

New Map#

56

Office use only

Application #:

221-

Map/Lot #

074-010-00

Date Submitted:

6/2/2021

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

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:

11 SMILING HILL ROAD FRANKLIN NH 03235

2. Name:

Owner

DENNIS + VIRGINIA JENKINS

Person Completing Application

DENNIS JENKINS

Address:

4 CORDGRASS LOOP

City/State/Zip:

BEAUFORT SC 29907

Phone #:

(617) 242-0442

Email:

JENKINS051251@HOTMAIL.COM

3. Zoning Classification:

4. Briefly describe the PROPOSED project, be specific:

A SMALL DECK TO BE ADDED TO THE BACK OF OUR HOUSE,
 16' x 5'

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

IT WON'T IMPACT ABUTTERS OR BLOCK ANY VIEWS OR
 AFFECT LAKE ACCESS

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

☒ True ☐ False

NO ADDITIONAL LAK ACCESS OR DAMAGE TO ABUTTERS
PROPERTY

3. Substantial Justice is done:

☒ True ☐ False

PROVIDE COMFORT WITH SHADE. RECENTLY THE

LOT NEXT TO OURS WAS CLEARED. MY WIFE NEEDS SHADE DUE TO

4. The Value of Surrounding properties are not diminished:

☒ True ☐ False

SKIN CANCER

NOT AT ALL. ADDITION WILL REMAIN WITHIN
OUR FOOT PRINT

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

ii. The proposed use is a reasonable one.

☒ True ☐ False

PROVIDE SHADE AND COMFORT.

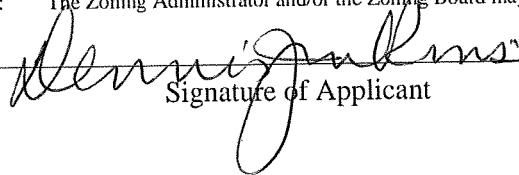
B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

☒ True ☐ False

Your application is incomplete unless the following are submitted:

- 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.


Signature of Applicant

May 24, 2021
Date

Office Use Only:

Date of Submission:

6/2/2021

Fee Collected

☒ Yes

☐ No

Form of Pymt: ☐ Cash ☒ Check # 5404, 7834

Date of hearing:

7/7/2021

Amount Paid

\$ 133.50

Decision:

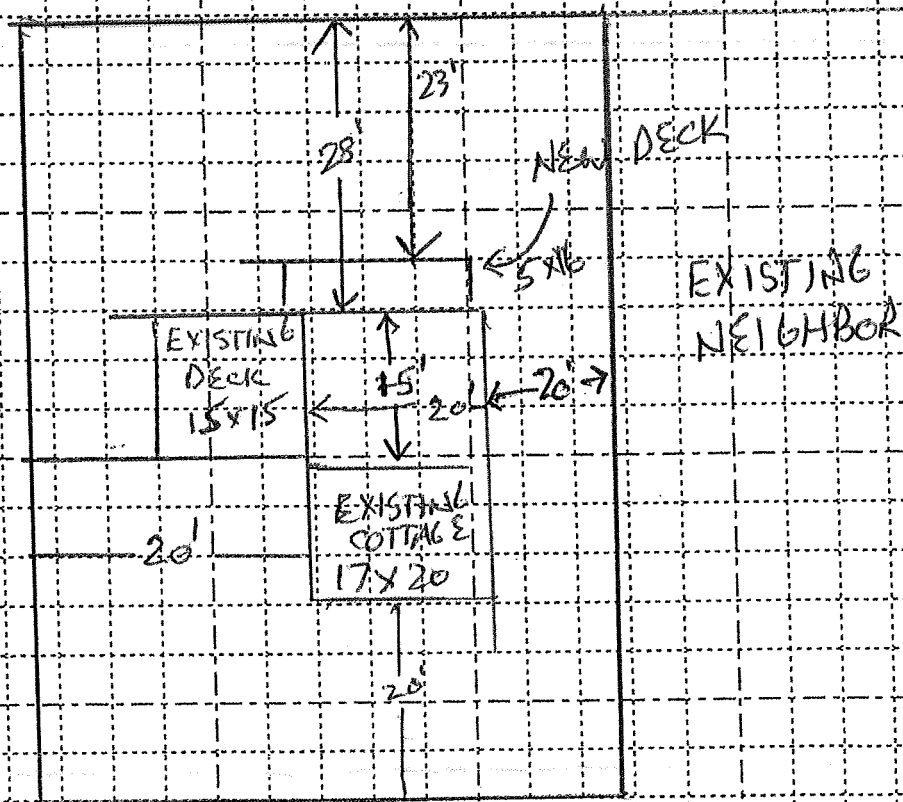
☐ Granted

☐ Denied

Date Notice sent to applicant:

Comments, if Any:

drawing of structure (Sketch floor plans with dimensions; include side view if sloped ceilings are planned. Note window and door locations, along with Smoke and CO detectors) Scale 1 square equals _____ feet.



