

TOWN OF SUNAPEE ZONING BOARD OF ADJUSTMENT

**A PUBLIC HEARING WILL BE HELD AT THE TOWN MEETING ROOM
LOCATED AT 23 EDMONT ROAD,
LOWER LEVEL MEETING ROOM
ON THURSDAY, SEPTEMBER 5, 2019 AT 7:00 PM ON THE
FOLLOWING CASES:**

This Continued Case from Previous Meeting Has Been Withdrawn

Case #ZBA19-13	Seeking a Special Exception per Article IV,
Parcel ID:0114-0001-0001	Section 4.15 to operate a dog kennel as allowed
	by special exception in the RR district.
	Intersection of Sunny Ln. & Cary Farm Rd.
	APPLICANT: Susan and George Neuwirt
	OWNERS: 0 Sunny Lane, LLC

Case #19-14	Seeking a Special Exception of Article III
Parcel ID:0115-0022-0000	Section 3.50 (b) to allow for a proposed garage
	and driveway within the front setback
	of the property.
	11 North Shore Road
	William & Diane Sinatra

Case #19-15	Seeking a Variance of Article III Section 3.40(c)
Parcel ID:0148-0025-0000	from 50' setback from water.
	7 Morningside Drive
	Lance & Christina Harbour

Case #19-16	Seeking a Special Exception of Article III
Parcel ID:0113-0028-0000	Section 3.50 (i) for raising a roofline on a
	non-conforming structure 7'5".
	7 Ridgewood Point Road
	Shaun & Sue Murphy

Other business
Approve draft minutes

NOTE:

**In the event the meeting is cancelled, the Agenda will be continued
to the next scheduled Zoning Board meeting.**

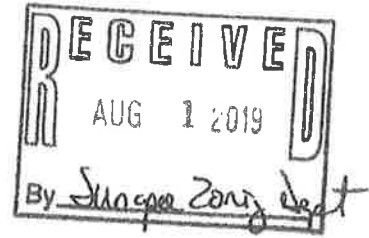
CASE# 2BA19-14

✓pd CK # 9845 \$150 fee

✓pd CK # 9844 \$41.10
postmaster

Town of Sunapee
Zoning Board of Adjustment

Special Exception



1. Landowner(s) Name(s): William P. & Diane M. Sinatra 2. Parcel ID# 0115-0022-0000
3. Zoning District: Rural Residential
4. Project Location (Street & #): 11 North Shore Rd. Sunapee, NH 03782
5. Mailing Address: 43C Longview Circle Ayer, MA 01432
6. Phone Number 781-258-8794
7. Reason the Special Exception is necessary: The proposed garage and driveway are within the front setback of the property.

•All applications seeking relief from setback requirements on lakefront properties must be accompanied with a professional recorded survey of the property and building location(s).

•Important-Your property has to be identified with your street number or name-without this identification your hearing may be continued to a later date.

•Please use the abutter list form, which is attached, for your abutters' mailing list.

•IMPORTANT: Review application deadline dates for a timely submission.

•Base Fee-See Zoning Administrator for Fee Schedule.

Please sign the following statement: I understand that the public hearing will be held at the scheduled date and time unless a request is made by me for a new hearing. Any rehearing will require a new public notice and notification to abutters, the cost of which will be borne by the applicant. Further, I hereby give permission to the ZBA members to visit the subject property prior to the public hearing. To the best of my knowledge, the above is true and correct.

[Signature]
Landowner(s) Signature(s)

7-30-19
Date

[Signature]

7-30-19

Description of proposed use, showing justification for a Special Exception as specified in the Zoning Ordinance, Article III Section 3.50 b.

