

Town of Nottingham  
P.O. Box 114  
Nottingham NH 03290



Office (603) 679-9597 x2  
Fax (603) 679-1013  
E-mail: [dsylvia@nottingham-nh.gov](mailto:dsylvia@nottingham-nh.gov)  
[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

Code Administration

### Building Permit Application Denial

Date: 12/20/21  
Owner: Gregory Lauze  
Address: 9 Lookout Point  
Map/Lot 71/52

Applicant has filed for a permit to add a shed within the existing setbacks.

Denials:

**Article II(C)(3)(a):** Setbacks between property lines and accessory buildings shall be 20 feet.

- Proposed garage is 5 feet from side property setback.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dale Sylvia", is written over the text "Respectfully submitted,".

Dale Sylvia  
Code Enforcement



# TOWN OF NOTTINGHAM

139 Stage Road, P.O. Box 114, Nottingham, NH 03290

[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

Planning & Zoning [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)

Tel (603) 734-4881 Fax (603) 679-1013

## APPLICATION FOR A VARIANCE

To: Zoning Board of Adjustment  
Town of Nottingham

### FOR OFFICE USE ONLY

Case No.	<u>22-001-VA</u>
Date Filed	<u>1/4/22</u>
Meeting Date	<u>2/15/22</u>
Fee Amount	<u>6225</u>
Date Paid	<u>1/4/22</u>
Outcome	_____

Name of Applicant DAVE LAUZE

Mailing Address 9 Lockout Point Lane

Home Phone 603-234-0771 Work Phone \_\_\_\_\_

Cell 603-234-0771

Name of Owner(s) Gregory LAUZE  
(if same as applicant, write "same")

Owner's Address 4 Patton Drive Hamilton MA 01988  
(if same as applicant, write "same")

### PROPERTY INFORMATION

Location of property 9 Lockout Point Lane Tax Map 71 Lot 52

Lot Dimensions: Front 102 +/- Rear 99.53 +/- Side 114.47 +/- Side 100.22

Lot Area: Acres .225 Acres Square Feet 9,185 +/-

Present Use of Property Residential Home

Proposed Use of Property A 8'x12' Shed

**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 C3a of the zoning ordinance to permit:

Building a shed with 2 foot setback where 20 feet is required.

SUPPORTING INFORMATION

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

Not in way of Neighbor views or house.

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

BECAUSE A SMALL LOT AND NON-CONFORMING.

3. Granting the variance would do substantial justice because:

1) WE ARE BEYOND THE SHORELAND SET BACK OF 50'  
AND WE ARE NOT NEAR THE WATER. BEING SMALL LOT  
ONLY SO MUCH ROOM TO WORK WITH.

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

IT IS A NEW SHED AND DESIGNED WITH SAME BUILDING  
PRODUCTS AS THE NEW HOUSE

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 is no space to locate a shed without  
encroaching on a setback requirement.

-AND-

ii. The proposed use is a reasonable one because:

The non conforming lot is greatly limited by size  
and 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.

---

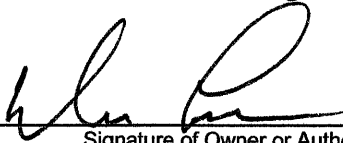
---

---

---

---

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

1-4-2022

Date

Please Print Name DAVID LAUZE

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



Office 603-734-4881  
Fax 603-679-1013  
[plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)  
[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

## OWNER'S AUTHORIZATION FOR REPRESENTATION

I, the undersigned owner of the property at 9 Lookout Point Lane,  
hereby verify that I have authorized DAVID LAUZE 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:

- Subdivision/Lot Line Adjustment                       Site Plan Review  
 Backlot Subdivision     Design Review  
 Other \_\_\_\_\_

FOR: Build 8'x12' Shed on Side of Lot

NAME OF OWNER (Typed or printed) Gregory LAUZE  
Address of Owner 4 Patton Drive Hamilton MA 01982  
Signature of Owner *[Signature]*    Date 11/10/2021

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 \_\_\_\_\_

DAVE LAUZE  
603-234-0771

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



Office 603-734-4881  
Fax 603-679-1013  
[plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)  
[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

## 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 1/3/22 \*  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Owner(s) \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Owner(s) \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Owner(s) \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

The Nottingham Zoning Board strongly recommends that, before making any appeal, you become familiar with the zoning ordinance, and also with the New Hampshire Statutes TITLE LXIV, RSA Chapters 672- 677, covering planning and zoning.

