIANNA, LOUISE T TRUSTEE OF
REVOCABLE TRUST OF
69 LAKEVIEW DRIVE
NOTTINGHAM, NH 03290

Parcel Number: 071-0038-000
CAMA Number: 071-0038-000
Property Address: 63 LAKEVIEW DRIVE

Mailing Address: KOTELLY, RICHARD P & JANE A
KOTELLY, JAMES A & KEVIN R
TRUSTEES KOTELLY REV TRUST 39
GOV. HUTCHINSON RD
BILLERICA, MA 01821

Parcel Number: 071-0095-000
CAMA Number: 071-0095-000
Property Address: 64 LAKEVIEW DRIVE

Mailing Address: PRATT III, JOSEPH H
64 LAKEVIEW DRIVE
NOTTINGHAM, NH 03290

Parcel Number: 071-0096-000
CAMA Number: 071-0096-000
Property Address: 74 LAKEVIEW DRIVE

Mailing Address: LEVENSON, KENNETH ANCTIL, SUSAN
74 LAKEVIEW DR
NOTTINGHAM, NH 03290

*Jones & Bead Engineers, Inc
Attn: Christopher Albert
PO Box 219
Stratham, NH 02885*



www.cai-tech.com

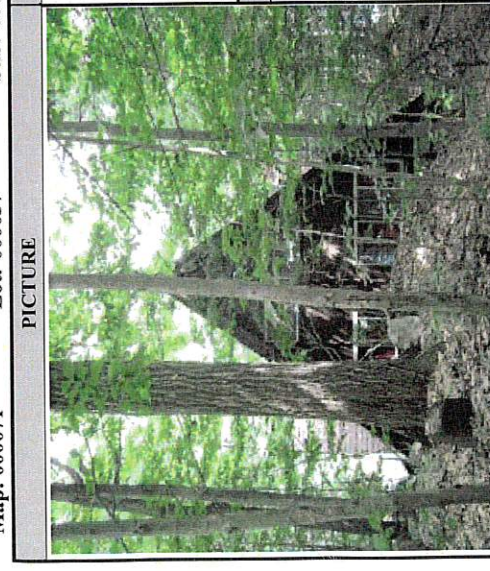
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

11/15/2019

Page 1 of 1

BUILDING DETAILS	
Model: 1.00 STORY A-FRAME	
Roof: GABLE OR HIP/ASPHALT	
Ext: AVERAGE/CNCRCT OR BLK	
Int: PLYWOOD PANEL/WOOD	
Floor: CARPET	
Heat: WOOD/COAL/CONVECTION	
Bedrooms: 2	Baths: 1.0
	Fixtures: 3
	Fireplaces:
	Generators:
A/C: No	
Quality: B2 AVG-20	
Com. Wall:	
Size Adj: 1.5798	Base Rate: RSA 80.00
	Bldg. Rate: 1.0995
	Sq. Foot Cost: \$ 87.96

TAXABLE DISTRICTS	
District	Percentage
PERMITS	
Date	Permit ID
	Permit Type
Notes	