Town of Sunapee
Sinatra Zoning Special Exception Application
11 North Shore Road, Sunapee NH
Proposed Use Justification Discussion

The Zoning Board of Adjustment (ZBA) may allow for a lesser front setback provided that the following criteria are met:

1. The lot for which the lesser front setback is requested is a pre-existing lot and non-conforming due to lot size; *The lot is 0.64 +/- acres. The minimum lot size in the Rural Residential Zone is 1.5 Acres.*
2. The majority of the lots on the same side of the road and within 500 feet of both sides of the subject lot have structures of equal or greater type which do not meet front setback requirements; *A total of seven structures are located on the same side of the street. Four of the seven structures are within the setback. Refer to attached copy of the Town Tax Map showing the measured distances between the face of buildings at their nearest point and the centerline of the road.*
3. The proposed structure for which the Special Exception is being sought shall be no closer to the centerline of the road right-of-way than any other structure of equal or greater type using in the above comparison. *The new garage is proposed to be 33' from the centerline of the road. The existing garage at 19 North Shore Road measures 29 feet from the centerline of the road.*
4. The proposed structure shall be no closer than 10 feet to the right-of-way line of the road; *The proposed garage is 19 +/- feet from the road right-of-way line.*
5. The portion of the proposed structure encroaching on the front setback shall be no higher than 25 feet; *The proposed garage is less than 25 feet in height.*