### **New Hampshire Law**

New Hampshire law no longer distinguishes between a "use" or "area" variance. New Hampshire law requires the existence of unnecessary hardship for the granting of any variance, whether that is for a use not allowed in a particular zone or a deviation from a dimensional requirement.

### **APPLICATION PROCEDURE FOR ZONING BOARD OF ADJUSTMENT HEARING**

Clarification of the Zoning Ordinance and assistance in completing the application process can be obtained from the Secretary of the Zoning Board. Legal assistance should be obtained from the Applicant's personal attorney.

Correctness of information submitted is the responsibility of the Applicant.

The following must be filed with the application:

- ✓ Application fee, public notice fee, and abutter notification fee.
- ✓ An abutters list and three (3) sets of abutter mailing labels. Abutter mailing labels must include the names and legal addresses of applicant, property owner, all property owners abutting the subject parcel, including those directly across the street or stream, and anyone whose professional seal appears on the plan. Tax Map No. and Lot No. must also appear on the list for the abutting properties. **Important:** Applicant shall certify that the abutters are as indicated in the Town of Nottingham's Selectmen's Office not more than 5 days prior to day of filing the application with the Zoning Board. (SEE FORM A).
- ✓ Six (6) sets of 11"X17" plans drawn to scale which show lot location, lot size, setbacks, locations and dimensions of all structures and open spaces on the lot in question and on the adjacent lots, and ownership of adjoining lots of land. Plans do not have to be professionally drawn.
- ✓ A written description of work proposed and any dimensions pertinent to construction.
- ✓ A signed Authorization To Enter Upon Said Property form. (SEE FORM B)
- ✓ If the applicant is not the owner, a notarized Owner's Authorization for Representation form must be submitted. (SEE FORM C).

No application shall be accepted for processing until **all** of the required information is received.

### **HEARING NOTIFICATION & PROCESS**

Your hearing will be held within 30 days after submission of a complete application. You will be notified by certified mail as to time, place, and date of the public hearing. At the time of the hearing, you must present your case to the Board or must authorize a representative to appear for you. (FORM C).

### **RULES OF PROCEDURE FOR CONDUCT OF MEETINGS**

Each applicant is entitled to a hearing by a five-member Board. If, for any reason, five members are not available, the applicant(s) may elect to postpone the hearing and decision until the next meeting of the Board at which five members are present. For the benefit of those in attendance at public hearings, the Chairman will briefly explain the procedure before the hearings begin and introduce the members of the Board. The public hearing will begin with the applicant(s) and/or his/her representative presenting the petition. Then those wishing to speak in favor of the petition may do so, followed by those wishing to speak in opposition to the petition. After this, the applicant(s) and those in favor may speak in rebuttal, followed by the rebuttal of those in opposition. The debate may be closed when the Chairman deems it appropriate. All comments must be addressed to the Chair. Anyone rising to address the Chair should identify him/herself, giving his/her name and address. No one will be allowed to speak twice until all who wish to speak have been heard. Reasons will be given for all decisions of the Board and references made to the appropriate sections of the Zoning Ordinance. In the event the Board wishes to postpone making a decision, the applicant(s) will be so advised. All decisions will be announced by the Chair at the time they are made, and formal written notification will be mailed to the applicant(s) within 5 business days after the decision is rendered. In the event no one is available to present a petition to the Board at the public hearing, the petition will be automatically dismissed on the grounds that no public hearing has been held. A petition may be withdrawn by the applicant(s) by notifying the Clerk of the Board of this intention. All public hearings and Board deliberations are transcribed.

