

New Map# _____
Map/Lot # _____

Office use only

Application #: _____
Date Submitted: NOV 15 2022

RECEIVED

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: 253 Lake Shore Dr Franklin NH

Owner

Person Completing Application

2. Name: Alan and Teri Gauntt

Address: 994 Route 114

City/State/Zip: Bradford NH

Phone #: 603-520-4387

Email: agauntt@granitestatesolar.com

3. Zoning Classification: _____

4. Briefly describe the PROPOSED project, be specific:

Replace existing home

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

Please see attached sheet

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

Please see attached sheet

3. Substantial Justice is done: ☐ True ☐ False

Please see attached sheet

4. The Value of Surrounding properties are not diminished: ☐ True ☐ False

Please see attached sheet

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

Please see attached sheet

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

Please see attached sheet

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

Please see attached sheet

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.

Signature of Applicant

Date

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

Variance for Alan P. Gauntt Sr & Teri A Gauntt

253 Lake Shore Drive, Franklin,NH

1. The Variance will not be Contrary to the Public Interest.

The proposal is to replace the existing house with a smaller footprint, but increase in height; the existing and proposed houses are within the required 50-foot setbacks. In allowing the new home to be built, will also allow for other site improvement to be made including a new septic system, rain gardens to treat stormwater runoff, and a reduction in the footprint of the house. I believe it would be in the best interest of the public.

2. The Variance is Consistent with the spirit of the ordinance.

This 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 it is written. In this case the existing house is very inefficient due to all of its various elevations in ceiling/roof heights, and unconventional floor plan; these factors also makes it very difficult/costly for all materials needed to rebuild.

The spirit of the 50-foot setbacks is to protect the lake and offer separation between abutting lots. The proposed house is not getting any closer to the lake or abutting lots.

3. Substantial Justice is done.

Like most of the surrounding properties do this house does not meet existing zoning setback requirements. The new house will maintain existing setbacks. This would be in keeping with the neighborhood. The property is too small to meet setbacks from any property line. Again, I'm only proposing to expand vertically in some areas. I do not believe the new house will create a loss to the public.

4. The value of the surrounding properties are not diminished.

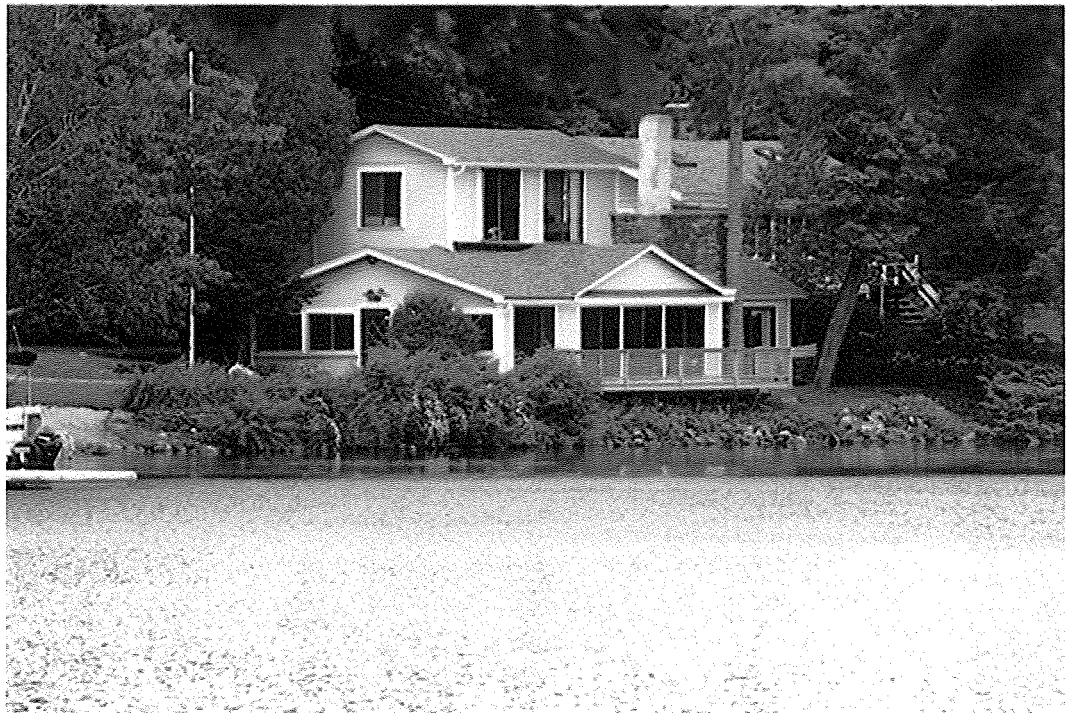
The proposed house will be in a location and built where the existing house is and will not diminish any property value, and the proposed house will assess at a higher value than the existing house. This will bring the surrounding neighborhood up in value