Sinatra Tax Map

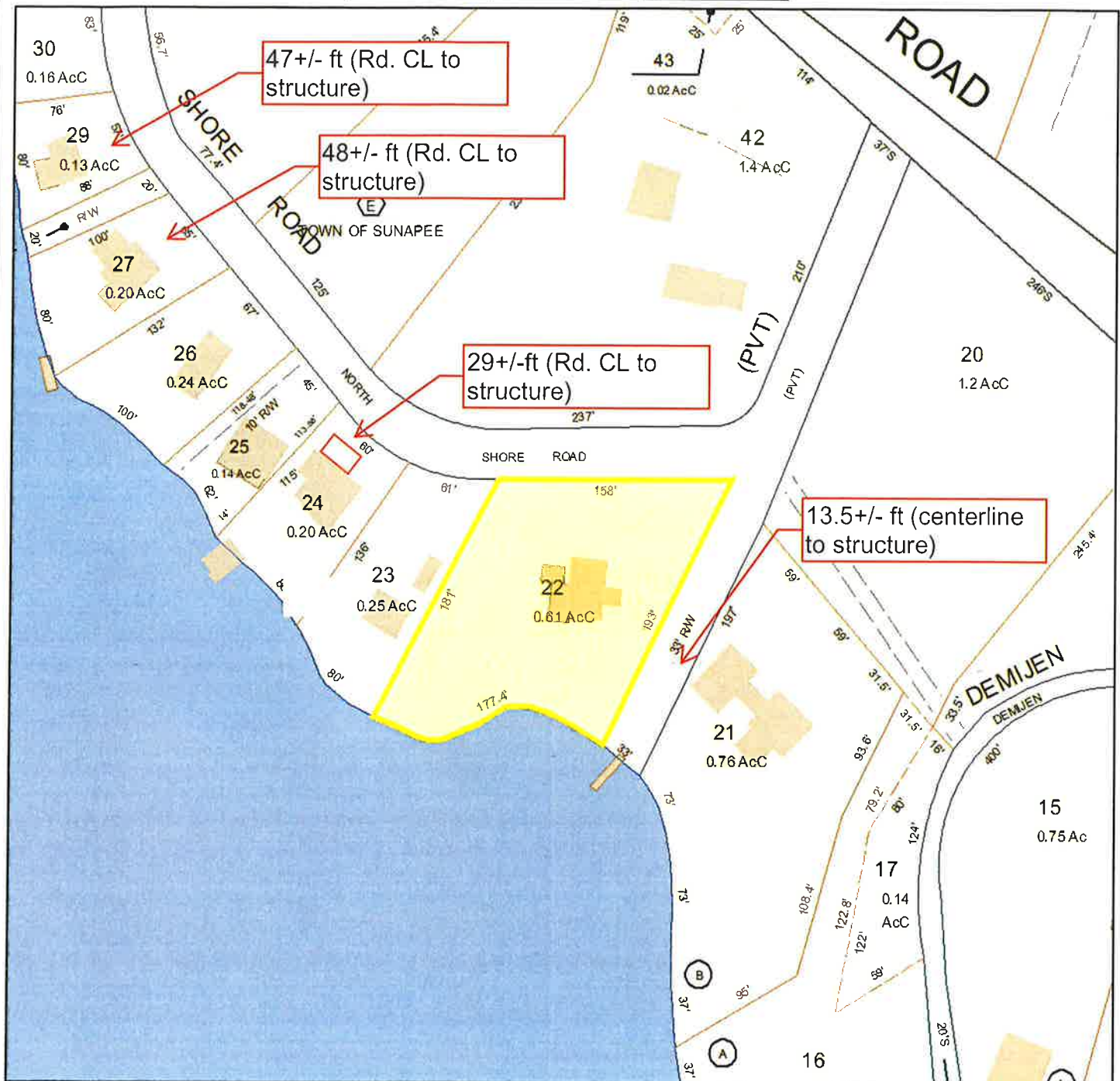
Sunapee, NH



July 25, 2019

1 inch = 100 Feet

www.cai-tech.com



100-COMMON	ROAD	FENCE	Sunapee Water-poly
100-PROPERTYLINE	100-DECK	tanno_poly	
PVTRD	100-DOCK	Sunapee Buildings	
PWATER	100-RW	Right of Ways	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location: 11 NORTH SHORE RD

MAP ID: 0115/ 0022/ 0000/ /

Bldg Name:

State Use: 1016

Vision ID: 626

Account # 5770

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 07/05/2019 15:28

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
SINATRA, WILLIAM P & DIANE M		3 Below St	5 Well	3 Unpaved	7 Waterfront	Code	Appraised Value
43C LONGVIEW CIRCLE		4 Rolling	3 Public Sewer			1016	170,300
AYER, MA 01432						1016	236,300
Additional Owners:						1016	2,000
		SUPPLEMENTAL DATA				2413	
Other ID:		PP				SUNAPEE, NH	
SEPTIC APPR		0115-0022-0000					
UTILITY		LAKE FRON' 177.4					
DES PERMITS		LOT DEPTH					
Routing #		MULTIPLE					
SUBDIVISION		ASSOC PID#					
GIS ID: 0115-0022-0000						408,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/f	SALE PRICE	V.C.
SINATRA, WILLIAM P & DIANE M		1221/ 957	04/28/2000				

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Amount	Comm. Int.
Total:			

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

LEVEL ACCESS TO WATER 1A

WDK=NV-SIZE

SFB = 1 FAM RM,1 BTH,1 BDRM

16 X 21 ADDITION FRAMED NO FSP (12 X16)

& 24 X 24 GARAGE.

ALTERED WF WITH NEW WALL=NVC

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		NC	LAND DISTURBANCE F 12/18/2013
			PERMIT ISSUED TO DF

LAND LINE VALUATION SECTION	
Use Code	Use Description
1 1016	OTH LAKE WF

Zone	D	Front	Depth	Units	Unit Price	I. Factor	Acre C.	Disc. Factor	ST. Idx	Notes- Adj	Adj.	Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value	
RR				26,572	SF	2.21	4.0000	9	1.0000	1.06	PP	0.95	+ .06	EXS	WF	8.89	236,300

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450LD	12/07/2017	LD	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd.	Ch.	Element	Cd.	Ch.
Style	08		Split/Raised Ranch		
Model	01		Residential		
DESIGN/APPEAL	03		Average		
Stories	1				
Occupancy	1				
Exterior Wall 1	25		Vinyl Siding		
Exterior Wall 2					
Roof Structure	03		Gable/Hip		
Roof Cover	09		Standing Seam		
Interior Wall 1	05		Drywall/Sheet		
Interior Wall 2					
Interior Flr 1	12		Hardwood		
Interior Flr 2					
Heat Fuel	02		Oil		
Heat Type	05		Hot Water		
A/C	01		None		
Total Bedrooms	03		3 Bedrooms		
Total Bthrms	2				
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms	4				
Bath Style	02		Average		
Kitchen Style	02		Average		