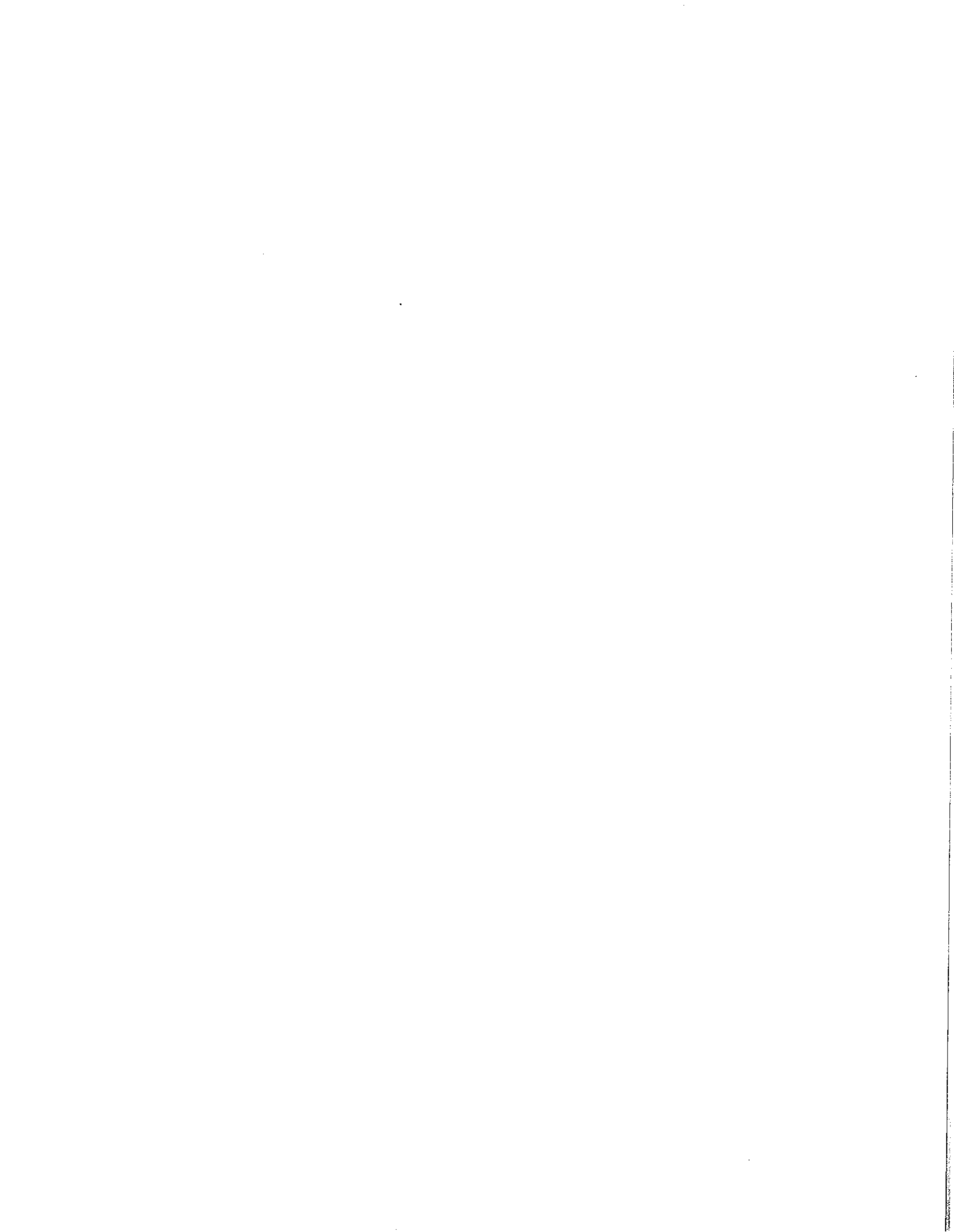


BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
DEK	DECK/ENTRANCE	224	0.10 22
CTH	CATHEDRAL	288	0.10 29
TQF	3/4 STRY FIN	720	0.75 540
SLB	SLB	720	0.00 0
ATF	ATTIC FINISHED	432	0.25 108
GLA:	648	2,384	699

2015 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 61,484
Year Built:	1963
Condition For Age:	GOOD
Physical:	14 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	14 %
Building Value:	\$ 52,900

WATERFRONT

28	DEK	8
28		24
12	CTH	12
24	TQF	24
24	SLB	24
18	ATF	18
24		24





OWNER INFORMATION		SALES HISTORY			PICTURE		
SPECK, JEFF		Date	Book	Page	Type	Price	Grantor
SPECK, SCOTT		07/11/2001	3610	2207	U199		SPECK TRUST
1471 BEACON STREET #8		01/01/1993	2961	2465	U199		GAYLE SPECK TRUST
BROOKLINE, MA 02446		05/20/1987	2691	1178	U199		1 MORTON SPECK

LISTING HISTORY		NOTES	
11/18/14	DMCL	BROWN; APPEARS SEASONAL; 165 FT WF; 10 RVW-INFO ONLY - ORIG	
07/28/14	JBVM	ROOF; 7/14 NOH, PU SHED, APPRS H20 FROM LAKE, CB FNDTN, PART OF	
10/26/10	MMUR	HSE SET INTO HILL, SANDY AREA AT WF W/ SANDY BOTTOM, WF MOSTLY	
07/20/09	SBRL	NAT, DW PART GRVL, FIX HEAT=FPL/CHIMNEY; 11/14 CHANGED BEDRM	
06/16/06	DSVL	COUNT.	
11/30/99	BOS		
06/04/98	AAM		
07/15/87	EST		

EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000			
SHED-WOOD	64	8 x 8	310	7.00	55	764	NEAR WF		
						3,800			

LAND VALUATION														
Zone: R-AG PAWTUCKAWAY		Minimum Acreage: 2.00	Minimum Frontage: 200							Site: NATURAL Driveway: PAVED Road: PAVED				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES WTRFRNT	0.420 ac	71,800	E	100	90	100	100	90 -- ROLLING	100	58,200	0	N	58,200	
IF RES WTRFRNT	1.000 wf	x 220,000	X	100				85 -- MODERATE	100	187,000	0	N	187,000	165/AVG/AVG/AVG/N
	0.420 ac									245,200			245,200	

MUNICIPAL SOFTWARE BY AVITAR

TOWN OF NOTTINGHAM
NEW HAMPSHIRE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	\$ 34,200	\$ 3,800	\$ 305,700
	Parcel Total: \$ 343,700		
2015	\$ 52,900	\$ 3,800	\$ 245,200
	Parcel Total: \$ 301,900		
2016	\$ 52,900	\$ 3,800	\$ 245,200
	Parcel Total: \$ 301,900		





TOWN OF NOTTINGHAM
ZONING BOARD OF ADJUSTMENT

139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: plan.zone@nottingham-nh.gov Tel (603) 679-9597 Fax (603) 679-1013

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)  11/18/19 _____
Signature Date Signature Date

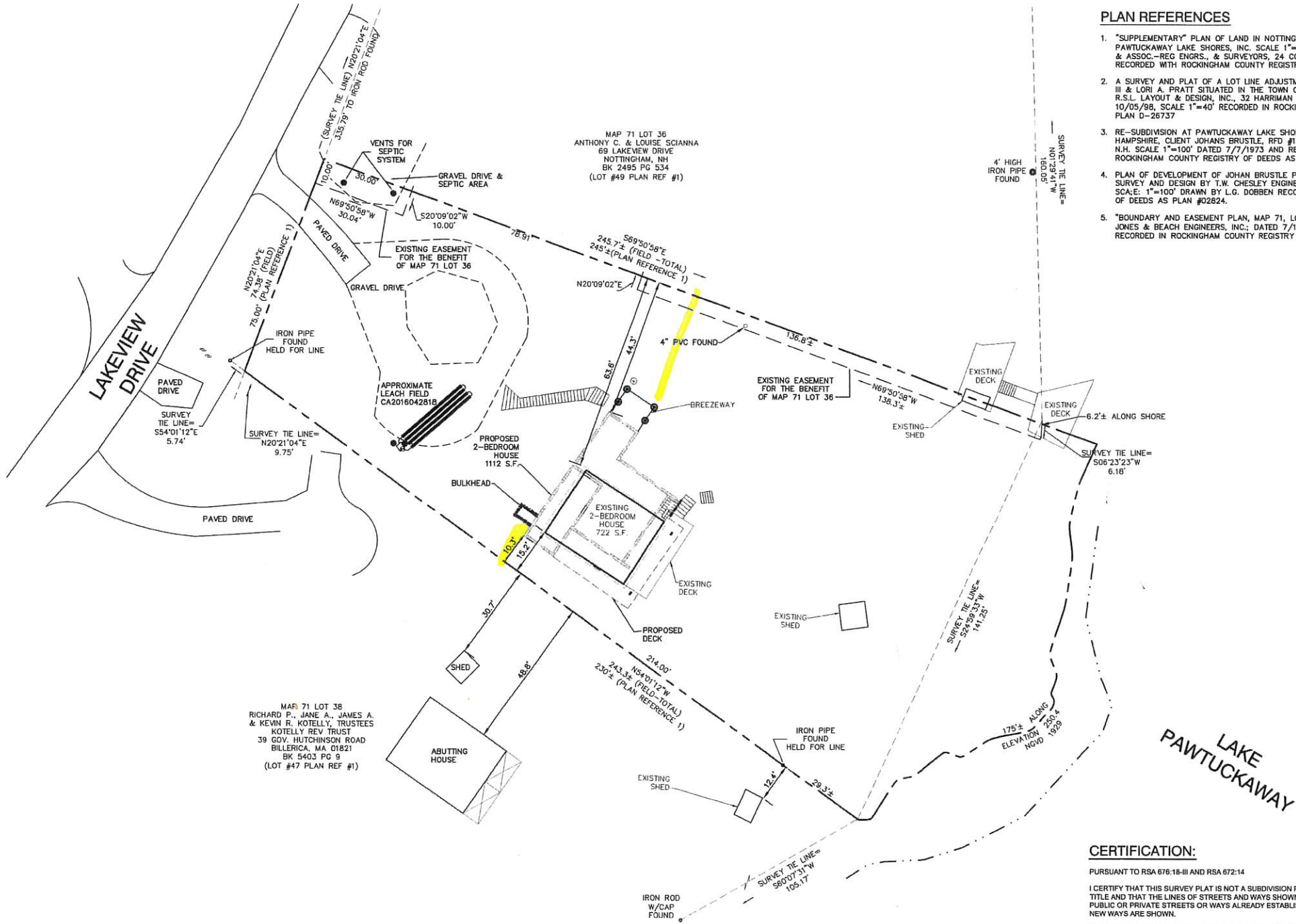
Property Owner(s) _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date

