

TOWN OF TILTON, N.H.
ZONING BOARD OF ADJUSTMENT

APPLICATION FOR VARIANCE

To: Chairman
Board of Adjustment
Town of Tilton
257 Main Street
Tilton, NH 03276

DO NOT WRITE IN THIS SPACE:

Case Number: ZB 19-02

Date Filed: 4/3/19

Fee Paid _____ Rec'd by _____

Name of Applicant JAMES ETTORI
Address 40 LAKE ROAD
Owner JAMES ETTORI
Location of Property 40 LAKE ROAD 42-41
Street Address Tax Map page and Lot #

Note: Fill in Section 1, _____. The application is not acceptable unless all required statements have been made and fees paid. Additional information May be supplied on separate sheet if the space provided is not adequate.

Section 1. APPLICATION FOR A VARIANCE

A variance is requested from Article 7 Section 4.3 of the zoning ordinance to permit to allow for the placement of a garage within the front (20' where 30' req.) + side setbacks (8' where 20' req.)

Facts supporting this request

1. Granting the variance would not be contrary to the public interest because:
it will be replacing a current structure at this site
2. If the variance were granted, the spirit of the ordinance would be observed because:
allow to build a garage to store all of my vehicles and trailers
3. Granting the variance would do substantial justice because:
No longer have all these vehicles stored outside.
this past winter was very hard keeping the vehicles clear of snow before driving on the highway
4. If the variance were granted, the values of the surrounding properties would not be Diminished because: as a newer building would be a cleaner looking area than just trailers parked outside

5. Unnecessary Hardship:

A. Owing to a special condition of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary **hardship** because:

i. No fair and substantial relationship exist between the general public purposes of the ordinance provision and the specific application of that provision to the property because: there are a number of other storage buildings

located in the neighborhood,

and:

ii. The proposed use is a reasonable one because:

Having the variance approved would allow for the
necessary storage space

B. Explain how, 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.

the variance is required to store all of the vehicles and trailers
inside out of site of the neighbors.

Applicant

James Elton
Signature

Date

3/26/19

Note: Please submit all concise drawings and/or blueprints that apply to this variance request.

Fees: Application Fee \$100.00 (Advertising fee included)