16 SMILING HILL ROAD

20' ROAD TO HOUSE
 30' COTTAGE
 5' PROPOSED DECK
 60' x 80' PER 1980 PLAN

5' TOTAL LENGTH OF COTTAGE
 ROAD TO END OF HOUSE (INCLUDES PROPOSED DECK)

FROM 1980

of Franklin

ational Area - Cannot be
on, sold or used
(per deed)

Proposed 1000gal
HOLDING TANK

Existing
Dig Well

Lot # 16

(4800 sq. ft.)

Existing
Cottage

full foundation

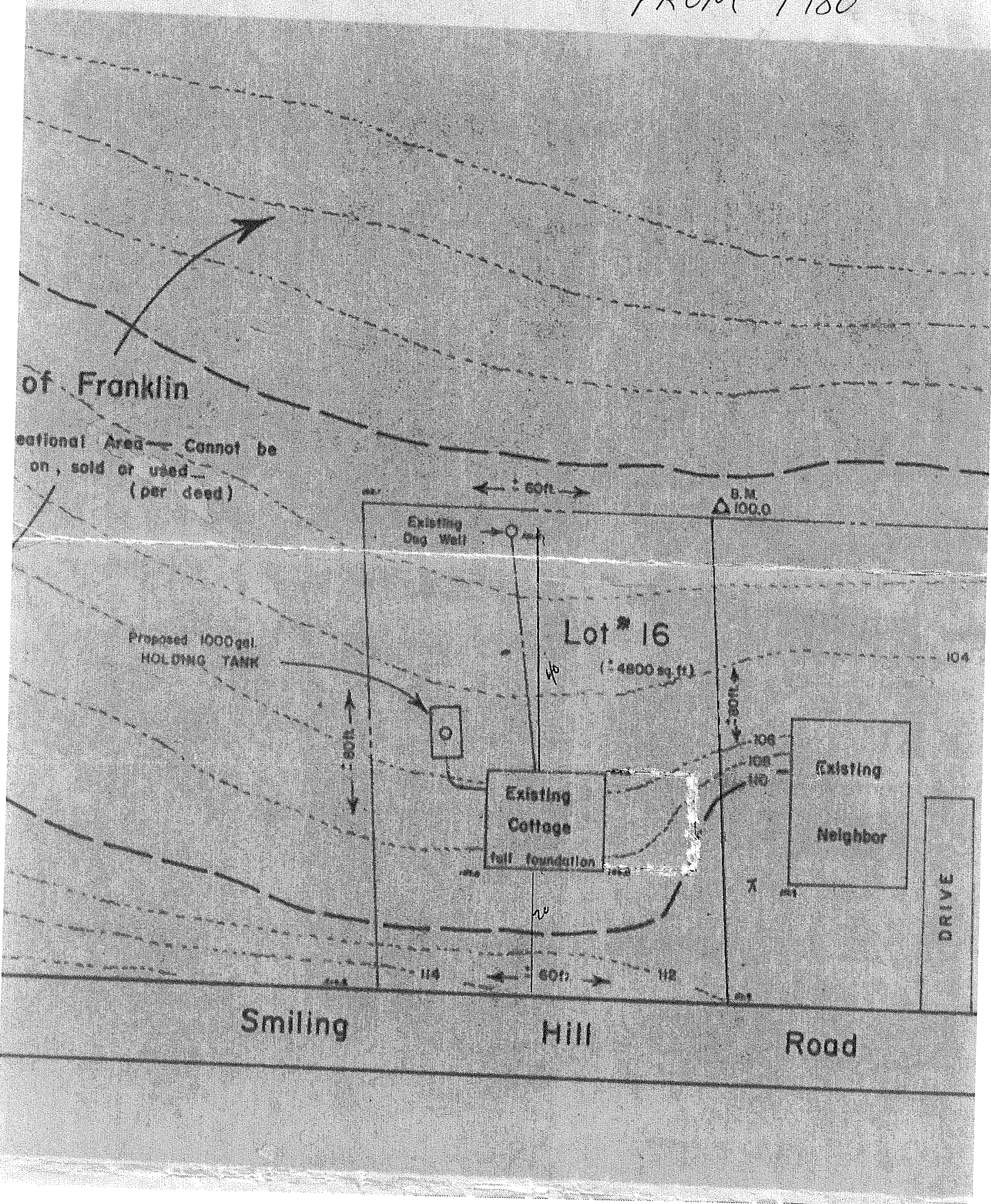
Existing
Neighbor

DRIVE

Smiling

Hill

Road



Town of Franklin

Print Now

Parcel ID: 000074 000010 000000 (CARD 1 of 1)
 Owner: JENKINS, DENNIS J
 JENKINS, VIRGINIA R
 Location: 11 SMILING HILL ROAD
 Acres: 0.093

General

Valuation		Listing History	
Building Value:	\$51,300	<u>List Date</u>	<u>Lister</u>
Features:	\$0	02/01/2021	MSPR
Taxable Land:	\$49,000	09/04/2018	LMHC
		10/16/2017	JDVM
Card Value:	\$100,300	07/20/2017	INSP
Parcel Value:	\$100,300	06/12/2014	CB
Review and Pay Property Taxes Online			

