

New Map#

Office use only

Application #:

RECEIVED 223-01

Map/Lot #

035-605-W

Date Submitted:

JAN 20 2023

**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: 5 Log Cabin Road, Franklin

	Owner	Person Completing Application
2. Name:	The David J Chandonnet Family Trust	David Chandonnet, Trustee
Address:	21 Fox Run Dr	21 Fox Run Dr
City/State/Zip:	Tewksbury, MA 01876	Tewksbury, MA 01876
Phone #:	978-490-5239	978-490-5239
Email:	d.chandonnet@comcast.net	d.chandonnet@comcast.net

3. Zoning Classification: LP

4. Briefly describe the PROPOSED project, be specific:

Add two full shed dormers to existing structure to enlarge the second floor for 1 bedroom, 1 office, bathroom and staircase. Add a new secondary entrance in the front, and add staircase to the second floor.

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

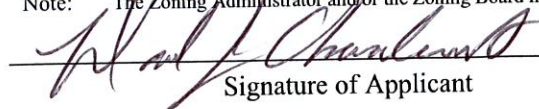
I have received approval from neighbors of adjacent lots (see attached). I believe it would be in the best interest of the public.

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 giving in the aesthetic 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 neighborhoods Adding value to ones 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 be constructed vertically within the current building structure. It will also provide a second egress to the current 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.


 Signature of Applicant

1-20-23
 Date

Office Use Only:		Fee Collected <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Form of Pymt: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check # <u>4197</u>	
Date of Submission:	<u>1/20/23</u>	Amount Paid		<u>\$207.50</u>	
Date of hearing:	<u>3/1/23</u>	Date Notice sent to applicant:			
Decision:	<input type="checkbox"/> Granted <input type="checkbox"/> Denied				
Comments, if Any:					

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.

January 6, 2023

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

RE: Addition of 5 Log Cabin Rd

Please be advised that as an abutter to 5 Log Cabin Rd, Franklin NH, I give the owners of said property my approval and encouragement to vertical addition as well as a new front entry to the current structure.

Sincerely,

Peter Rutigliano



NOTARY ACKNOWLEDGEMENT:

Before me on this 9th day of JANUARY, 2023

LISA M. LEPRİ

Signed Name



Notary Signature

LISA M. LEPRI
NOTARY PUBLIC
STATE OF CONNECTICUT
(My Commission Expires June 30, 2024)

January 6, 2023

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

RE: Addition of 5 Log Cabin Rd

Please be advised that as an abutter to 5 Log Cabin Rd, Franklin NH, I give the owners of said property my approval and encouragement to vertical addition as well as a new front entry to the current structure.

Sincerely,

Cynthia Rondeau

NOTARY ACKNOWLEDGEMENT:

Before me on this 11th day of January, 2023

Cynthia Rondeau

Signed Name

Lauren Toupin

Notary Signature

(Notary Seal)



(NOT TO SCALE)



29. Site is located within the 250 Feet of the Shoreline of a Great Pond, Unless Otherwise Noted.



Design Intent:

Design Criteria

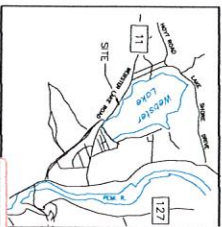
Sewage Disposal System

INGROUND ADVANCED ENVIRO-SEPTIC
GRAVITY SYSTEM

County: Merrimack
 Deed Ref: Block 2798, Page 1854
 INDCS Subdivision Approval:
 NO: n/a Prior to 1987
 Project No.: 180001
 Date: 03-23-18
 Checked: DJH