Mailing Fee: \$ 10.00 x 4 per abutter Total: \$140.00



NEW HAMPSHIRE
Environmental Consultants
LLC

August 28, 2011

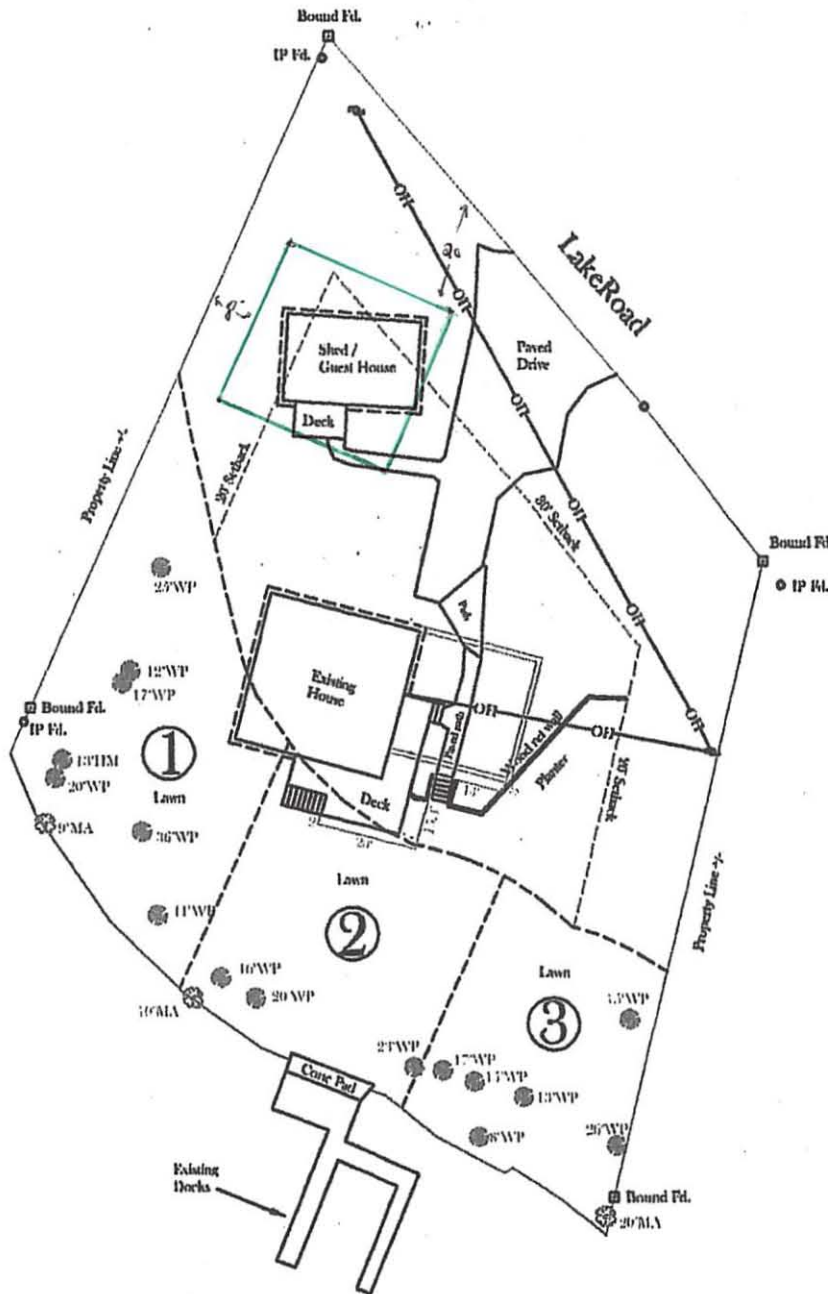
Plan Notes

1. This is not a survey. NH Environmental Consultants LLC is not licensed land surveyor. Property lines are shown by deed and evidence found on site. This plan is drawn for the purposes of NH DES applications only.

2. Reference plan titled 'Harry B. & Nancy A. Lamb Property' Lake Wintonquam, Tilton, NH by Leon N. Verdon dated 12-18-83 filed in Plan Book 122 Page 17, Belknap County Registry if Deeds.

Impervious Surface Calculations (in Sq Ft)

	Existing	Proposed
House	1367	XXX
Shed	616	616
Pathway	108	108
Driveway	1307	1307
Totals	3188	XXX
Area of lot in the Shoreland Protection Zone:	20566	20566
Total Lot Coverage	17.0%	XXX



Notes and Unaltered Area Calculations:

- Reference Deed: Book 1 186 Page 198
- Shoreline frontage (DES method):
Along shore: 162.9'
Pin to pin: 152.1'
Average Distance: 157.3'
- Appropriate erosion/sediment/turbidity control to be utilized per Ery W/90 L06
- Existing conditions within the Shoreland Protection Zone and the Natural Woodland Buffer:
Area of the lot within the Shoreland Protection Zone = 20566 sq ft
Area between 50' and 150' setbacks currently existing in an unaltered state = 0 sq ft
Area of the lot between 50' and 150' setbacks = 12128 sq ft
Area of the lot within the Natural Woodland Buffer = 20566 sq ft
Area required to remain unaltered = 8106 sq ft
- This lot was developed prior to July 1, 2008
- Impact area calculations:
Temporary Impacts: XXX sq ft
Permanent Impacts: XXX sq ft
Total Impacts: XXXX sq ft

Tree Analysis	Existing	Proposed	Needed
Segment 1:	125 Points	125 Points	50 Points
Segment 2:	55 Points	55 Points	50 Points
Segment 3 (partial):	110 Points	110 Points	48 Points

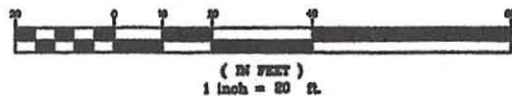
Tree Key

- WP = White Pine
- MA = Maple
- HM = Hemlock

Note: 50' x 50' waterfront segments are labeled with large circled numbers beginning from the northerly property line. Segment 2 is a partial segment consisting of 2164 sq ft. A prorated number of points is required in this segment (2164 / 2500 = 0.8656 * 50 = 43 points).