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

Office 603-734-4881  
Fax 603-679-1013  
[plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)  
[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

## ABUTTER(S) LIST

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

**1. APPLICANT INFORMATION:**

Printed Name: DAVID LAUZE Contact Telephone: 603-234-0771  
Address: 9 LOOKOUT POINT LANE

**2. OWNER INFORMATION:**

Printed Name: GREGORY LAUZE  
Address: 4 PATTON DRIVE HAMILTON, MA 01982

**3. PROFESSIONAL(S) INFORMATION:**

Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Abutter(s) Information				
#	Map:	Lot:	Name:	Address:
4.	71	53	MARK BADOLATO	7 LOOKOUT POINT LANE 03290
5.	71	94	DAN & LATHY DEBUTIS	5 LAKEVIEW DRIVE 03290
6.	71	49	GENEROUSO FAMILY REV. TRUST	WATER STREET 314 CLINTON MA 01510
7.	Map:	Lot:	Name:	Address:
8.	Map:	Lot:	Name:	Address:
9.	Map:	Lot:	Name:	Address:
10.	Map:	Lot:	Name:	Address:
11.	Map:	Lot:	Name:	Address:
12.	Map:	Lot:	Name:	Address:
13.	Map:	Lot:	Name:	Address:

I, DAVID LAUZE 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..

\_\_\_\_\_  
Applicant's Signature

11/10/2021  
Date



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

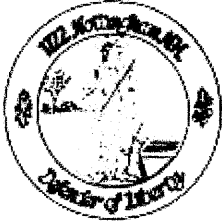


Office 603-734-4881  
Fax 603-679-1013  
[plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)  
[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

## ZONING BOARD OF ADJUSTMENTS FEE SCHEDULE

### Fee's collected at time of application:

	TOTAL CHARGE	DATE PAID
APPLICATION FEE \$100.00	<u>100.00</u>	<u>11/10/2021</u>
ABUTTER NOTIFICATION <u>3</u> X \$10.00/PER ABUTTER	<u>30.00</u>	<u>11/10/2021</u>
PUBLIC NOTICE FEE \$75.00	<u>75.00</u>	<u>11/10/2021</u>
TOTAL	<u>205.00</u>	<u>11/10/2021</u>



**BUILDING  
PERMIT  
APPLICATION**

**Town of Nottingham  
Building Department**

P.O. Box 114/ 139 Stage Road Nottingham, NH 03290  
Office 603-679-9597 Fax 603-679-1013  
dsylvia@nottingham-nh.gov

(This area for office use only)

Issue Date: \_\_\_\_\_  
Permit #: \_\_\_\_\_  
Map # \_\_\_\_\_  
Lot # \_\_\_\_\_  
Sub Lot # \_\_\_\_\_

<b>Residential</b> #stories _____ <input type="checkbox"/> Wood Frame #bathrooms _____ <input type="checkbox"/> Steel Frame #bedrooms _____ <input type="checkbox"/> Masonry Frame		<b>Commercial/Industrial</b> # of Stories _____ <input type="checkbox"/> Wood Frame <input type="checkbox"/> Steel Frame <input type="checkbox"/> Masonry Frame	
<b>Water</b> <input type="checkbox"/> Public or Private company <input type="checkbox"/> Private well		<b>Septic disposal</b> <input type="checkbox"/> Private septic tank, etc. <input type="checkbox"/> NH DES #	
		<b>Heating/AC</b> Heat type _____ Central A/C system _____	

**APPLICATION CHECKLIST**

*Illegible or omitted information may result in delays or denial*

- Completed and signed application
- Building plans to scale (stamped plans may be required for commercial projects)
- Plot plan showing location of new or accessory building (to scale)
- Additional permits and applications (driveway, electrical, plumbing, mechanical, etc.)

