

New Map# _____
Map/Lot # 035-004-00

Office use only

Application #: _____
Date Submitted: DEC 0 / 2022

222-12

Application for Appeal
Zoning Board of Adjustment (ZBA), Franklin, New Hampshire

VARIANCE

Please complete the entire application. Failure to do so will delay processing it. Nine (9) color copies of the completed application and all supporting information, collated into 9 individual packets, must be submitted by the Deadline Date in order for your appeal to be heard at the next meeting of the Zoning Board.

PRINT legibly and in INK. The application must be signed and dated. The owner must sign the application or a letter of authorization from the owner must be attached. *You must be present at the meeting to speak for your application.*

This application is to be completed by anyone requesting a use or area VARIANCE from the ZBA. A variance is a relaxation or a waiver of any provision of the ordinance authorizing the landowner to use his or her land in a manner that would otherwise violate the ordinance and may be granted by the board of adjustment on appeal.

1. Location of the property for which the appeal is being applied:

Street Address: 3 Log Cabin Road

	Owner	Person Completing Application
2. Name:	<u>Cynthia Rondeau</u>	<u>Same</u>
Address:	<u>70 Ryan Farm Road</u>	
City/State/Zip:	<u>Windham, NH 03087</u>	
Phone #:	<u>978-815-3778</u>	
Email:	<u>savycindy@gmail.com</u>	

3. Zoning Classification: LP

4. Briefly describe the PROPOSED project, be specific:

To add a small 2nd level to be used as a home office. Structure will sit inside the current first floor structure. See attached drawing.

5. Please attach to the application a plot plan, on an 8 1/2 x 11 sheet of paper, or survey plan that shows: the existing property lines; all existing and the proposed structure(s) and their setbacks from the property lines for both; any wetlands, ledge, flood area, septic systems, or other features that limit where the proposed structure(s) can be placed on the property. The Board reserves the right to require a formal survey plan to assist in the consideration of the application request.

6. Site has (Check appropriate response): City Water City Sewer Well Septic

7. Was a Variance previously granted for this site: Yes No

Please respond to whether the following is a true statement or a false statement and EXPLAIN your answers in DETAIL:

B. A variance may be granted if all the following criteria are met:

1. The Variance will not be contrary to the public interest: True False
The proposal is to construct a 1 room addition above the current home within the structure. (see attached drawing)

I have received approval from neighbors of adjacent lots. (see attached). I believe it would be in the best interest of the public.

2. The Variance is consistent with the Spirit of the Ordinance: True False
The proposal would be consistent with the zoning ordinance. The ordinance has this section for such a project that will enhance the area in which it is located. The ordinance realizes that not all proposals will fit within the zoning ordinance as written. In this case the existing lot is very narrow, which makes it very difficult to meet the current building setbacks.

3. Substantial Justice is done: True False
Careful consideration was given in the esthetic appearance of this proposed addition to improve the value of neighboring homes.

4. The Value of Surrounding properties are not diminished: True False
Most of the surrounding properties are on smaller cottage lots. This home is also on a smaller lot which does not meet the current zoning requirements. This would be in keeping with the neighborhood. Adding value to one's home will likely cause surrounding homes to go up in value.

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 True False

The hardship would be in the shape and size of the lot itself. The property is narrow with little to no building area, the setback overlaps each other.

ii. The proposed use is a reasonable one. True False

The proposed addition is reasonable in that it will only be constructed vertically within the current building structure.

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. True False

Your application is incomplete unless the following are submitted:

- i. Letter of authorization, if you are not the owner;
- ii. Plot Plan sketch (refer to Letter A #8);
- iii. Abutter's List, blank form attached; and
- iv. All fees are paid.

Note: The Zoning Administrator and/or the Zoning Board may require more information if necessary and may request a Site Visit to your property.

