



CITY OF FRANKLIN, NEW HAMPSHIRE

"Three River's City"

Planning and Zoning Department
316 Central Street
Franklin, NH 03235

Tel: (603) 934-2341
Fax: (603) 934-7413
dlewis@franklinnh.org

PUBLIC NOTICE of ZOOM MEETING FRANKLIN ZONING BOARD OF ADJUSTMENT Wednesday, August 5, 2020**

** Due to the COVID-19 pandemic, and Executive Orders from the Governor, this meeting of the Franklin Zoning Board of Adjustment will be conducted virtually via Zoom. To join use the following information:

<https://us02web.zoom.us/j/87069573858>

Meeting ID: 870 6957 3858

One tap mobile

+13126266799,,87069573858# US (Chicago)

Dial by your location

+1 312 626 6799 US (Chicago) or +1 929 205 6099 US (New York)

Meeting ID: 870 6957 3858

The Franklin Zoning Board of Adjustment will hold public hearings on Wednesday, August 5, 2020, at 6:30 p.m. on the following applications:

Z20-04: Esaundra Gaudette, owner/applicant, is seeking a variance from 305-14 Lot/Yard to build a detached garage that will not meet the required setbacks [10 feet vs. 20 feet required]. The property is located at 15 Sturtevant Street [Map/Lot 096-005-01] in the B-1 [Low Density Business and Commercial] zoning district.

Z20-05: Denis Duquette, owner/applicant, is seeking a variance from 305-29.4 Sheds, to maintain the existing location of a shed that is 2 feet from the side property line where 10 feet is required. The property is located at 339 Webster Lake Road [Map/Lot 034-038-00] in the LP [Lake Protection] zoning district.

Public comment is welcome. Application packages are available for review online under Public Notices – Zoning Board of Adjustment or at the Planning and Zoning Office, 124 Memorial Street, Mon – Fri, 8:30 a.m. to 2:30 p.m. Contact the office at (603) 934-2341 with any questions.

New Map# M7
Map/Lot # 090-005.01

Office use only

Application #: 220-04
Date Submitted: 7/15/2020

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

RECEIVED

JUL 15 2020

VARIANCE

A. Please complete the entire application. Failure to do so will delay processing it. The completed application and all supporting information 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: 15 Sturtevant St. Franklin NH 03235

Owner

Person Completing Application

2. Name:

Esaundra Gaudette

Esaundra Gaudette

Address:

15 Sturtevant St

City/State/Zip:

Franklin, NH 03235

Phone #:

603-731-5125

Email:

esaundra.gaudette@gmail.com

3. Zoning Classification:

B1

4. Briefly describe the PROPOSED project, be specific:

I would like to put a second garage behind the current one to store antique car and yard work equipment.

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

Because of the configuration of the property, the garage will be out of sight to other home owners.

2. The Variance is consistent with the Spirit of the Ordinance:



True



False

By supplying extra garage, vehicles + other outside equipment will be able to be stored out of sight to elevate cluttered look.

3. Substantial Justice is done:

☒ True ☐ False

Because shape of yard and original house and garage placement were not per original design, the amount of space to build on is limited.

4. The Value of Surrounding properties are not diminished:

☒ True ☐ False

By putting a permanent structure on a slab it will not only elevate clutter but extra storage units that were temporary. Much

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. uneven appearance.

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 yard is cut off at an angle which limits the space for building.

ii. The proposed use is a reasonable one.

☒ True ☐ False

This building would be used to store antique car and outdoor equipment such lawn mower, patio furniture, snow blowers etc

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 above

Your application is incomplete unless the following are submitted:

- Letter of authorization, if you are not the owner;
- Plot Plan sketch (refer to Letter A #8);
- Abutter's List, blank form attached; and,
- All fees are paid. \$100.00 application fee, plus \$6.70 per abutter for abutter's notices.

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

Esaundra J. B. Gaudette
Signature of Applicant

7/15/20
Date

Office Use Only:

Date of Submission: 7/15/2020

Fee Collected ☒ Yes ☐ No

Form of Pymt: ☐ Cash ☒ Check # 5474

Date of hearing: 8/5/2020

Amount Paid

\$ 146.50

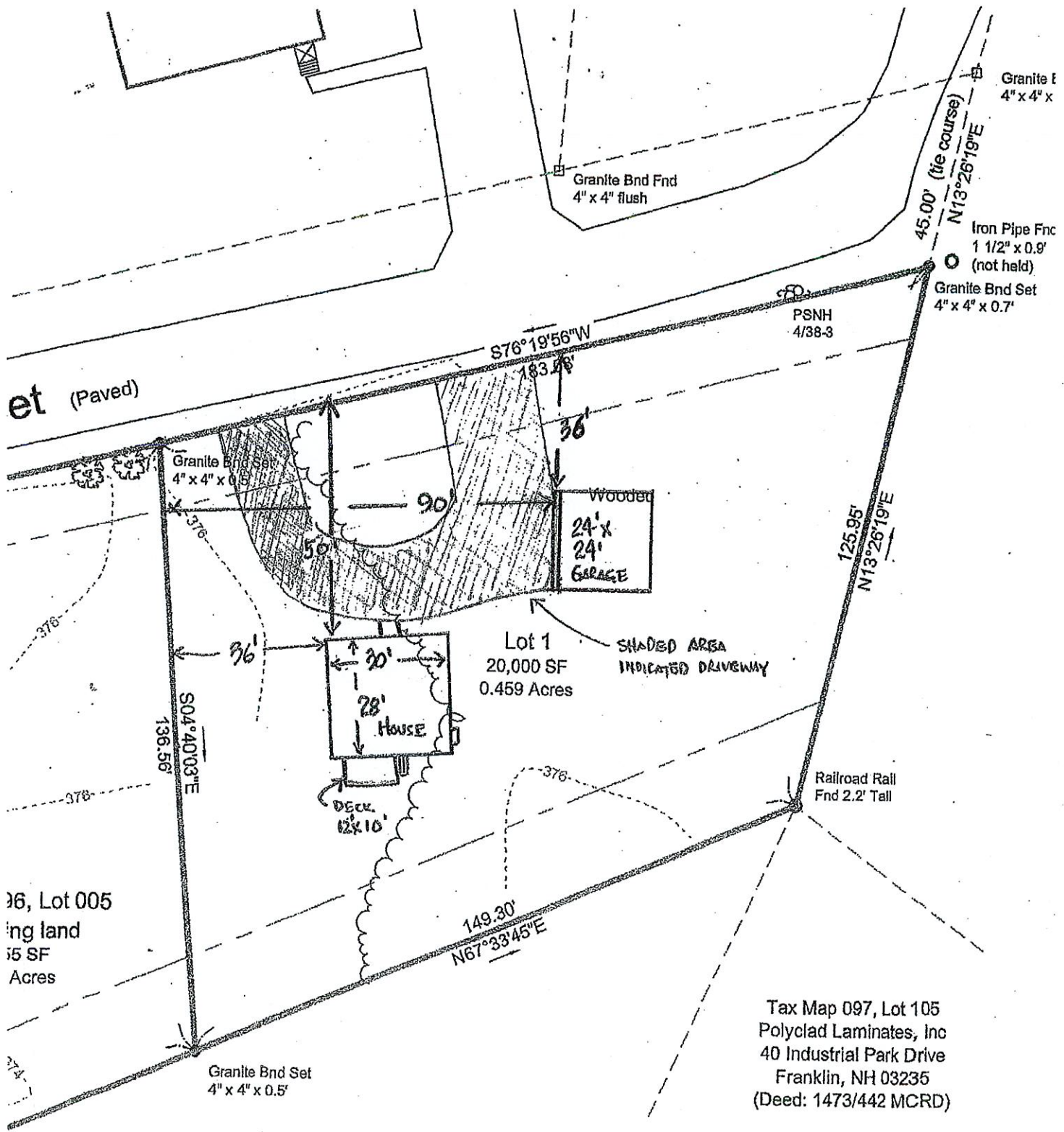
Decision: ☐ Granted ☐ Denied

Date Notice sent to applicant:

Comments, if Any:

RECEIVED

JUL 15 2020



Tax Map 097, Lot 074
 Brian O. Beaupre
 PO Box 5081
 Laconia, NH 03247
 (Deed: 2647/725 MCRD)
 Plan Ref. d

SCALE
 1 inch = 30 Ft.

