

New Map# _____
Map Lot # _____

Office use only

Application #: _____
Date Submitted: _____

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

RECEIVED
AUG 03 2023

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: 75 WEBSTER AVE

Owner

CHRIS RIDER

Person Completing Application

2. Name: CHRIS RIDER AND

KRISTIN RIDER

Address: 75 WEBSTER AVE

City/State/Zip: FRANKLIN NH

Phone #: 978 618 3452

Email: TDRIDER2@GMAIL.COM

3. Zoning Classification: LP

4. Briefly describe the PROPOSED project, be specific:

CONVERT SEASONAL HOME TO FULL TIME HOME - REMOVAL/ DEMO
EXISTING GARAGE ATTACHED ALL ON SAME FOOTPRINT

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

SEE EXHIBIT A

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

SEE EXHIBIT A

3. Substantial Justice is done: ☒ True ☐ False

SEE EXHIBIT A

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

SEE EXHIBIT A

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

SEE EXHIBIT A

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

SEE EXHIBIT A

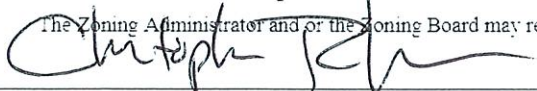
B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance,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

SEE EXHIBIT A

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

8/1/23

Date

Office Use Only:

Date of Submission: _____

Fee Collected ☐ Yes ☐ No

Form of Pymt: ☐ Cash: ☐ Check = _____

Date of hearing: _____

Amount Paid

\$ _____

Decision: ☐ Granted ☐ Denied

Date Notice sent to applicant: _____

Comments, if Any: _____

Exhibit A

Application of Appeal 75 Webster Ave., Franklin NH
Zoning Board of Adjustment (ZBA), Franklin, New Hampshire

1. See Application
2. See Application
3. See Application

4. Conversion of existing seasonal non-conforming cottage to four season residence to include replacement of existing attached garage with new roof design that adheres to existing footprint and volume.

5. See Application
6. See Application
7. See Application

B

1. **True:** This variance, if granted, provides for the property improvements consistent with current style, character and spirit of the neighborhood with added value while maintaining current aesthetic appeal.

2. **True:** In so far as this project meets requirements of 305-4 B (1)-(5) working within the envelope of pre-existing conditions to preserve the spirit of this ordinance maintaining the character and aesthetic of the lake community neighborhood.

3. **True:** Granting of the variance will enhance the property value, not burden the property owner unduly in undertaking a seasonal conversion of a non-comforming property to a primary residence.

4. **True:** Granting of the variance will allow the added improvements to the neighborhood aesthetic and property values.

5.

A.

i. **True:** In so far as the intent of the project is to preserve the spirit of the ordinance and character of the lake cottage style design and aesthetic of the neighborhood.

ii. **True:** In so far as the project exists inside the envelope of the pre-existing grandfathered ordinance requirements and will be a Season Conversion to full time Residence..

B. **True:** In so far as this project is in the **LP Lake Protection District** and requires Lot Size and Setbacks that deem any expansion impossible. Further being that this Lot and Cottage is in the **"Webster Lake Overlay District"** and does not meet the requirements of the Impervious lot

coverage of 30% the seasonal conversion of the existing main Cottage and Garage replacement with new roof design does not further impact the Impervious yet improves this exposure. All of this which meets the height restriction requirements, no new non-conforming issues are created.

The architectural drawings for the 'Kiln' building include a floor plan, a section, and two elevations. The floor plan shows a rectangular building with a central staircase and a small room labeled 'Kiln'. The section shows a cross-section of the building with a staircase and a room labeled 'Kiln'. The two elevations show the front and side views of the building, which has a simple, rectangular form with a flat roof.

Earthlink presents
ADDITION TO REMOTE
LAYOUT

[illegible]

NEED DAMAGE AND FOUNDATION ON
EXISTING FOOTING? NEW GABLE ROOF
- NEW SECOND FLOOR & PORCH IN
GABLE ROOF & SHED DOCKED TO NORTH
TO UNITE SPACE & KILN INTO ONE
FOR TOTAL EFFICIENCY

127165

Architectural drawing of a building elevation. The drawing shows a gabled roof with a 12/12 pitch, indicated by a triangle with a vertical side of 12 and a horizontal side of 12. A chimney is located on the roof. The building has a porch with a railing. Annotations include "ROOF 12/12" at the top right, "NEW OPERABLE WINDOW TO BE REWORKED" with a line pointing to a window on the porch, and "EXISTING LOCATION" with a line pointing to a window on the main floor.