**PLEASE CHECK ALL THAT APPLY:**

- Property located in a floodplain area
- Property located in the Shoreland Protection District (NH DES permit required)
- Site disturbance greater than 5,000SF but less than 20,000SF (Stormwater permit required)
- Site disturbance greater than 20,000SF but less than 43,500SF (Stormwater permit & SWMP required)
- Site disturbance greater than 43,500 SF (Stormwater permit NOI and SWPPP required)
- New driveway

**PLEASE PRINT ALL INFORMATION**

\* denotes required information

Name	Address, City, State & Zip code	Phone number
* Property Owner <del>David</del> Gregory LAUZE	4 Patton Drive <sup>Hamilton</sup> MA	603-234-0771
* Contact Information		
Contractor DAVE LAUZE	9 Lakaw Point Lane Nottingham NH	603-234-0771
Engineer/ Architect		

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant: [Signature] Address: 9 Lakaw Point Lane Date: 11/10/2021

Building Inspector Fee \_\_\_\_\_ Permit# \_\_\_\_\_ Date \_\_\_\_\_



**BUILDING  
PERMIT  
APPLICATION**

**Town of Nottingham  
Building Department**

P.O. Box 114/ 139 Stage Road Nottingham, NH 03290  
Office 603-679-9597 Fax 603-679-1013  
dsylvia@nottingham-nh.gov

(This area for office use only)

Issue Date: \_\_\_\_\_  
Permit #: \_\_\_\_\_  
Map # \_\_\_\_\_  
Lot # \_\_\_\_\_  
Sub Lot # \_\_\_\_\_

**BUILDING LOCATION**(Please Print)

Address 9 Lookout Point Lane

Between 7 Lookout Point Lane and 11 Lookout Point Lane

Lot Size 0.225 Acres Map 71 Lot 52 Sub Lot \_\_\_\_\_ Zone \_\_\_\_\_

**APPLICANT** (Please Print)

Business Name: (if applicable) \_\_\_\_\_

Applicant name: DAVID LAUCE Contact DAVE

Daytime phone 603-234-0771 Mailing/home address: 9 Lookout Point Lane

Email address: \_\_\_\_\_

RESIDENTIAL		COMMERCIAL	
<input type="checkbox"/> Single Family detached	<input type="checkbox"/> Accessory (ADU)	<input type="checkbox"/> Office/Bank/Professional	<input type="checkbox"/> Garage
<input type="checkbox"/> Duplex	<input type="checkbox"/> Condo	<input type="checkbox"/> Industrial/Warehouse	<input type="checkbox"/> School
<input type="checkbox"/> Townhouse (#of units _____)	<input type="checkbox"/> Mfg/Mobile home	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Store/Retail
<input type="checkbox"/> Conversion	<input type="checkbox"/> Relocation	<input type="checkbox"/> Multi- family (#of units _____)	<input type="checkbox"/> Public/Government
<input checked="" type="checkbox"/> Other <u>8'x12' Shed</u>		<input type="checkbox"/> Other	
<input type="checkbox"/> New dwelling	<input type="checkbox"/> Deck	<input type="checkbox"/> New Building	<input type="checkbox"/> Deck
<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Shed	<input type="checkbox"/> Addition	<input type="checkbox"/> Shed
<input type="checkbox"/> Alteration/Renovation	<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Alteration	<input type="checkbox"/> Swimming Pool
<input type="checkbox"/> Repair/Replacement	<input type="checkbox"/> Garage	<input type="checkbox"/> Repair/Replacement	<input type="checkbox"/> Interior Demo
<input type="checkbox"/> Foundation only	<input type="checkbox"/> Carport	<input type="checkbox"/> Foundation only	<input type="checkbox"/> Tenant change
<input type="checkbox"/> Other _____	<input type="checkbox"/> Porch	<input type="checkbox"/> Other _____	<input type="checkbox"/> Tenant fit-up
<input type="checkbox"/> Conversion of +/- dwelling units (#of units _____)		<input type="checkbox"/> Renovation (no structural changes)	
		<input type="checkbox"/> Conversion from residential to commercial	

General description of work & proposed use: Include location and specify size and dimension of building, room, shed, pool, etc. or addition. If use of existing building is being changed, enter proposed use.

8'x12' Shed on WEST Side of lot with in the 20' Set Back  
Eldg is 50" from Property Line.

Cost of project: \$ 4,100

Estimated completion date: 8/20/22

**Building specifics:**

Existing building sq. footage: \_\_\_\_\_ New/ renovated/ added sq. footage: \_\_\_\_\_ Total SF: \_\_\_\_\_