2005 Intended location of house & garage

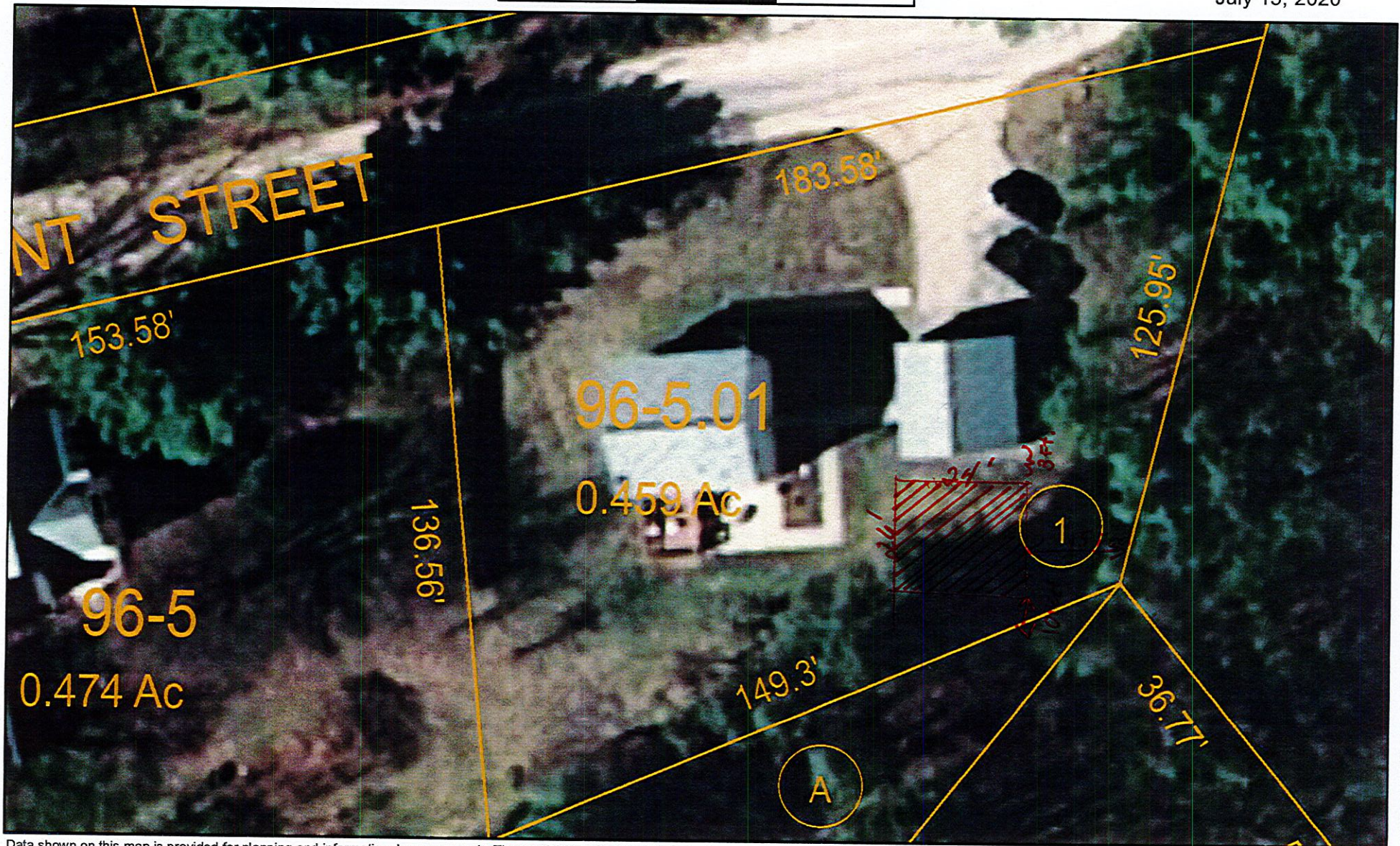


Franklin, NH

1 inch = 30 Feet



July 15, 2020



Data shown on this map 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 map.

New Map# J4 / LP Zone
Map/Lot # 034-038-00

Office use only

Application #: Z 20-05
Date Submitted: 7/17/2020

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

RECEIVED

JUL 17 2020

VARIANCE

- A. Please complete the entire application. Failure to do so will delay processing it. The completed application and all supporting information 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: 339 Webster Lake Road

	Owner	Person Completing Application
2. Name:	<u>Denis Duquette</u>	<u>Denis Duquette</u>
Address:	<u>339 Webster Lake Rd.</u>	
City/State/Zip:	<u>Franklin NH 03235</u>	
Phone #:		
Email:		

3. Zoning Classification: LP

4. Briefly describe the PROPOSED project, be specific:

Leaving the shed in its current location. Two feet from abutter property line.

5. Please attach to the application a plot plan, on an 8 ½ 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

Impact to public is minimal to non existing.

2. The Variance is consistent with the Spirit of the Ordinance: ☒ True ☐ False

With exception of 2 feet from abutter's property line.

3. Substantial Justice is done:

☒ True ☐ False

The shed location has been discussed with the abutting and affected landowner, Mr. Campbell, who has no issues regarding the shed located within the setback to his property. "

4. The Value of Surrounding properties are not diminished:

☒ True ☐ False

Shed is two years old and well maintained.

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

Shed is being placed along property line similar to garage on abutters side.

ii. The proposed use is a reasonable one.