5. Literal enforcement of the provision of the ordinance would result in unnecessary hardship.

A i- The hardship would be the existing shape and size of the existing second floor. The existing second floor has dimensions and angles that create efficiency issues for the roofing, insulation, heating and cooling. It also makes it very difficult to install solar panels to use as the major source of energy for heating and cooling. The goal is to make the new house as energy efficiency as possible using renewable energy. To be forced to

rebuild the existing house to be exactly what it is now would be a hardship, and so would being made to rebuild the house smaller. The purpose of the 50-foot setbacks is to protect the lake, this proposal will allow increased protections by better controlling rainwater, treating septage, and limiting impervious area.

ii- The proposed house is reasonable with expanding the existing second floor layout to match the existing first floor footprint being that it would not change the total roof square footage and also make rainwater more manageable. It also allows for more solar panels facing south in order to be more energy efficient in using renewable energy. Please keep in mind that we are also proposing to reduce the footprint of the house and reducing the impervious area just near the lake.





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: Alan & Teri Gauntt Contact Telephone: 603-520-4387

Address: 994 Rt 114, Bradford, NH 03221

Owner/Agent Information

(See fee schedule for rates - fees go up as Postage is raised)

Map	Lot	Name	Address
32	42	Alan & Teri Gauntt	253 Lake Shore Drive , Franklin , NH 03235

Abutter(s) Information

Map	Lot	Name	Address
32	43	Chris and Julie Shacoski	3 North Shore Lane Franklin, NH 03235
32	41	Darren Dowers	256 Lake Shore Dr Franklin, NH 03235

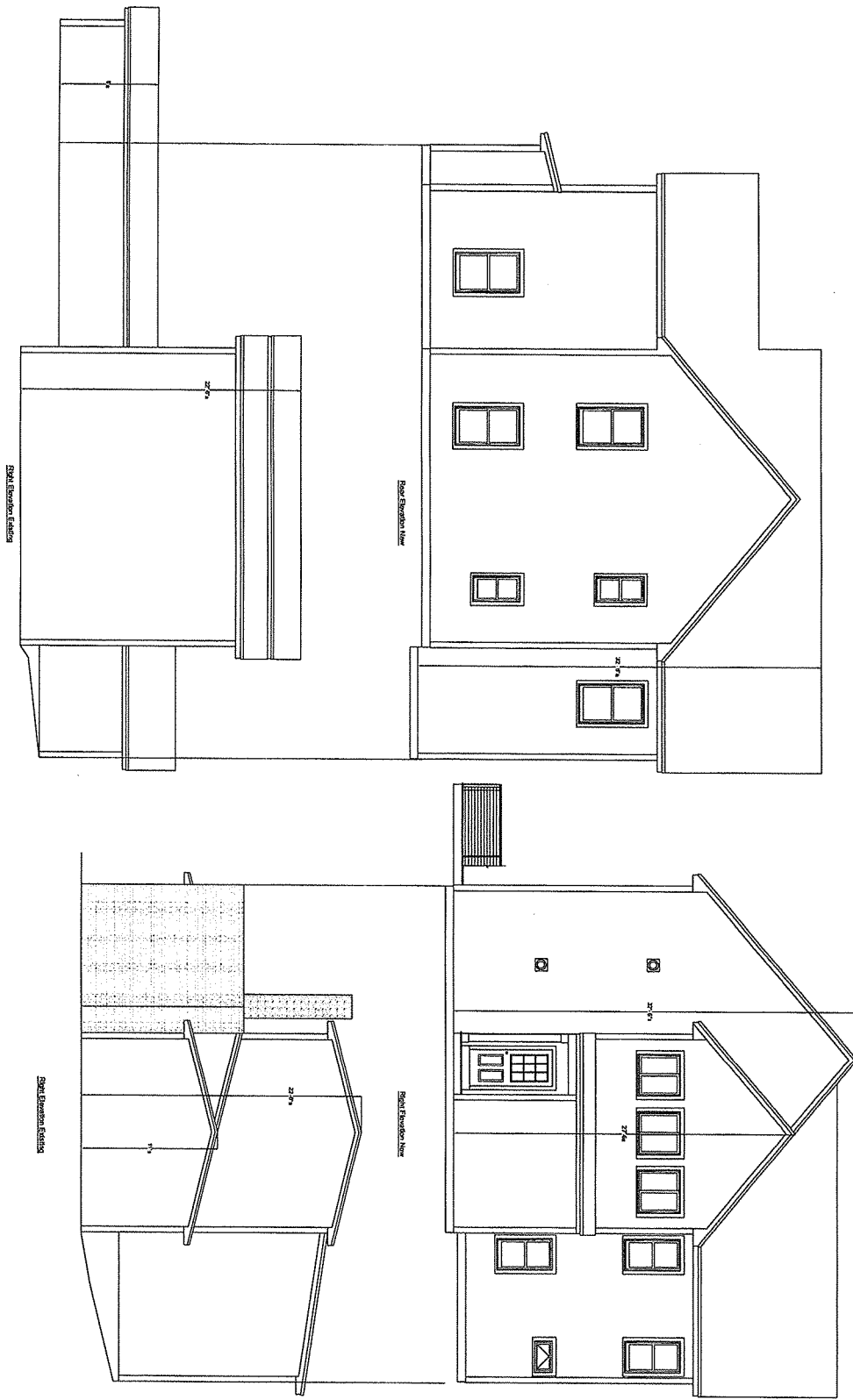
(If needed please attach an additional sheet.)