SCHEMATIC

WEST

08.01.2023

NORTH

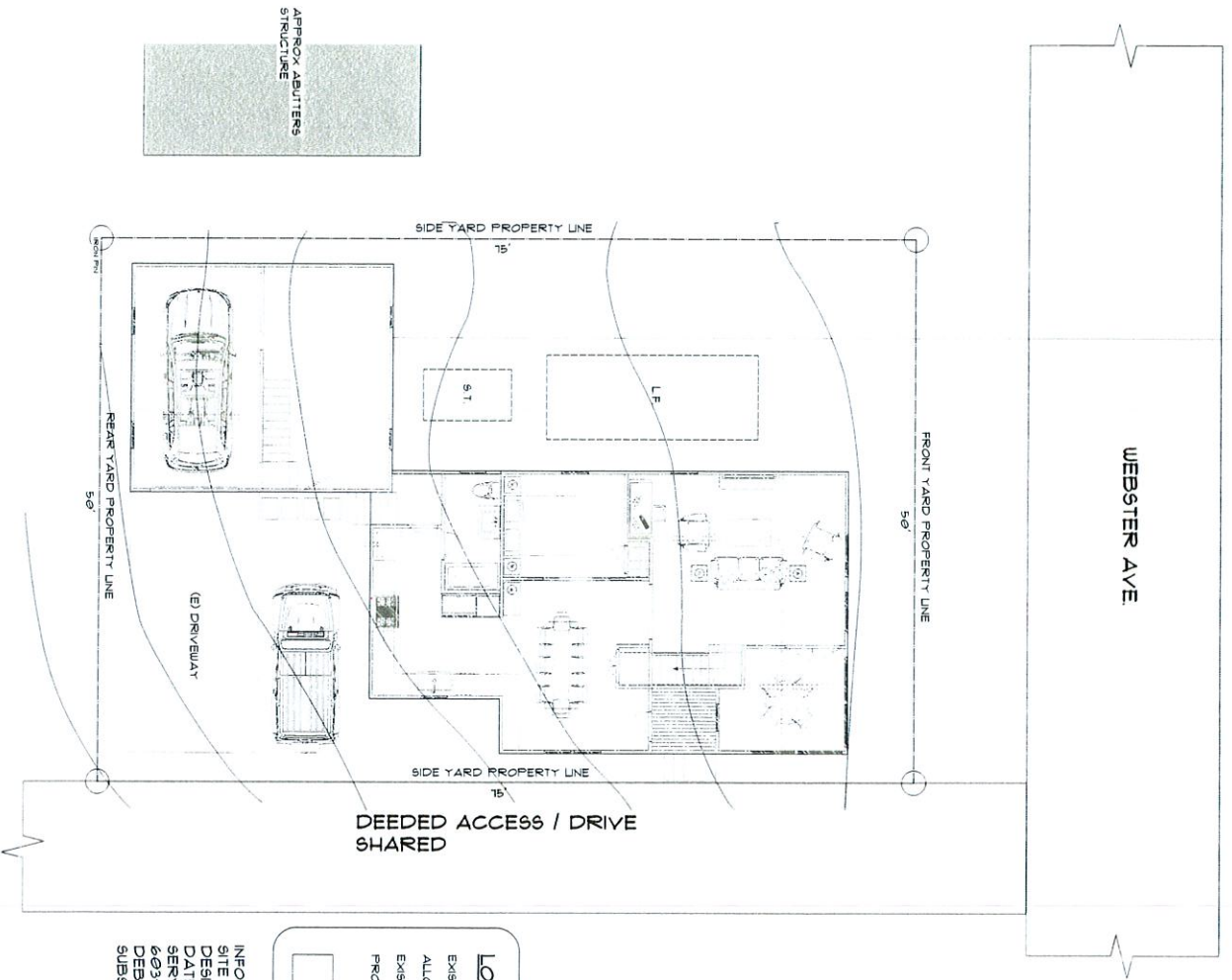
פד

RIDER LAKE RESIDENCE

75 webster ave, Franklin, NH

BuildingFORMS
 BuildingFORMS, Inc.
 26 Perkins Rd.
 Sanborn, NH USA 03269
 T 603-585-8987
 buildingforms@gmail.com
 Designers ■ Planners
 Construction ■ Managers

SCHEMATIC



LOT AREA CALCULATIONS

EXISTING LOT S.F.	=	3750 S.F.
ALLOWABLE LOT COVERAGE @ 30%	=	1125 S.F. (ALLOWED)
EXISTING BUILDING FOOTPRINT 421.68	=	1581 S.F. (EXISTING = 421.68)
PROPOSED BUILDING FOOTPRINT	=	1581 S.F. (NO CHANGE = 421.68)