Lynnea Ronderer
Signature of Applicant

12/6/2022
Date

Office Use Only:			
Date of Submission:	<u>12/7/22</u>	Fee Collected <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Form of Pymt: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check # <u>1081</u>
Date of hearing:	_____	Amount Paid	\$ <u>190.00</u>
Decision:	<input type="checkbox"/> Granted <input type="checkbox"/> Denied	Date Notice sent to applicant:	
Comments, if Any:	_____		



CITY OF FRANKLIN, NEW HAMPSHIRE
"The Three Rivers City"

Planning and Zoning
 316 Central Street
 Franklin, New Hampshire 03235

Phone: (603) 934-2341
 screighton@franklinnh.org

ABUTTERS LIST

Applicant information:

Printed Name: Cynthia Rondeau Contact Telephone: 978-815-3778
 Address: 70 Ryan Farm Road, Windham, NH 03087

Owner/Agent Information			
(See fee schedule for rates - fees go up as Postage is raised)			
Map	Lot	Name	Address
35	4	Cynthia Rondeau	70 Ryan Farm Rd., Windham, NH 03087

Abutter(s) Information			
Map	Lot	Name	Address
35	3	Boulter Mayo Rev. Trust	437 Proctor Road, Manchester, NH 03109
35	5	Chandonnet Family Trust	21 Fox Run Dr., Tewksbury, MA 01876
35	26	Femenella One Family Trust	204 Webster Lake, Franklin, NH 03235

(If needed please attach an additional sheet.)

I, the undersigned Cynthia Rondeau, certify that to the best of my knowledge the above is an accurate and complete abutters list.

Cynthia Rondeau
 Applicant Signature

12/16/2022
 Date

672:3 Abutter. -- "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

December 1, 2022

City of Franklin Zoning Board
124 Memorial Street
Franklin, NH 03235

RE: Addition of 3 Log Cabin Rd.

Dear Zoning Board Members,

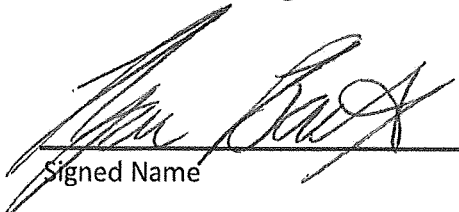
Please be advised that as an abutter to 3 Log Cabin Road, Franklin, I give the owners of said property my approval and encouragement to build a small 2nd floor addition over the current structure.

Sincerely,

Jeff May, Trustee of Boulter Mayo Revocable Trust

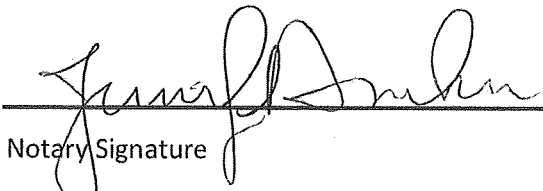
NOTARY ACKNOWLEDGEMENT:

Before me on this 2nd day of Dec, 2022.



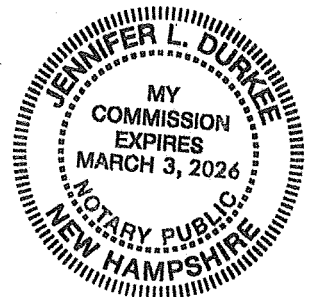
,Trustee of the Boulter Mayo Revocable Trust

Signed Name



Notary Signature

(Notary Seal)



December 1, 2022

City of Franklin Zoning Board
124 Memorial Street
Franklin, NH 03235

RE: Addition of 3 Log Cabin Rd.

Dear Zoning Board Members,

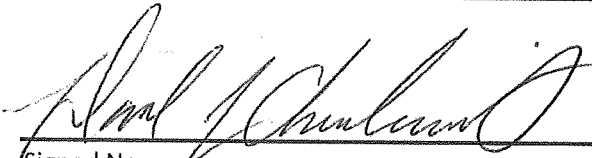
Please be advised that as an abutter to 3 Log Cabin Road, Franklin, I give the owners of said property my approval and encouragement to build a small 2nd floor addition over the current structure.

Sincerely,

David Chandonnet, Trustee of Chandonnet David J Family Trust

NOTARY ACKNOWLEDGEMENT:

Before me on this 1st day of Dec, 2022.