Property Owner(s) _____
Signature Date Signature Date







PLAN REFERENCES

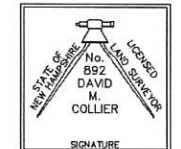
- "SUPPLEMENTARY" PLAN OF LAND IN NOTTINGHAM, NH, OWNED AND DEVELOPED BY PAWUCKAWAY LAKE SHORES, INC. SCALE 1"=100' MARCH 1961 BY ALDEN S. MARBLE & ASSOC.-REG ENGRS., & SURVEYORS, 24 COLUMBIA ST. LEOMINSTER, MASS., RECORDED WITH ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #03091
- A SURVEY AND PLAT OF A LOT LINE ADJUSTMENT PREPARED FOR JOSEPH H. PRATT III & LORI A. PRATT SITUATED IN THE TOWN OF NOTTINGHAM, NH PREPARED BY: R.S.L. LAYOUT & DESIGN, INC., 32 HARRIMAN HILL ROAD, RAYMOND, NH 03077 DATED 10/05/98, SCALE 1"=40' RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-26737
- RE-SUBDIVISION AT PAWUCKAWAY LAKE SHORES BY DAVID R. NOYES, EPSOM, NEW HAMPSHIRE, CLIENT JOHNS BRUSTLE, RFD #1, RAYMOND, NH, LOCATION NOTTINGHAM, N.H. SCALE 1"=100' DATED 7/7/1973 AND REVISED 10/11/1977 RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-7365.
- PLAN OF DEVELOPMENT OF JOHAN BRUSTLE PAWUCKAWAY LAKE NOTTINGHAM, NH SURVEY AND DESIGN BY T.W. CHESLEY ENGINEERING, NORTHWOOD, NH, OCTOBER 1959 SCALE: 1"=100' DRAWN BY L.G. DOBBER RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #02824.
- "BOUNDARY AND EASEMENT PLAN, MAP 71, LOT 37". SCALE 1"=20'; PREPARED BY JONES & BEACH ENGINEERS, INC.; DATED 7/12/2016 AND REVISED 10/27/2016; RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-39943

NOTES:

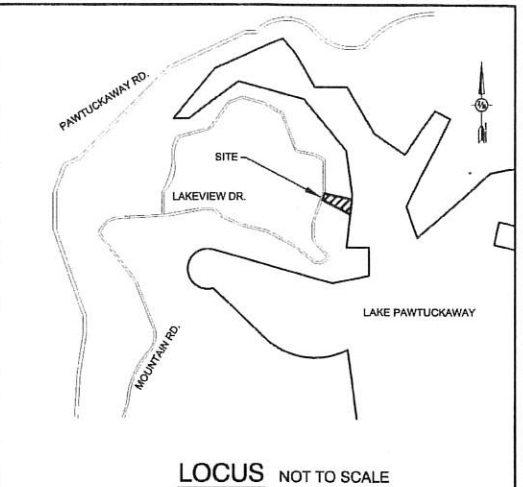
- THE INTENT OF THIS PLAN IS TO REQUEST A VARIANCE FOR THE PROPERTY AT 65 LAKEVIEW DRIVE, NOTTINGHAM, NH FROM THE ZONING BOARD OF ADJUSTMENTS.
- ZONING DISTRICT: RESIDENTIAL-AGRICULTURAL DISTRICT
LOT AREA MINIMUM = 2 AC (87,120 SF)
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 50' (20' FOR NON-CONFORMING LOTS OF LESS THAN 2 ACRES)
SIDE SETBACK = SAME AS FRONT SETBACK
REAR SETBACK = SAME AS FRONT SETBACK
MAX. BUILDING HEIGHT = 34'
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- WITH THE APPROVAL OF THE TOWN OF NOTTINGHAM, NH ZONING BOARD OF ADJUSTMENTS, THE FOLLOWING VARIANCE IS REQUESTED: ARTICLE II SECTION C2: MINIMUM 20' SETBACK FROM FRONT PROPERTY LINE
- SUBJECT PROPERTY IS LOCATED WITHIN FEDERALLY DESIGNATED FLOOD HAZARD ZONE X (UNSHADED). REFERENCE FEMA COMMUNITY PANEL NO. 330137 0185 E, DATED MAY 17, 2005
- BASIS OF BEARING: MAGNETIC.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
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- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.

CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
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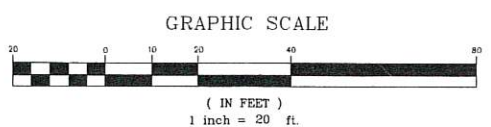


DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC. DATE:



MAP 71 LOT 38
RICHARD F., JANE A., JAMES A. & KEVIN R. KOTELLY, TRUSTEES
KOTELLY REV TRUST
39 GOV. HUTCHINSON ROAD
BILLERICA, MA 01821
BK 5403 PG 9
(LOT #47 PLAN REF #1)

MAP 71 LOT 36
ANTHONY C. & LOUISE SCIANNA
65 LAKEVIEW DRIVE
NOTTINGHAM, NH
BK 2495 PG 534
(LOT #49 PLAN REF #1)



Design: CSA	Draft: DJM	Date: 11/15/19
Checked: CSA	Scale: 1"=20'	Project No.: 15166
Drawing Name: 15166-ZBA.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	11/18/19	ISSUED FOR ZBA	DJM

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 FAX: 603-772-0227
Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	ZBA SITE PLAN
Project:	65 LAKEVIEW DRIVE NOTTINGHAM, NH
Owner of Record:	JEFF SPECK BK 3610 PG 2207 1561 BEACON STREET, APT. #3, BROOKLINE, MA, 02446