□ = DENOTES EXISTING & PROPOSED BUILDING FOOTPRINT
 □ = NO CHANGE

INFORMATION FOR THIS PLAN WAS TAKEN FROM A SITE PLAN OF A SEWAGE DISPOSAL SYSTEM PLAN & DESIGN DATED 12-15-04 BY HINDS SEPTIC DESIGN SERVICES, 49 LAUNDAL AVE, FRANKLIN, NH 03235 603-934-3113 PROJECT NO: 040009 DEBORAH L. HINDS # 1316 NH DESIGNER OF SUBSURFACE DISPOSAL SYSTEMS



08.01.2023

PD 3

RIDER LAKE RESIDENCE
 75 webster ave, Franklin, NH

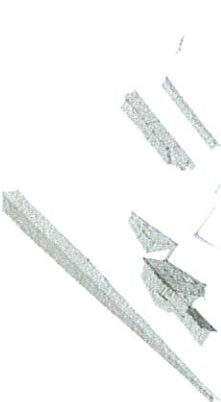
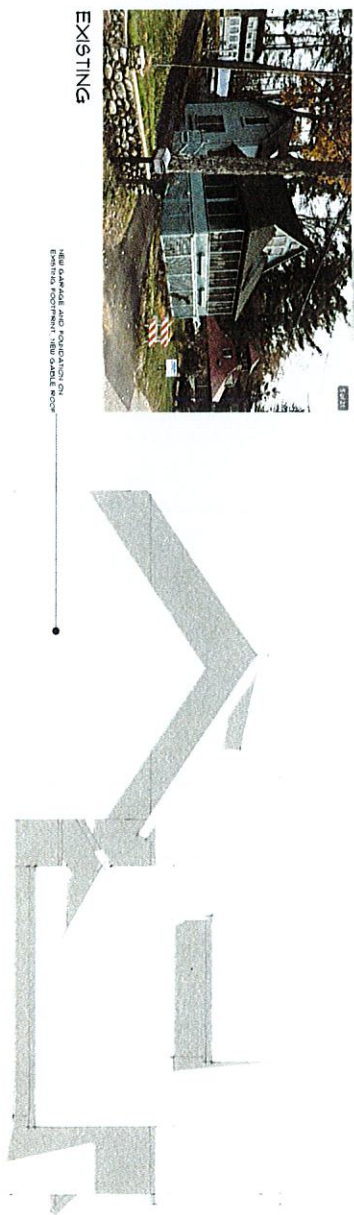
BuildingFORMS

BuildingFORMS, Inc.
 26 Perkins Rd.
 Sanborn, NH USA 03269
 T850-585-8987
 buildingforms@gmail.com