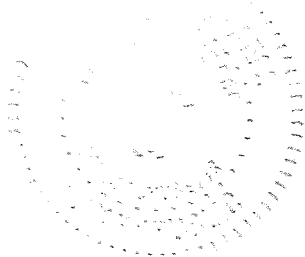

SIGNED NAME

, Trustee of the Chandonnet David J. Family Trust

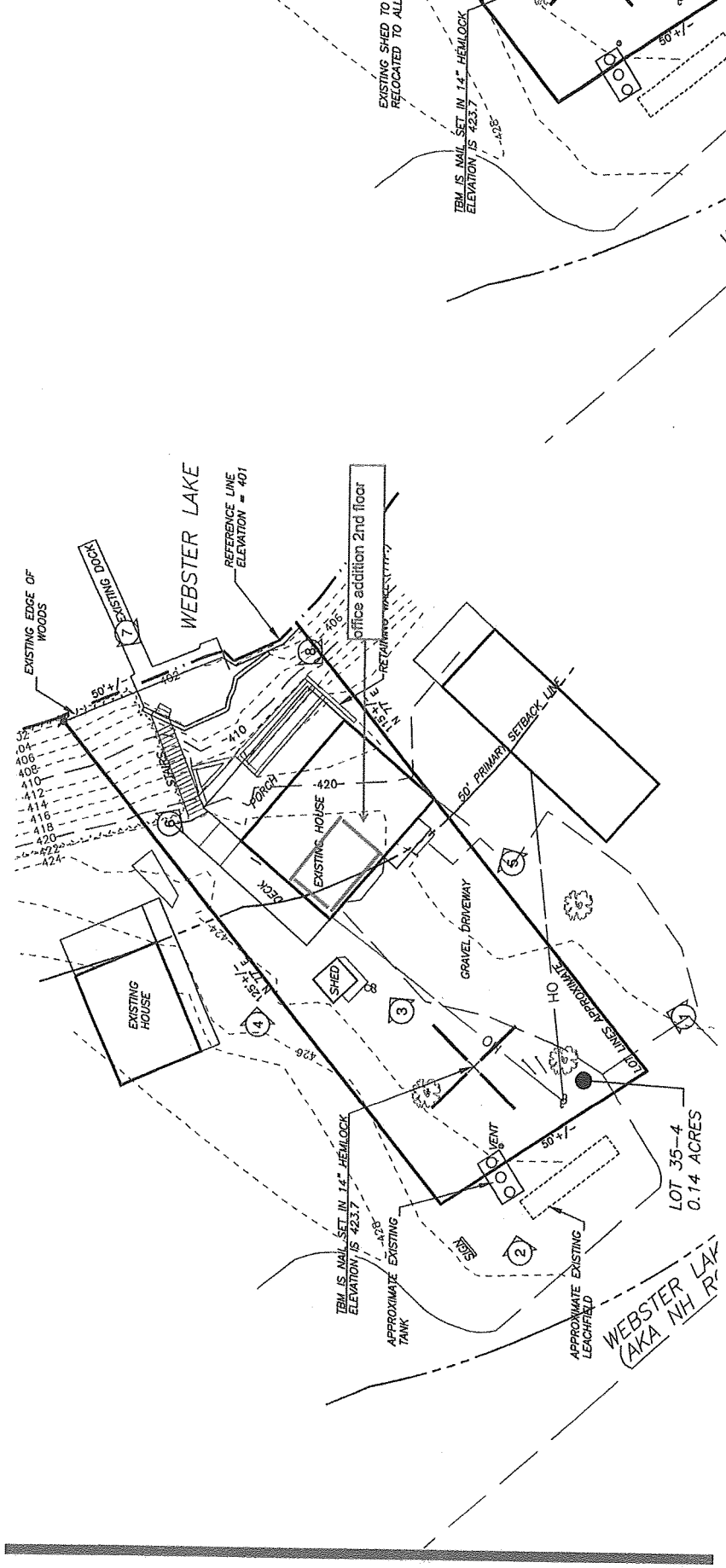


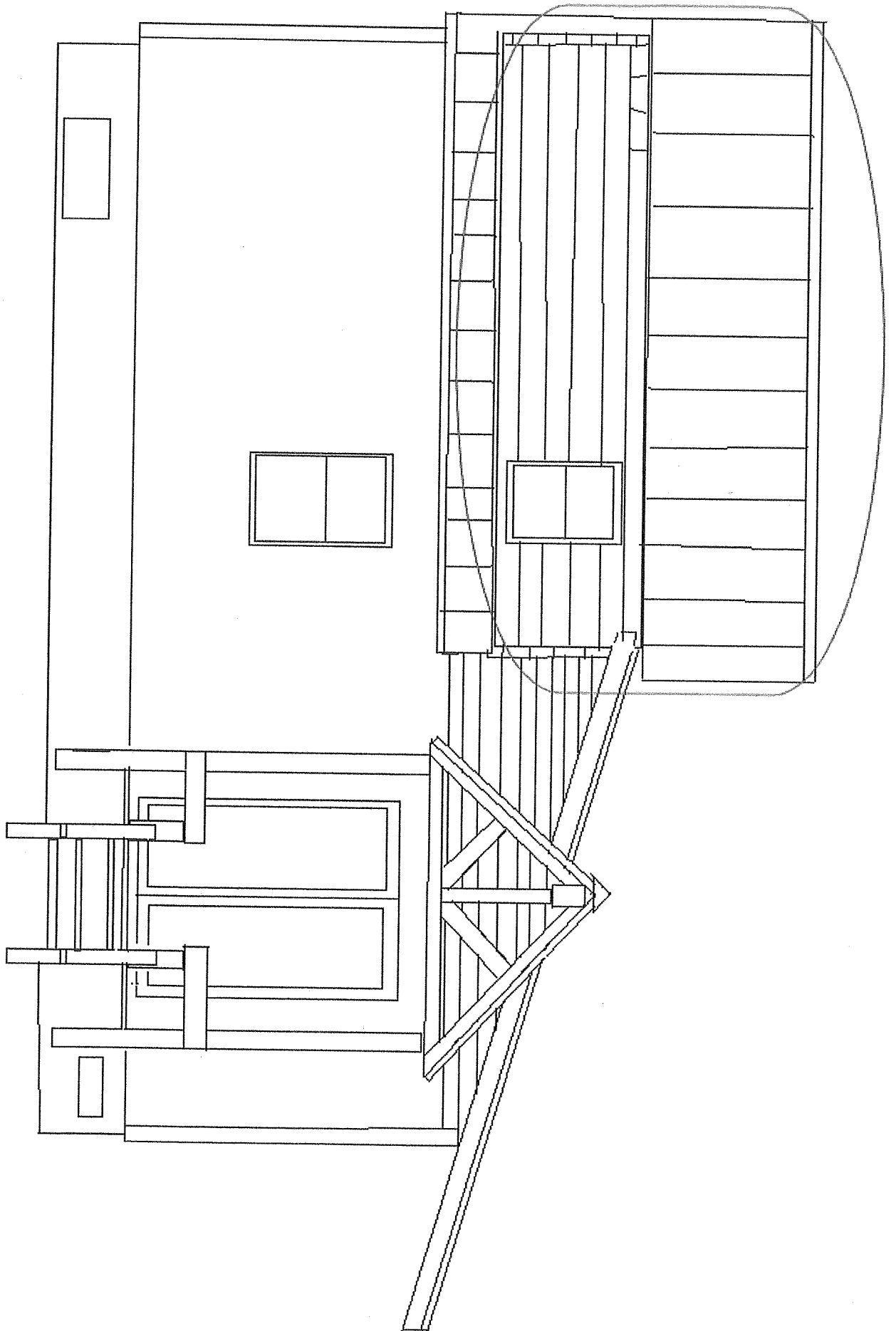
Notary Signature

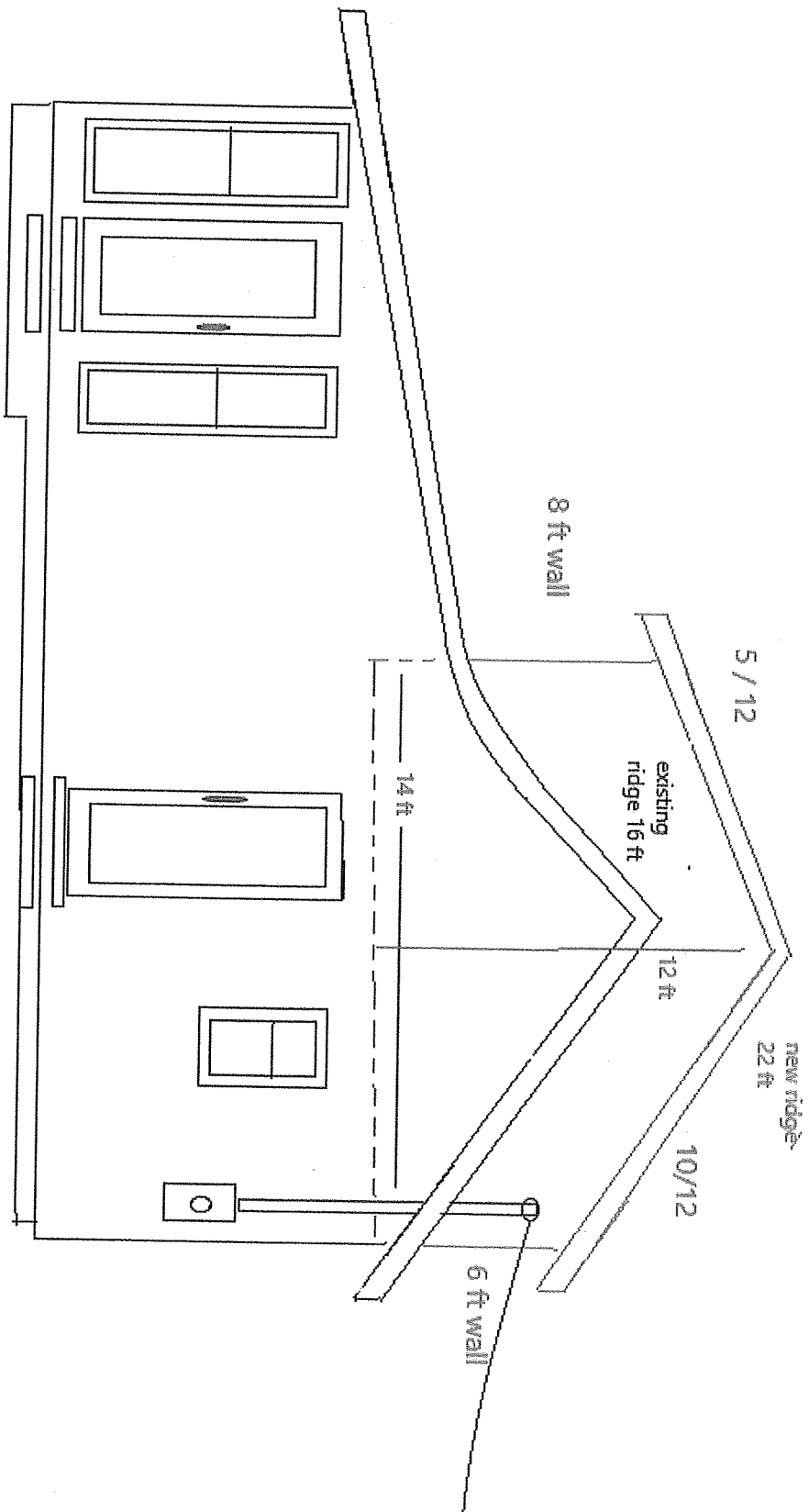
(Notary Seal)



DEBRA B. MICHAELS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 16, 2029







left side of new addition