Karen R. Pabst Revocable Trust

2 Bay Court Road
Franklin, New Hampshire

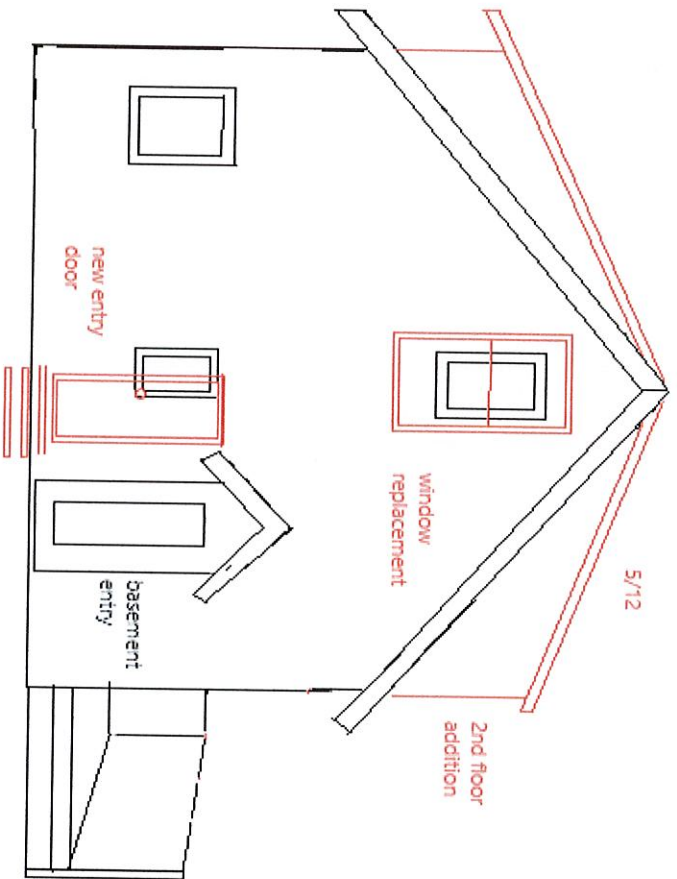


REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICE
WATER DIVISION

Barbara N. Gysi
Date: 5/23/2018

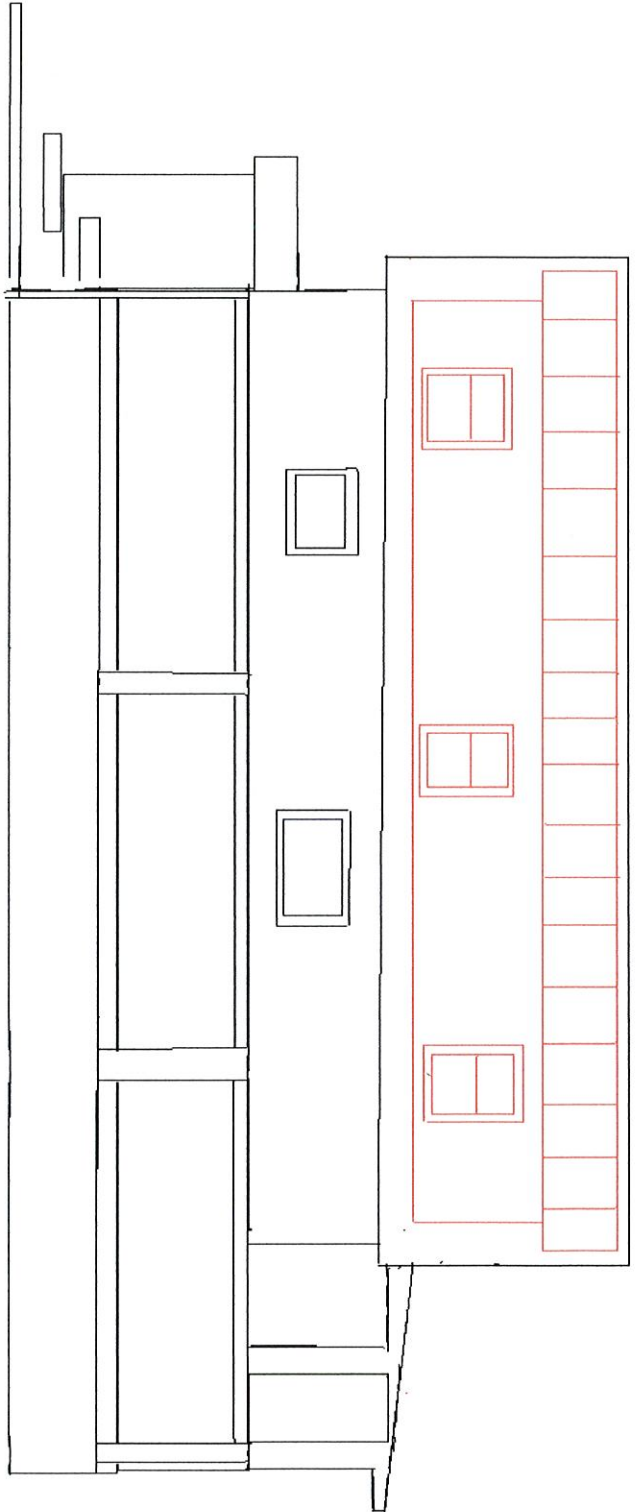
#eCA2018052325

FRONT SIDE



5 LOG CABIN

ALL LINES IN RED ARE NEW WORK



RIGHT SIDE

2ND FLOOR