MIXED USE

Code	Description	Percentage
1016	OTH LAKE WF	100

COST/MARKET VALUATION

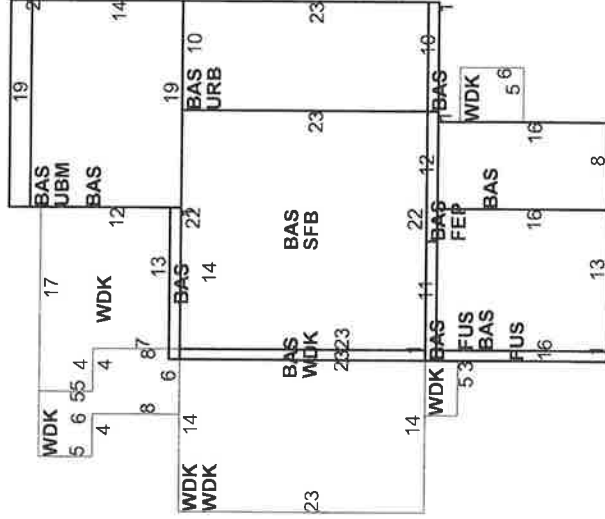
Adj. Base Rtc:	\$0.84
Net Other Adj:	177,929
Replace Cost	10,000.00
AYB	187,929
EYB	1984
Dep Code	2004
Remodel Rating	VG
Year Remodeled	2008
Dep %	11
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	89
Overall % Cond	
Apprais Val	167,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Units	Unit Price	Yr	Gds	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED FRAME		L 96	20.00	2005		0		50	1,000
RPV1	RES PAV SMA		L 1	1,000.00	2005		0		100	1,000
FPL1	FIREPLACE 1		B 1	2,400.00	2004		1		100	2,100
HRTH	HEARTH		B 1	1,000.00	2004		1		100	900

BUILDING SUB-AREA SUMMARY SECTION

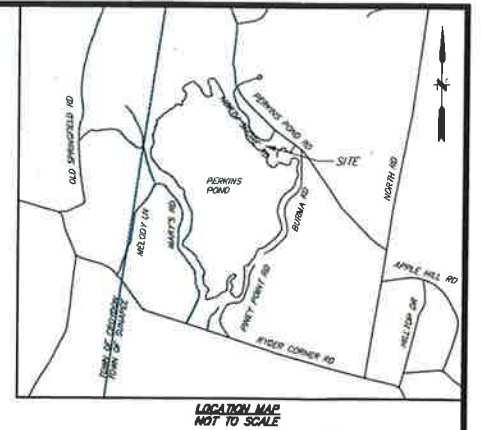
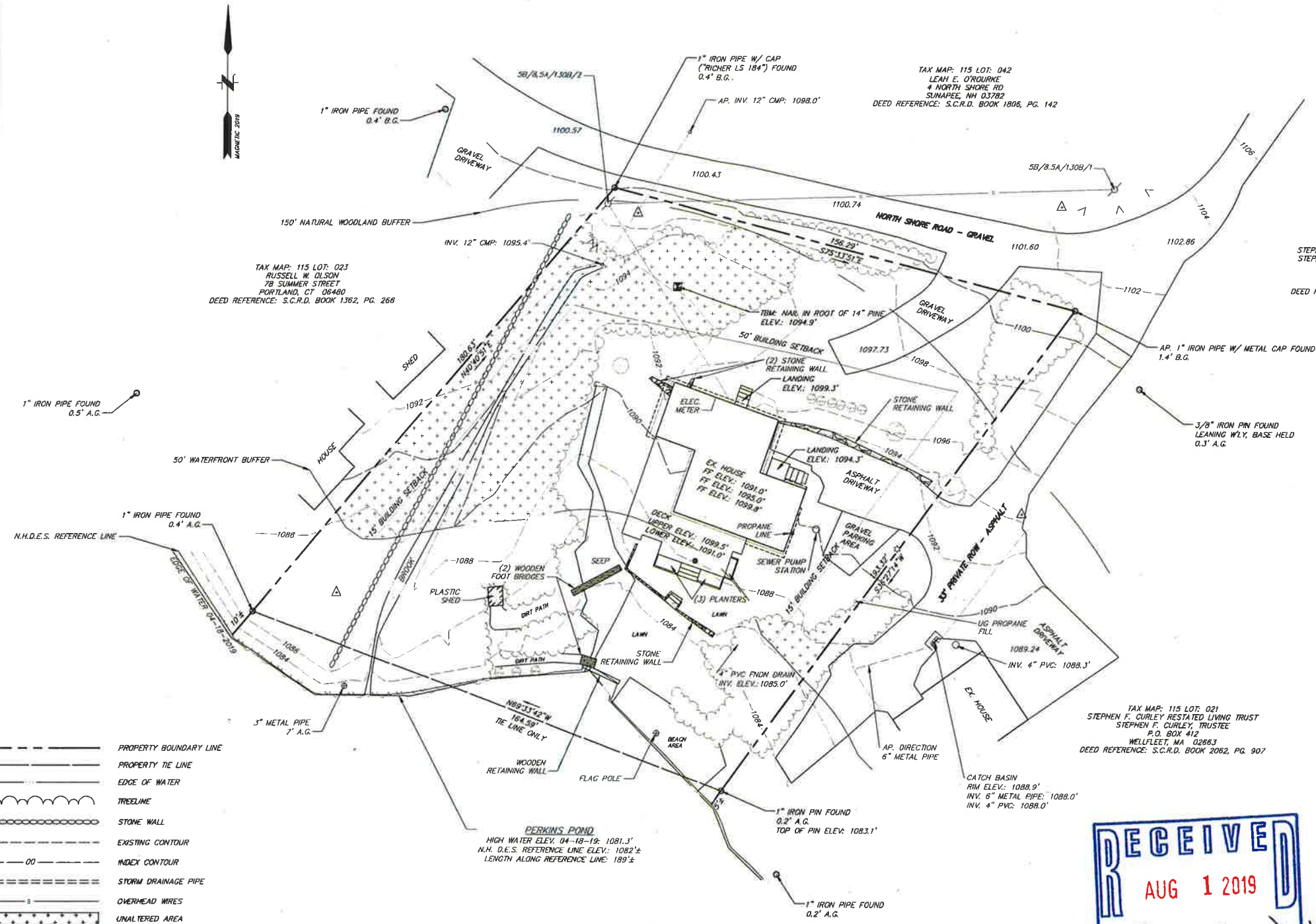
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,446	1,446	1,446		116,895
FEP	Porch, Enclosed, Finished	0	12	8		647
FUS	Upper Story, Finished	224	224	224		18,108
SFB	Basement Raised Finished	0	506	304		24,575
UBM	Basement, Unfinished	0	266	53		4,285
URB	Basement, Unfinished, Raised	0	230	69		5,578
WDK	Deck, Wood	0	966	97		7,841
TH. Gross Liv/Lease Area:		1,670	3,650	2,201		187,929