Designers ■ Planners
 Construction ■ Managers

SCHEMATIC

EAST PROPOSED



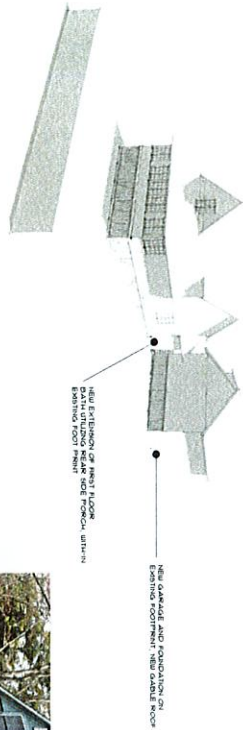
PROPOSED - BIRDEYE
08.01.2023

PD 2

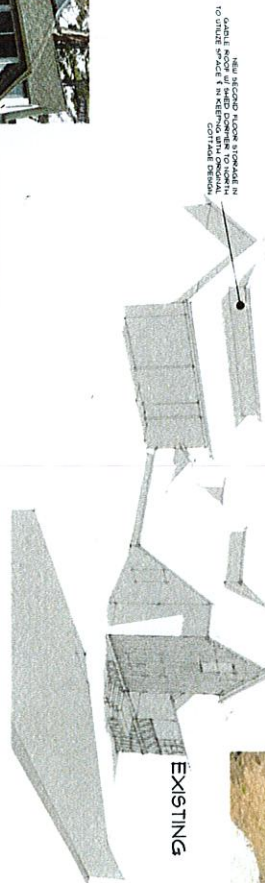
RIDER LAKE RESIDENCE

75 webster ave, Franklin, NH

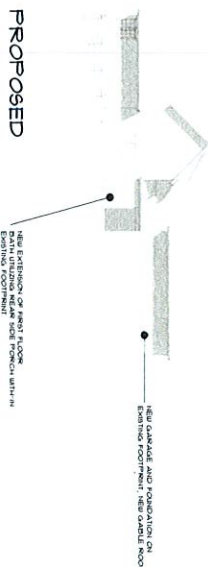
PROPOSED

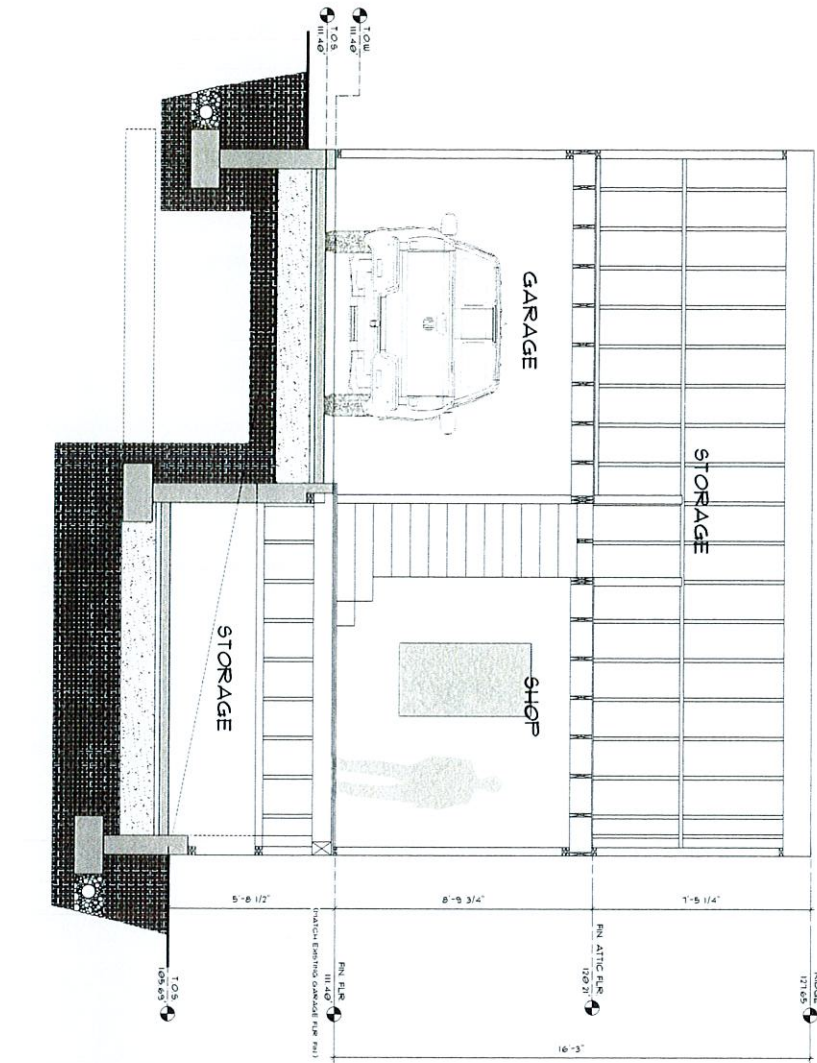


PROPOSED



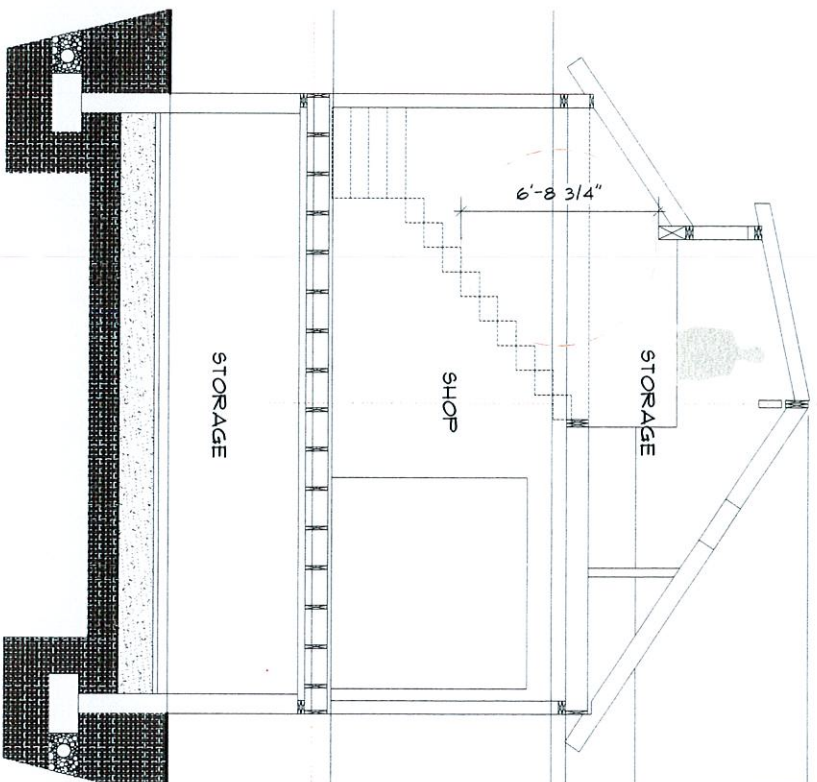
SOUTH PROPOSED





GARAGE CROSS SECTION

SCALE: 1/2" = 1'-0"