☒ True ☐ False

Shed is placed in a more subtle location on the property, rather than in the middle of the yard.

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

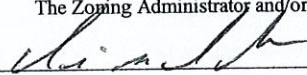
Shoreland permit is not required as it does not meet definition of a structure as given in 483-B:4 Definitions, XXII.

The current location will provide the least viewing obstruction for neighbors and easier access to that side of house.

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. \$100.00 application fee, plus \$6.70 per abutter for abutter's notices.

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



Signature of Applicant

7/14/20

Date

Office Use Only:

Date of Submission: 7/17/2020

Fee Collected ☐ Yes ☐ No

Form of Pymt: ☐ Cash ☒ Check # 715049

Date of hearing: _____

Amount Paid

\$ 113.49 + 20.10 7/20/2020

Decision: ☐ Granted ☐ Denied

Date Notice sent to applicant: _____

Comments, if Any: _____

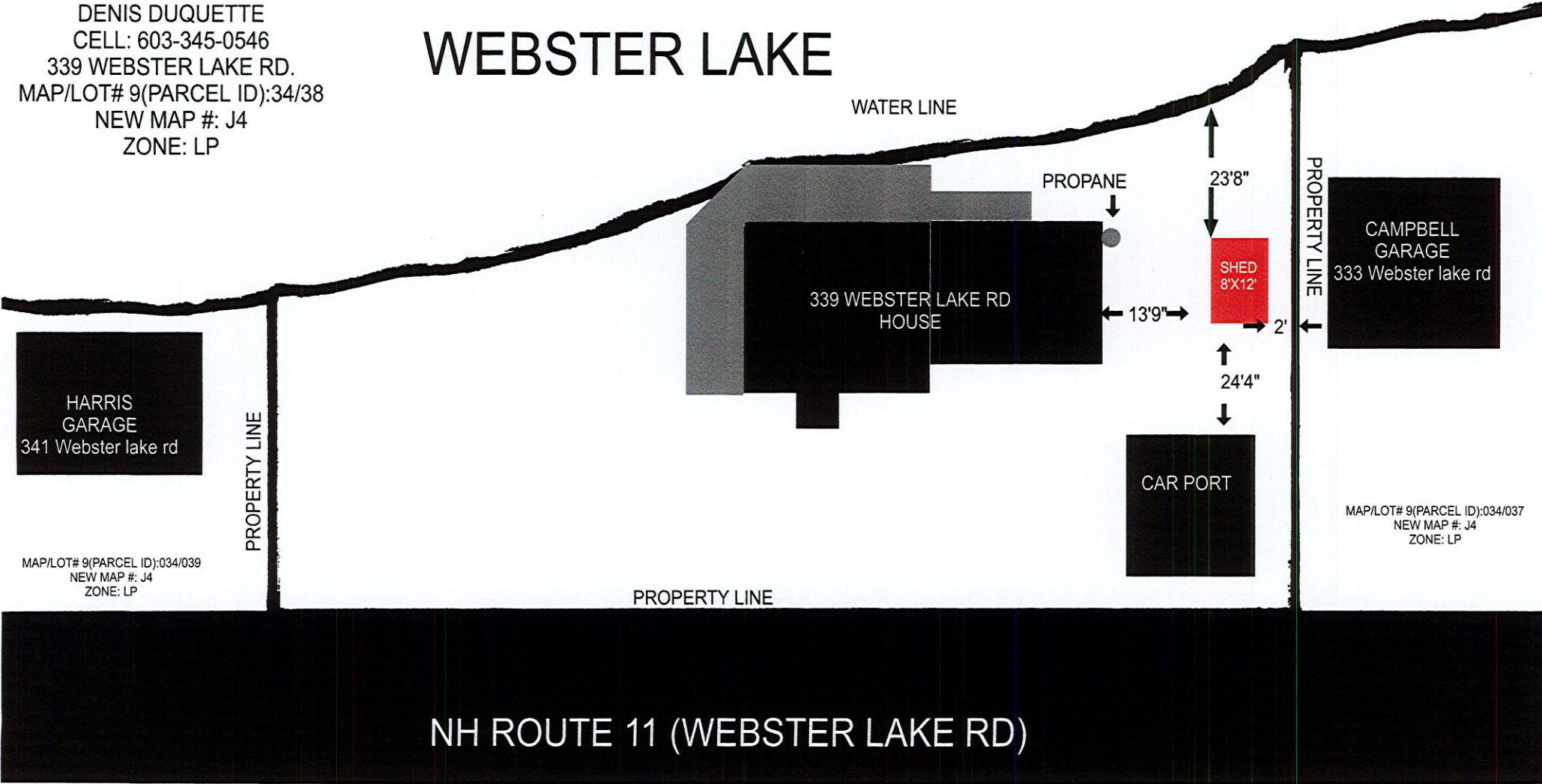
RECEIVED

JUL 17 2020

Current location of shed.