File Path: H:\DWG\2018\1186\1186A10\Survey\Drawings\1186A10_SRV01.dwg Plotted: Tue, April 30, 2019 - 9:40 AM User: jones
MS VIEW: LAYER STATE: Plotter: DWG TO PDF.PC3 CTB File: FO.5TB

EXISTING IMPERVIOUS AREA CALCULATIONS WITH SHORELAND BUFFER ZONE			
IMPERVIOUS AREA (SF±)			
	HOUSE, DECKS, STEPS, SHED	2677	
	DRIVEWAYS AND PARKING AREAS	1867	
TOTAL IMPERVIOUS AREA (SF±)			4544
TOTAL AREA (SF±)			27899
% IMPERVIOUS			16.3

UNALTERED AREA CALCULATION			
ZONE	UNALTERED AREA (SF±)	TOTAL AREA (SF±)	% UNALTERED
50'-150' NATURAL WOODLAND BUFFER	6,203	16,790	36.9



PLAN REFERENCES:

1. PLAN TITLED: "PART OF MINCK'S LOT, MAP SHOWING LEACH LOTS, PERKINS POND, SUNAPEE, NH" DONATED BY WALTER BRECKENRIDGE AND DATED ABOUT 1970. RECORDED IN THE SULLIVAN COUNTY REGISTRY OF DEEDS IN P.F. #863.