GARAGE CROSS SECTION

SCALE: 1/2" = 1'-0"

SCHEMATIC

08.01.2023

PD 4

RIDER LAKE RESIDENCE

75 webster ave, Franklin, NH

BuildingFORMS

BuildingFORMS, Inc.
26 Perkins Rd.
Sanborn, NH USA 03269
T 850-585-8987
buildingforms@gmail.com

Designers ■ Planners
Construction ■ Managers



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: CHRIS RIDER Contact Telephone: 978 618 3452
Address: 75 WEBSTER AVE FRANKLIN NH

Owner/Agent Information

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

Map	Lot	Name	Address
76	102	CHRIS RIDER	75 WEBSTER AVE

Abutter(s) Information

Map	Lot	Name	Address
76	111	MARK LORENZE	68 WEBSTER AVE
76	103	RICHARD STRATTON	83 WEBSTER AVE
76	110	ANDREW MALONEY	77 WEBSTER AVE
76	122	BARRY FREEDMAN	78 WEBSTER AVE

(If needed please attach an additional sheet.)

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

Chris Rider

Applicant Signature

8/1/23

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.



Property Card: 75 WEBSTER AVENUE
Town of Franklin, NH



Parcel ID: 076-102-00
PID: 000076000102000000

Owner: RIDER, CHRISTOPHER J
Co-Owner: RIDER, KRISTIN A
Mailing Address: PO BOX 282

HUDSON, NH 03051

General Information

Map: 000076
Lot: 000102
Sub: 000000

Land Use: 1F RES WTR ACS
Zone: LP
Land Area in Acres: 0.09
Current Use: N
Neighborhood: N-E
Frontage: 0
Waterfront: Y
View Factor: N