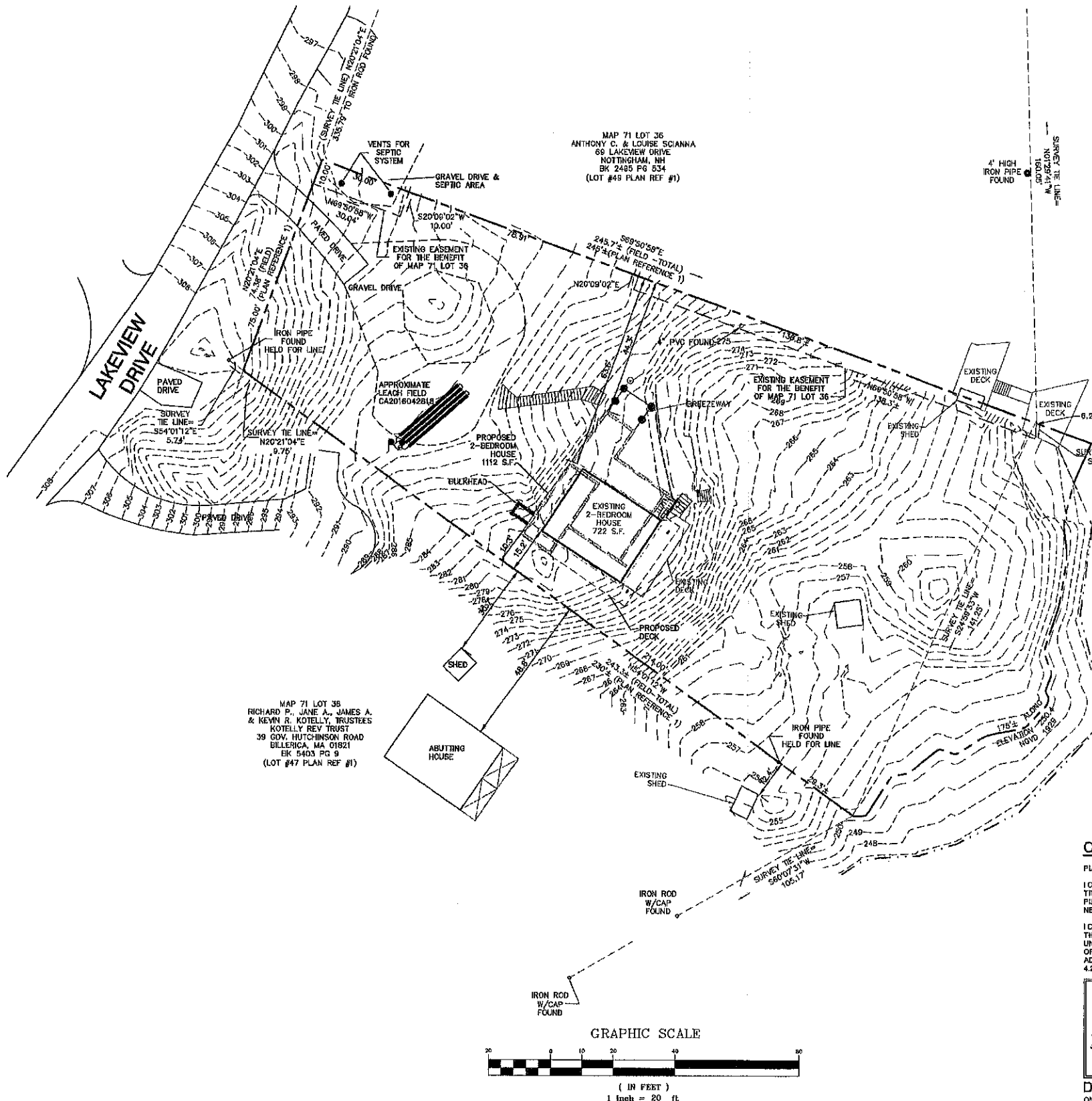
PROJECT PARCEL TOWN OF NOTTINGHAM TAX MAP 71, LOT 37
APPLICANT/OWNER JEFF SPECK 1561 BEACON ST., APT #3 BROOKLINE, MA 02446 BK 3610, PG 2207
TOTAL LOT AREA 29,115 SQ. FT. 0.67 ACRES

DRAWING No.

C1

SHEET 1 OF 2
JBE PROJECT NO. 15166

F:\Land Projects\315166-NOTTINGHAM-65-LAKEVIEW-DRIVE-SPEC.dwg 15166-ZBA.dwg 11/18/2019 8:57:12 AM