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

[Signature]
Applicant Signature

11/14/2022
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.



General Notes

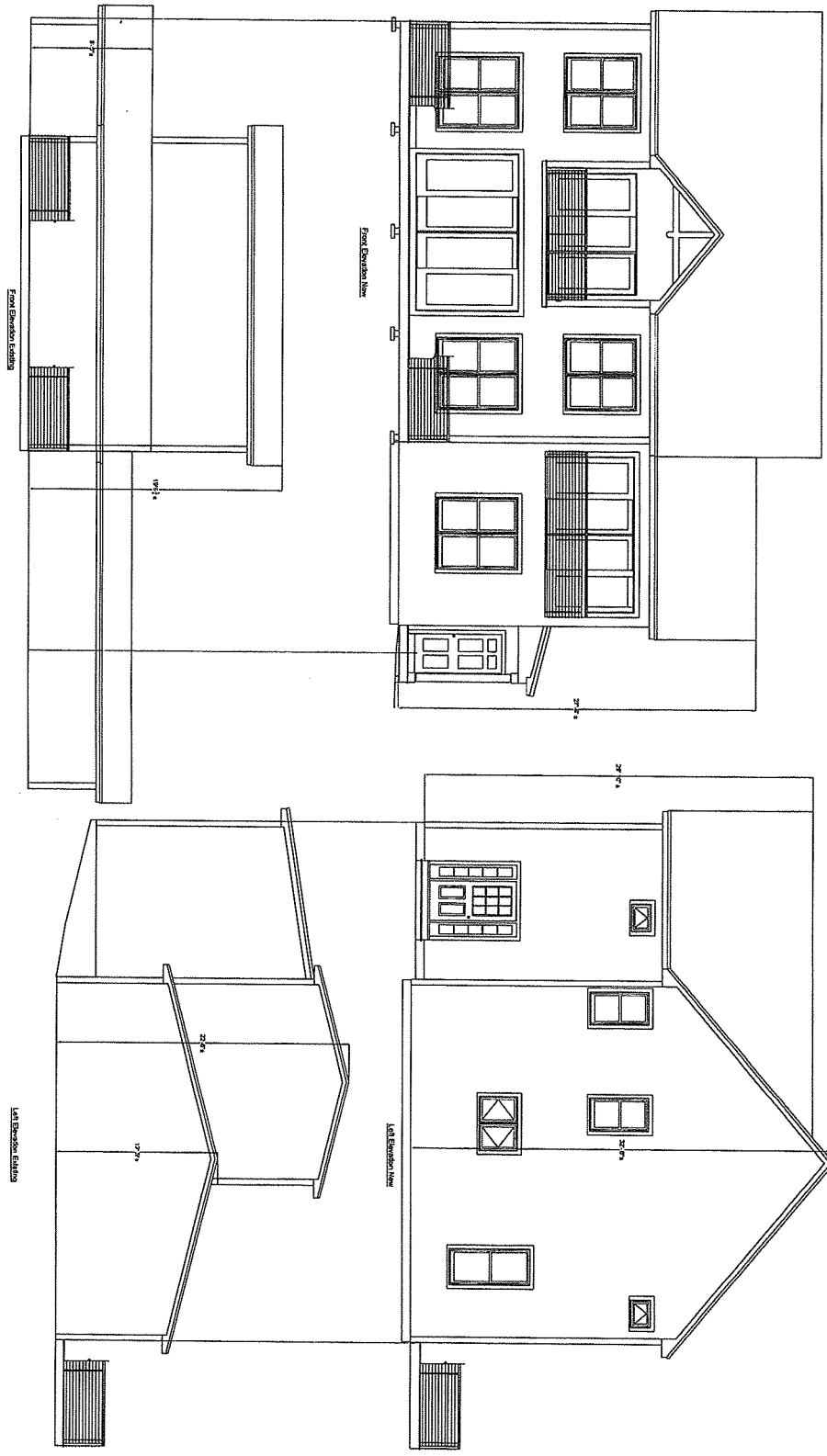
Gauntt Home

Franklin, NH

Lane River Design
P.O. Box 207
Newbury, NH 03255
lanerivertdesign@gmail.com
603-763-3200

Project Name and Address
Existing & New Elevations

Sheet
10-17-22
Scale
1/4" = 1'
E2



General Notes

Gauntt Home

Franklin, NH

Lane River Design
P.O. Box 207
Newbury, NH 03255
lanerivdesign@gmail.com

Existing & New Elevations

Project	Date	Sheet
10-17-22		E1
Scale	1/4" = 1'	