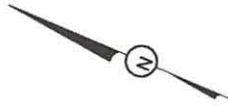
DRAFT

GRAPHIC SCALE



NH DES CSPA PLAN
Depicting Existing Conditions
 Prepared For:
James P. ETTORI
 40 Lake Road
 Tilton, NH



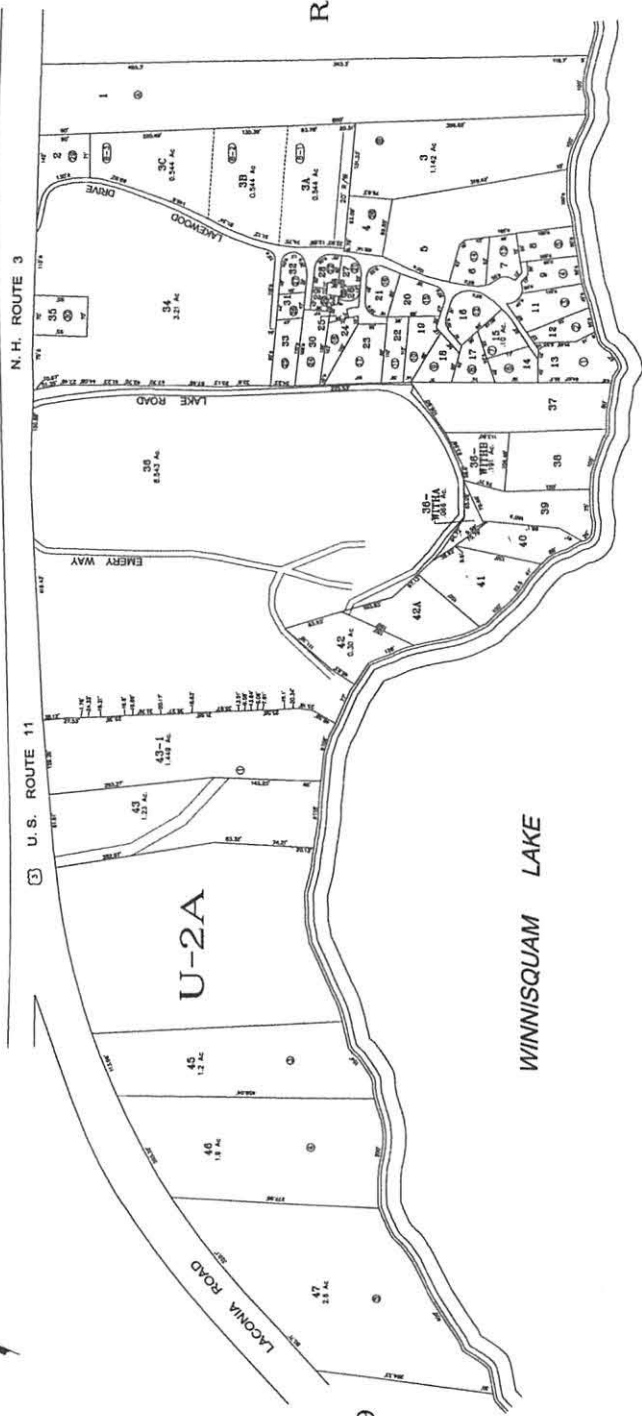


R-6

R-7

R-9

R-9



NO PARCEL 44, 6-35

U-2



REVISED DATE:
MAY 2018



PROPERTY MAP
TILTON
NEW HAMPSHIRE

LEGEND

ADJACENT SHEET No. **12** SCALED DIMENSION ±

COMMON BOUNDARY / OR EASEMENT/A-0-0-F

DEVELOPMENT LOT No. ① C/A STREAM - - - - -

PREPARED BY PHOTOGRAMMETRIC METHODS BY:
JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1976