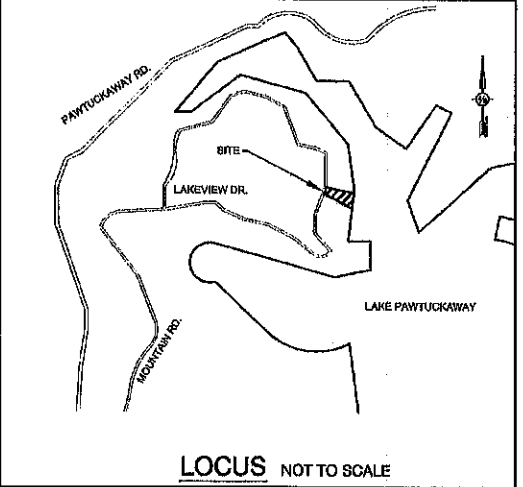


PLAN REFERENCES

- "SUPPLEMENTARY" PLAN OF LAND IN NOTTINGHAM, NH, OWNED AND DEVELOPED BY PAWTUCKAWAY LAKE SHORES, INC. SCALE 1"=100' MARCH 1981 BY ALDEN S. MARBLE & ASSOC.-REG ENGRS. & SURVEYORS, 24 COLUMBIA ST. LEONISTERS, MASS., RECORDED WITH ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #03091
- A SURVEY AND PLAT OF A LOT LINE ADJUSTMENT PREPARED FOR JOSEPH H. PRATT II & LORI A. PRATT SITUATED IN THE TOWN OF NOTTINGHAM, NH PREPARED BY R.S.L. LAYOUT & DESIGN, INC., 32 HARRIMAN HILL ROAD, RAYMOND, NH 03077 DATED 10/06/98, SCALE 1"=40' RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-26737
- RE-SUBDIVISION AT PAWTUCKAWAY LAKE SHORES BY DAVID R. NOYES, EPSOM, NEW HAMPSHIRE CLIENT JOHAN BRUSTLE RFD #1, RAYMOND, NH, LOCATION NOTTINGHAM, NH, SCALE 1"=100' DATED 7/7/1973 AND REVISED 10/11/1977 RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-7365.
- PLAN OF DEVELOPMENT OF JOHAN BRUSTLE PAWTUCKAWAY LAKE NOTTINGHAM, NH SURVEY AND DESIGN BY T.W. CHEBLEY ENGINEERING, NORTHWOOD, NH, OCTOBER 1989 SCALE 1"=100' DRAWN BY L.G. DOBSEN RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #02824.
- "BOUNDARY AND EASEMENT PLAN, MAP 71, LOT 37", SCALE 1"=20', PREPARED BY JONES & BEACH ENGINEERS, INC., DATED 7/12/2016 AND REVISED 10/27/2016; RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-39643

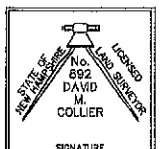
NOTES:

- THE INTENT OF THIS PLAN IS TO REQUEST A VARIANCE FOR THE PROPERTY AT 65 LAKEVIEW DRIVE, NOTTINGHAM, NH FROM THE ZONING BOARD OF ADJUSTMENTS.
- ZONING DISTRICT: RESIDENTIAL-AGRICULTURAL DISTRICT
LOT AREA MINIMUM = 2 AC (87,120 SF)
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 50' (20' FOR NON-CONFORMING LOTS OF LESS THAN 2 ACRES)
SIDE SETBACK = SAME AS FRONT SETBACK
REAR SETBACK = SAME AS FRONT SETBACK
MAX. BUILDING HEIGHT = 34'
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- WITH THE APPROVAL OF THE TOWN OF NOTTINGHAM, NH ZONING BOARD OF ADJUSTMENTS, THE FOLLOWING VARIANCE IS REQUESTED: ARTICLE II SECTION 02: MINIMUM 20' SETBACK FROM FRONT PROPERTY LINE
- SUBJECT PROPERTY IS LOCATED WITHIN FEDERALLY DESIGNATED FLOOD HAZARD ZONE X (UNSHADED). REFERENCE FEMA COMMUNITY PANEL NO. 330137 0165 E, DATED MAY 17, 2008
- BASIS OF BEARING: MAGNETIC.
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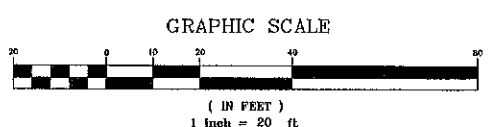
CERTIFICATION:

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DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE:



PROJECT PARCEL TOWN OF NOTTINGHAM TAX MAP 71, LOT 37
APPLICANT/OWNER JEFF SPECK 1661 BEACON ST., APT #3 BROOKLINE, MA 02446 BK 3610, PG 2207
TOTAL LOT AREA 29,116 SQ. FT. 0.67 ACRES

Design: CSA	Draft: DJM	Date: 11/15/19
Checked: CSA	Scale: 1"=20'	Project No.: 16168
Drawing Name: 16168-ZBA.dwg		
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Designed and Produced in NH

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Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	TOPOGRAPHIC SITE PLAN
Project:	65 LAKEVIEW DRIVE NOTTINGHAM, NH
Owner of Record:	JEFF SPECK BK 3610 PG 2207 1561 BEACON STREET, APT. #3, BROOKLINE, MA. 02446