Assessed Value

Land: \$100,500
Buildings: \$57,000
Extra Features: \$3,000
Total: \$160,500

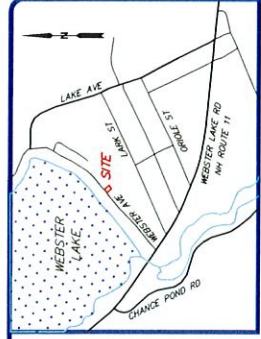
Sale History

Book/Page: 3744-2138
Sale Date: 6/18/2021
Sale Price: \$250,000

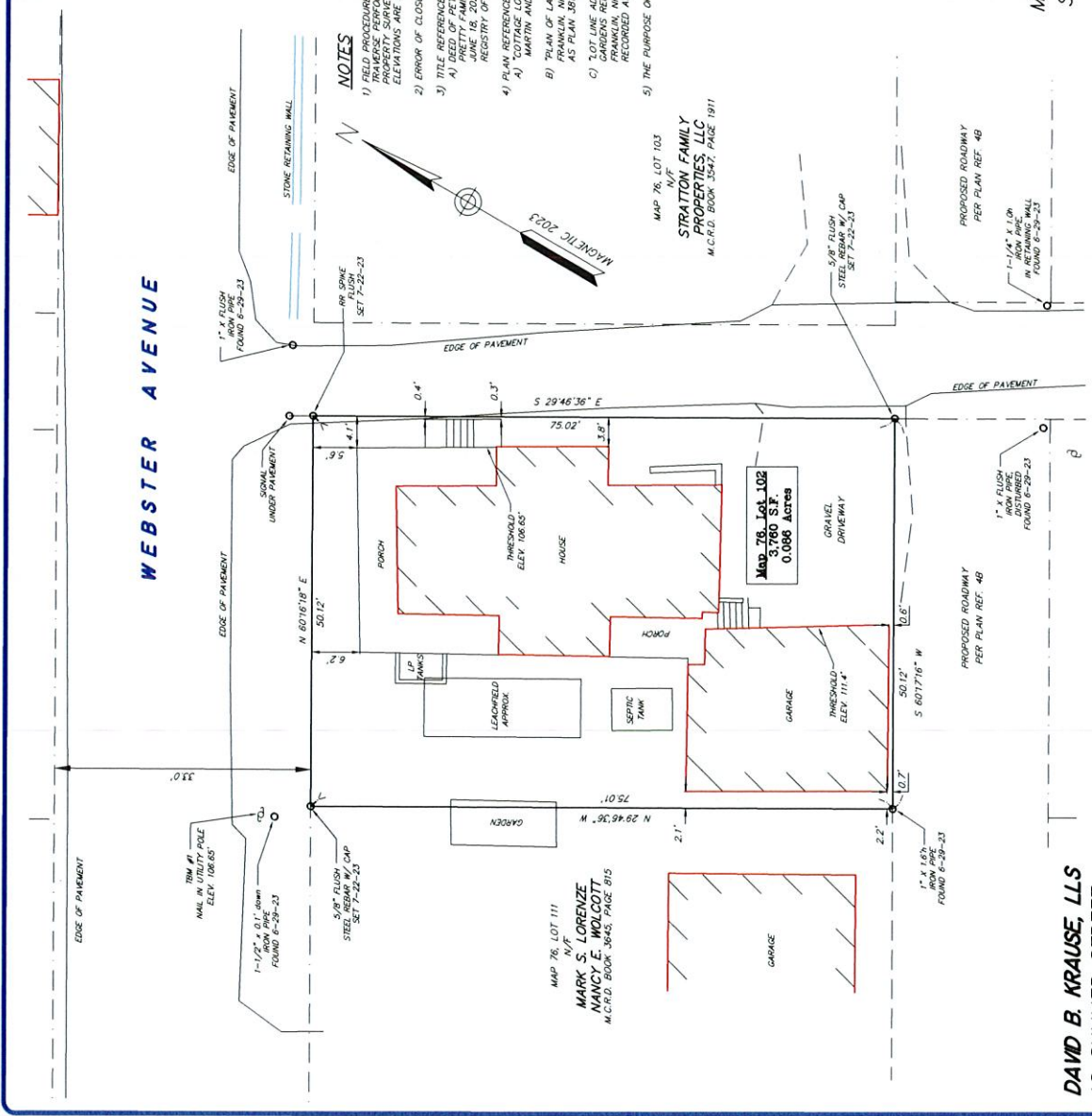
Building Details

Model Description: COTTAGE
Total Gross Area: 1143
Year Built: 1903
Building Grade: AVG-10
Stories: 1.75 STORY

Condition: AVERAGE
Depreciation: 0
No. Bedrooms: 1
No. Baths: 2
Adj Bas: 0



LOCATION MAP



NOTES

- 1) FIELD PROCEURE: LEICA TSP100 TOTAL STATION INSTRUMENT, ADJUSTED, CLOSED TRAVERSE PERFORMED JUNE 2023, COMPASS RULE ADJUSTMENT, NAD83 STANDARD ELEVATIONS ARE ON AN ASSUMED DATUM
- 2) ERROR OF CLOSURE: BETTER THAN 1 IN 15,000
- 3) TITLE REFERENCES:
 - A) DEED OF PETER F. BROTHERS & LAURIE A. BROTHERS, TRUSTEES OF THE SITTING PRETTY FAMILY TRUST TO CHRISTOPHER J. RIDER & KRISTIN A. RIDER, DATED JANUARY 12, 2021 AND RECORDED IN BOOK 3744, PAGE 2138 MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD)
 - B) DEED OF PETER F. BROTHERS & LAURIE A. BROTHERS, TRUSTEES OF THE SITTING PRETTY FAMILY TRUST TO CHRISTOPHER J. RIDER & KRISTIN A. RIDER, DATED JANUARY 12, 2021 AND RECORDED IN BOOK 3744, PAGE 2138 MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD)
 - C) 7.07 LINE ADJUSTMENT PLAT, LANDS OF ABLE FURNACE, LOT 62, AND MARYN GARDENS REYNOLDS, LLC, LOT 114, LOCATION 53 LARK STREET & 53 WEBSTER AVE, FRANKLIN, NH, DATED 12-27-2021, PREPARED BY FMS LAND SURVEYING AND RECORDED AS PLAN 202200005920 MORD.
- 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE IMPROVEMENTS ON MAP 76, LOT 102