Notes: OLIVE; PLAN #1249; 2 BSMT BRMS; METAL STACK IS FOR WDSTV; WOB; LOT IS ROLLING & PARTLY TERRACED; FIN BSMT AREA HAS EGRESS; 10/17 NOH; 2/21; N.O.H.; NEW HEAT PER PERMIT & VENT;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2020	\$51,300	\$0	\$49,000	Cost Valuation	\$100,300
2019	\$51,300	\$0	\$49,000	Cost Valuation	\$100,300
2018	\$51,300	\$0	\$49,000	Cost Valuation	\$100,300
2017	\$53,600	\$0	\$35,400	Cost Valuation	\$89,000
2016	\$53,700	\$0	\$35,500	Cost Valuation	\$89,200
2015	\$53,700	\$0	\$35,500	Cost Valuation	\$89,200
2014	\$53,700	\$0	\$35,500	Cost Valuation	\$89,200

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
03/31/1986	IMPROVED	NO - UNCLASSFYD EXCLUSION	\$29,000	R & T ELECTRIC INC	1555	521

Land

Size: 0.093 Ac. Site: AVERAGE
 Zone: 10 - LP Driveway: GRAVEL/DIRT
 Neighborhood: AVERAGE Road: PAVED
 Land Use: 1F RES
 Taxable Value: \$49,000

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.093 AC	57,278	E	100	100	100	95	90 ROLLING	100	49,000	0	N	49,000	

Building

1 STORY COTTAGE Built In 1952

Roof: GABLE OR HIP Bedrooms: 0 Quality: AVG-10
 STANDING SEAM Bathrooms: 1.0 Size Adj. 1.4025
 Exterior: NOVELTY Extra Kitchens: 0 Base Rate: 80.00
 PREFAB WD PNL/T111 Fireplaces: 0 Building Rate: 1.1613
 Interior: DRYWALL

Flooring:

HARDWOOD

Heat:

GAS

FA NO DUCTS

Generators:

0

AC:

NO

Sq. Foot Cost:

92.90

Effective Area:

726

Gross Living Area:

640

Cost New:

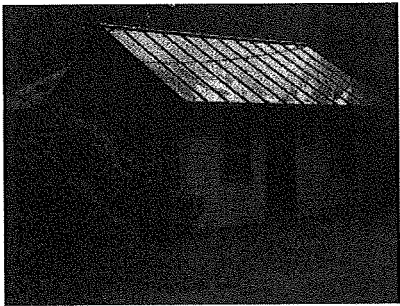
\$67,445

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD						
24%	0%	0%	0%	0%	24%	\$51,300

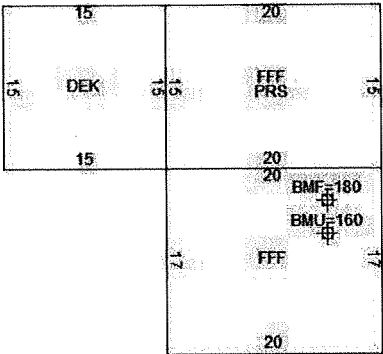
Features

There Are No Features For This Card

Photo



Sketch



Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	640	640	640
PRS	PIER FOUNDATION	300	-15	0
DEK	DECK/ENTRANCE	225	23	0
BMF	BSMNT FINISHED	180	54	0
BMU	BSMNT UNFINISHED	160	24	0
Totals			726	640

May 24, 2021

Mr Richard Lewis

Planning and Zoning Administrator

316 Central Avenue

Franklin, NH 03235

Mr. Lewis,

Enclosed is an application for a variance to construct an 80 SF deck on the back of my home located at 11 Smiling Hill Road.

From what I can see the total footprint of my home from the road to the back of my home, including the proposed deck is 57 feet:

20' from the road to the front door

32' for the length of the cottage

5' for the proposed deck.

A total of 57'.

That leaves 23' in my 80' footprint. My lot is 60' x 80'.

You've been very helpful in this process and I appreciate all that you've done. I look forward to hearing from you.

Thank you,

Dennis Jenkins

4 Cordgrass Loop

Beaufort, SC 29907

(617)242-0442

PS

In my first letter to you I addressed it to Stewart and not Lewis. The reason is I believe I had just returned from a meeting with a developer named Richard Stewart. Had him on my mind. Sorry for the mix up.

Dick Lewis

From: Dick Lewis
Sent: Thursday, June 3, 2021 10:14 AM
To: jenkins051251@hotmail.com
Cc: Judith Bibbins
Subject: 11 Smiling Hill rd

Dennis,

My office has received your variance application.

We do need an additional check for the notice to abutters. There are a total of 5 notices that need to be mailed out [You, the city, the Grezlak's, the Nawoj property next door, and the Nawoj property across the street (there are different ownerships of the two Nawoj parcels)]. The notices have to go all of these parties per State Statute.

So, the total application fee is \$133.50 [\$100 application fee and \$33.50 for the 5 abutter notices]. Please send in an additional check for \$20.10, made out to the City of Franklin. We need to get the check by June 9 in order to get you onto the agenda for the July 7th meeting of the Zoning Board of Adjustment. ✓

Thank you very much. Call or write if you have any other questions.

Dick Lewis
City Planner
603-934-2341