DRAWING No.	C2
SHEET 2 OF 2	JBE PROJECT NO. 16168

Plan and Project 3/15/19: NOTTINGHAM-65-LAKEVIEW-DRIVE-SPEC.dwg; U:\166-ZBA.dwg, 11/18/2019 8:57:21 AM





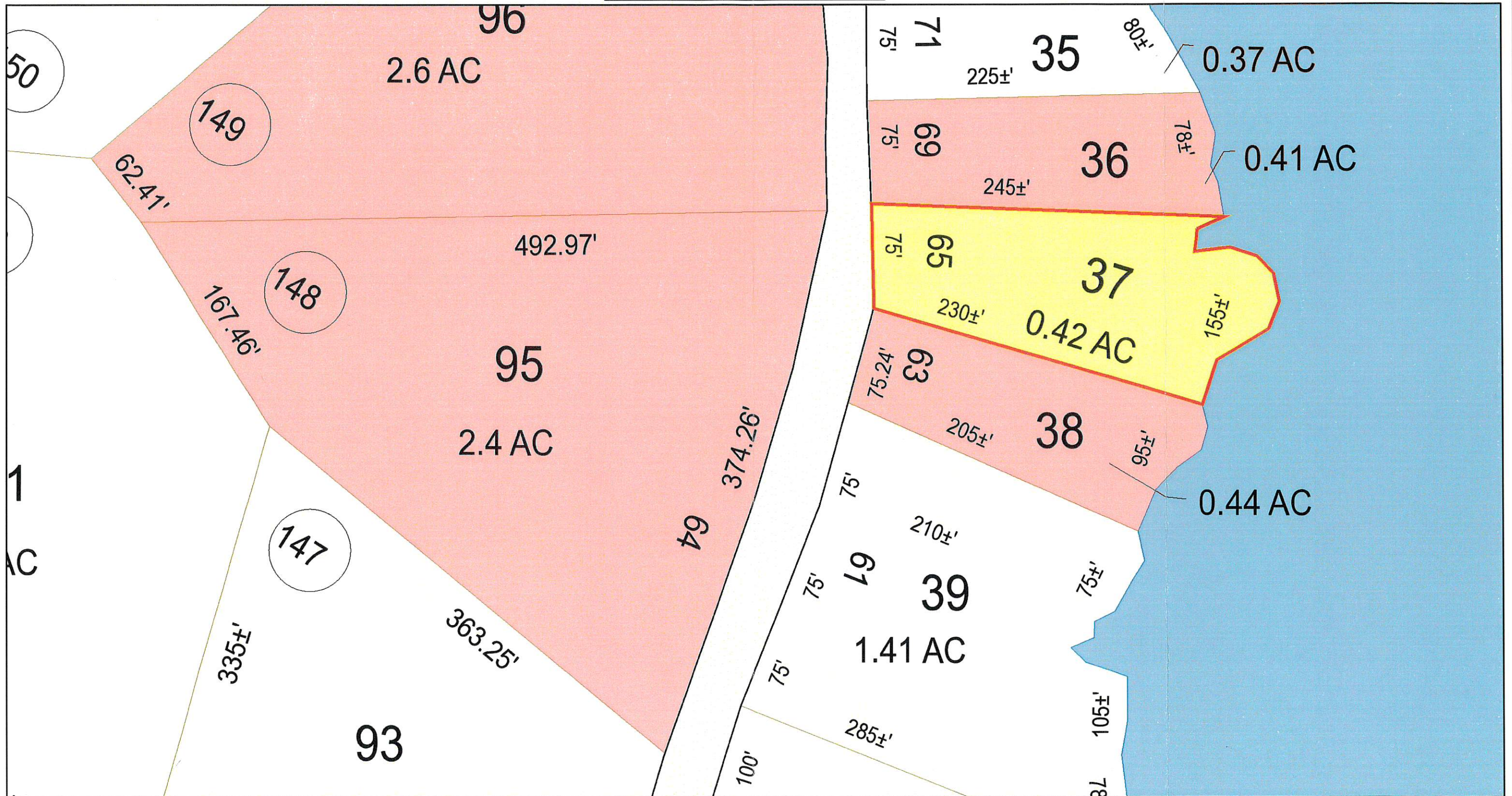
Nottingham, NH

1 inch = 68 Feet

0 68 136 204



November 15, 2019



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