TAX MAP 76, LOT 102
SITE PLAN

FOR
CHRISTOPHER J. RIDER
KRISTIN A. RIDER

75 WEBSTER AVENUE
MERRIMACK CO. FRANKLIN, N.H.
SCALE: 1"=20' JULY 3, 2023

OWNERS OF RECORD
CHRISTOPHER J. RIDER
KRISTIN A. RIDER
PO BOX 282
HUDSON, NH 03051



DAVID B. KRAUSE, LLS
18 SUMMER STREET
NORTHFIELD, N.H. 03276
603-286-4404

FOR RECEIVING LOT ONLY

NOTES

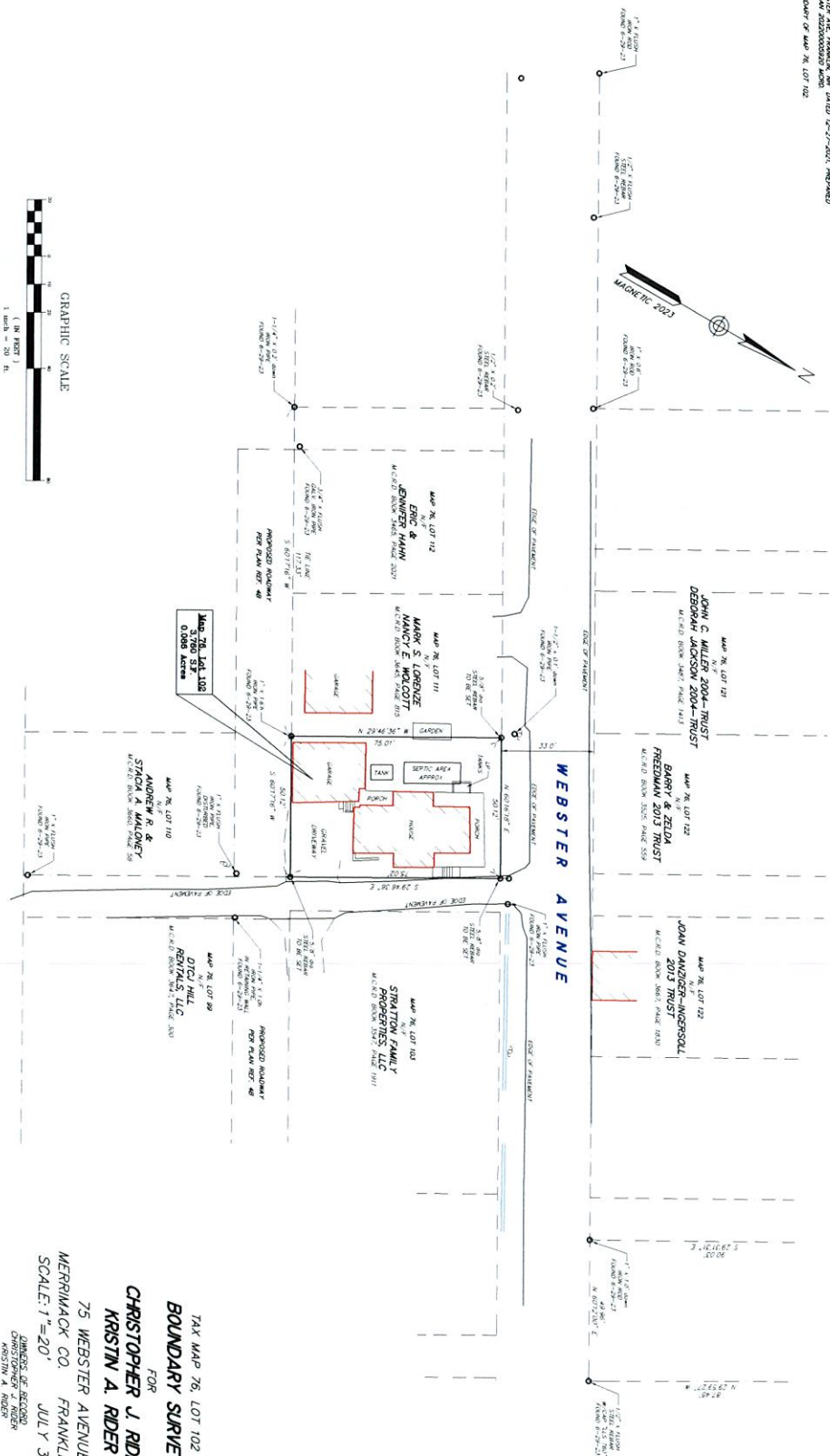
- 1) ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHOWN ARE BASED ON THE 2023 TAX MAPS AND THE 2023 TAX MAPS. DIMENSIONS SHOWN ARE BASED ON THE 2023 TAX MAPS AND THE 2023 TAX MAPS.
- 2) DIMENSIONS OF LOT 102 ARE 100.00' BY 100.00'.
- 3) DIMENSIONS OF LOT 103 ARE 100.00' BY 100.00'.
- 4) DIMENSIONS OF LOT 104 ARE 100.00' BY 100.00'.
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- 98) DIMENSIONS OF LOT 198 ARE 100.00' BY 100.00'.
- 99) DIMENSIONS OF LOT 199 ARE 100.00' BY 100.00'.
- 100) DIMENSIONS OF LOT 200 ARE 100.00' BY 100.00'.