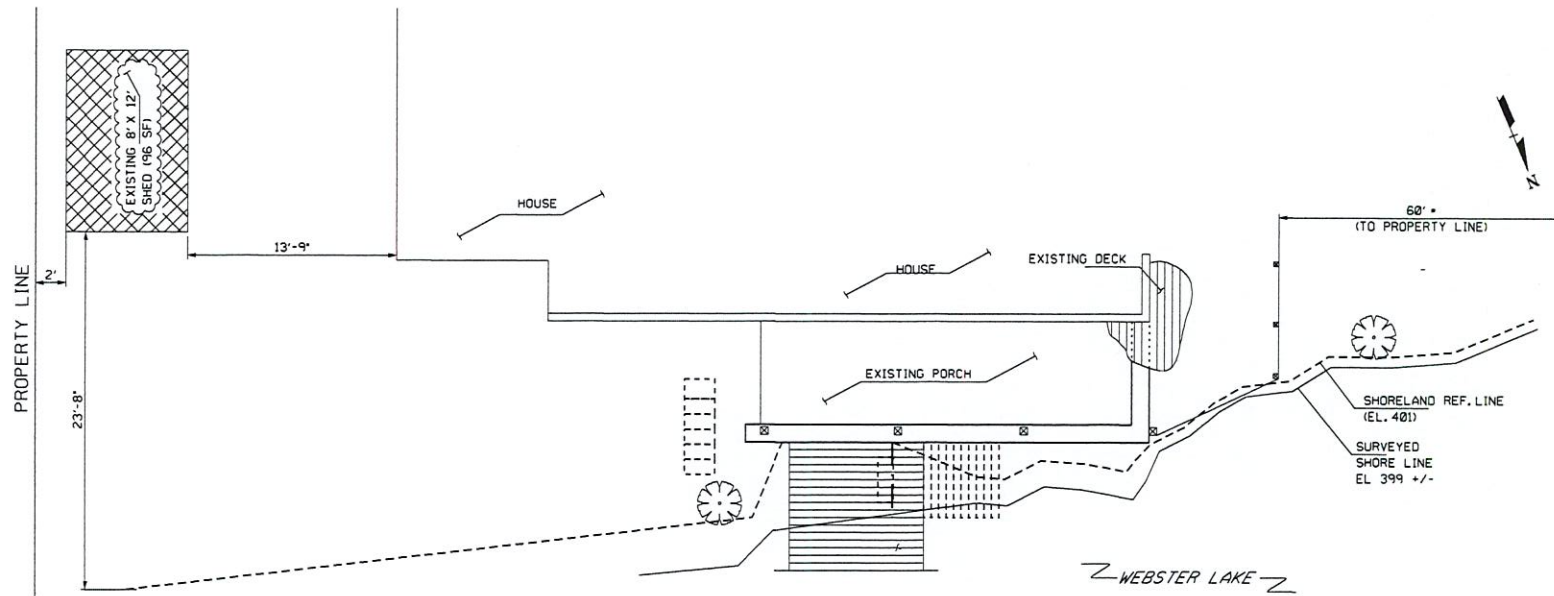
WEBSTER LAKE

DENIS DUQUETTE
CELL: 603-345-0546
339 WEBSTER LAKE RD.
MAP/LOT# 9(PARCEL ID):34/38
NEW MAP #: J4
ZONE: LP



MAP/LOT# 9(PARCEL ID):034/039
NEW MAP #: J4
ZONE: LP

MAP/LOT# 9(PARCEL ID):034/037
NEW MAP #: J4
ZONE: LP



PROJECT DESCRIPTION: PERMIT AN EXISTING
SHED, 96 SF FOOTPRINT, 23'-8" FROM SHORELINE



PROPOSED PLAN

LEGEND	
	SHED
	SURVEYED SHORELINE
	SHORELAND REFERENCE LINE



DUQUETTE RETAINING WALL
339 WEBSTER LAKE RD
FRANKLIN, NEW HAMPSHIRE
SHED PERMITTING PLAN

PROJECT NO. 926081

FIGURE

1

FIGURE 1 OF 1

**Hoyle, Tanner
& Associates, Inc.**

158 Dow Street, Manchester, NH 03101-1227
Tel: (603) 669-1955 Fax: (603) 669-4168
www.hoyletanner.com

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7/18/2020