DAVID B. KRAUSE, L.L.S.
18 SUMMER STREET
NORTHFIELD, N.H. 03276
603-286-4404



REFERENCE #1

TAX MAP 76, LOT 102
BOUNDARY SURVEY
FOR
CHRISTOPHER J. RIDER
KRISTIN A. RIDER
75 WEBSTER AVENUE
MERRIMACK CO. FRANKLIN, N.H.
SCALE: 1"=20'
JULY 3, 2023
DIMENSIONS OF RECORD
CHRISTOPHER J. RIDER
75 WEBSTER AVENUE
MERRIMACK CO. FRANKLIN, N.H.
03001



(NOT TO SCALE)



(NOT TO SCALE)

General Notes

- THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT TO BE UTILIZED FOR BOUNDARY LINE DETERMINATION OR FOR MATTERS RELATIVE TO ESTABLISHING LOT LINES. PROPERTY LINES TO BE VERIFIED BY OWNER PER TO CONSTRUCTION.

[illegible]

COMMITTEE REPORTS.

- © 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

Pinas Septic Design Service

- 100

Number of Bedrooms: _____

- Bottom of System Design Elevation 497.50

- _____

repiaccellati cysti

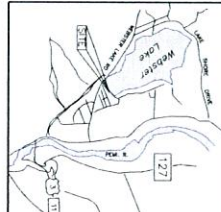
average disposable cycle

SALESDOWN EIGHTH-DECEMBER 1991

Deed Ref: Book 2218, Page 1980 NEQ's Subdivision Approval: NO.: Prior to 1967 Project No.: 040009 Date: 12-05-04 Bench Mark Checked: TLH

75 Webster Avenue
Franklin, New Hampshire

WWW.NICOTIY.COM



DATE: _____

- 79

APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
N.H. DEPT. OF ENVIRONMENTAL SERVICES
WATER DIVISION
Signed *R. J. M. [Signature]*
Date *1/24/01*

See Warner for the Requirements

- _____

Project No.: 0400

APPROVAL FOR OPERATION

CA2004061500

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 29 HAZEN DRIVE, CONCORD, NH 03302-0095

APPROVAL NO. CA2004061500

AMENDED DUE TO:

OWNER:

LAURIE/PETER BROTHERS
2 WEST VIEW DR
MEREDITH NH 03253-

COPY SENT TO:

CODE ENFORCEMENT OFFICER
59 WEST BOW ST
FRANKLIN NH 03235

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.
(RSA 465-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-W 1503.04)

REVISED 8/01

200402624

OWNER'S

R. Estabrook P. M. & Leckey

H

Map No./Lot No.: 102 / 76
Subd. Appl. No.: PRE 67
Subd. Name: COTTAGE LOTS
County: MERRIMACK
Registry Book No.: 2218
Registry Page No.: 1980
Probate Docket No.:
(If Applicable)

Type of System: N
2 BR
300 GPD

Town/City Location: FRANKLIN

Street Location: WEBSTER AVENUE

Installer

Edmunds

Permit No. 301

☐ Owner Installed For His/Her Domicile

Was Inspected On (Date) 12/9/04

Before Covering And Is Hereby Approved For Use.

Date Approved: 11 Same

By: *A. J. Mergere*
Authorized Agent Of N.H. Department of Environmental Services (OVER)

APPROVAL FOR CONSTRUCTION

CA2004061500

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 29 HAZEN DRIVE, CONCORD, NH 03302-0095

APPROVAL NO. CA2004061500

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

OWNER:

LAURIE/PETER BROTHERS
2 WEST VIEW DR
MEREDITH NH 03253-

Map No./Lot No.: 102 / 76
Subd. Appvl. No.: PRE 67
Subd. Name: COTTAGE LOTS
County: MERRIMACK
Registry Book No.: 2218
Registry Page No.: 1980
Probate Docket No.:
(If Applicable)

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59 WEST BOW ST
FRANKLIN NH 03235

Type of System: 2 BR
300 GPD
FRANKLIN
Town/City Location:

BY APPLICANT: PERMIT NO. 01316

HINDS SEPTIC DESIGN SERVICES
49 LAWNDALE AVE
FRANKLIN NH 03235-

Street Location:

WEBSTER AVENUE

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(RSA 485-A:37)

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ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES
IN PLANS AS INDICATED BELOW CONDITIONS

1. ALL ACTIVITY SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE SHORELAND PROTECTION ACT, RSA 483-B.
2. WAIVERS GRANTED.
3. APPROVED WITH A MUNICIPAL WATER SUPPLY ONLY.
4. SYSTEM REQUIRES DIFFERENTIAL VENTING PER ENVIRO-SEPTIC DESIGN MANUAL.

Approved this date: 04/20/2004
Date amended:

By: 
DEXTER A DRAGON
N.H. Department of Environmental Services Staff

Amended by: (OVER)

REVISED 8/01

200402624

OWNER'S