SURVEY NOTES:

1. OWNER OF RECORD: WILLIAM P. & DIANE M. SINATRA
43C LONGVIEW CIRCLE
AYER, MA 01432
DEED REFERENCE: S.C.R.D. BOOK 1221, PG. 957
TAX MAP: 115 LOT: 22
LOT AREA: 27,899 SF± (0.64 AC±)
ZONING DISTRICT: RURAL RESIDENTIAL
FRONT SETBACK: 50'
SIDE SETBACK: 15'
REAR SETBACK: 15'
OVERLAY DISTRICT: SHORELAND
LAKE REFERENCE LINE SETBACK: 50'
2. TOPOGRAPHIC AND PLANNING INFORMATION IS BASED ON FIELD SURVEYS PERFORMED BY FUSS & O'NEILL, INC. ON 04-17-19, 04-18-19, AND 04-19-19.
3. THE INTENT OF THIS PLAN IS TO SHOW EXISTING CONDITIONS AT 11 NORTH SHORE ROAD, SUNAPEE, N.H. (TAX MAP 115, LOT 22).
4. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, OWNER, AND ENGINEER.
5. HORIZONTAL DATUM IS ASSUMED. VERTICAL DATUM IS PER NGVD 1929.
6. THE CONTRACTOR SHALL CONTACT DFG SAFE (888-344-7233) A MINIMUM OF AT LEAST 3 BUSINESS DAYS (72 WORKING HOURS) PRIOR TO ANY CONSTRUCTION.



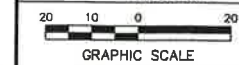
No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.	4/26/2019	EXISTING CONDITIONS PLAN	XX/XX	XX

SEAL

SEAL

SCALE:

HORIZ.: 1" = 20'
VERT.: N/A
DATUM:
HORIZ.: ASSUMED
VERT.: NGVD 1929



FUSS & O'NEILL

205 BILLINGS FARMS ROAD, SUITE 6B
WHITE RIVER JUNCTION, VT 05001
802.698.0370
www.fandoo.com

WILLIAM P. & DIANE M. SINATRA

EXISTING CONDITIONS PLAN

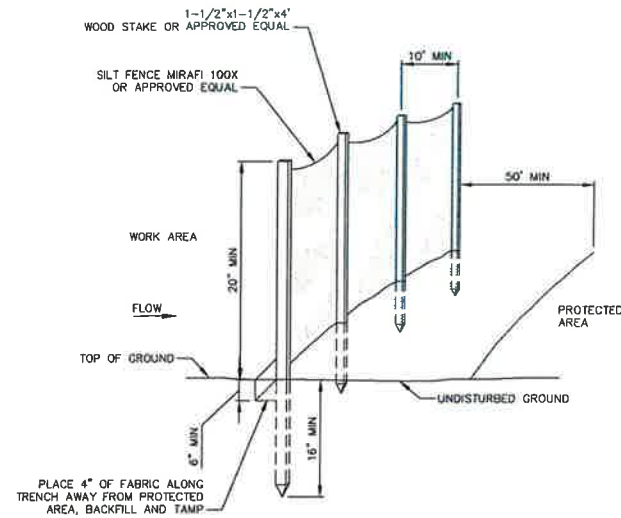
TAX MAP 115, LOT 22

SUNAPEE

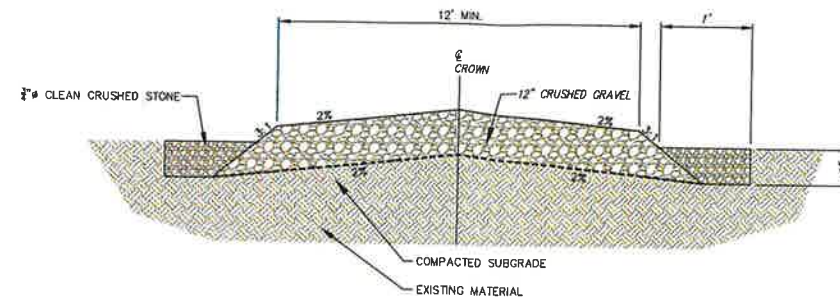
NEW HAMPSHIRE

PROJ. No.: 20181186A10
DATE: 04/28/2019

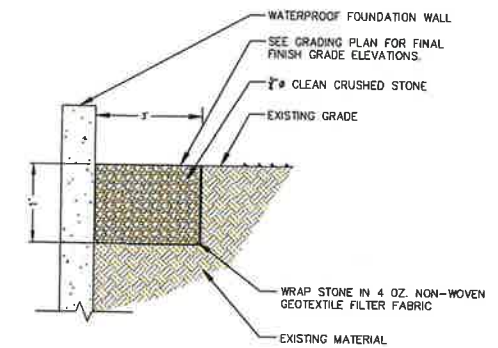
01-SRV



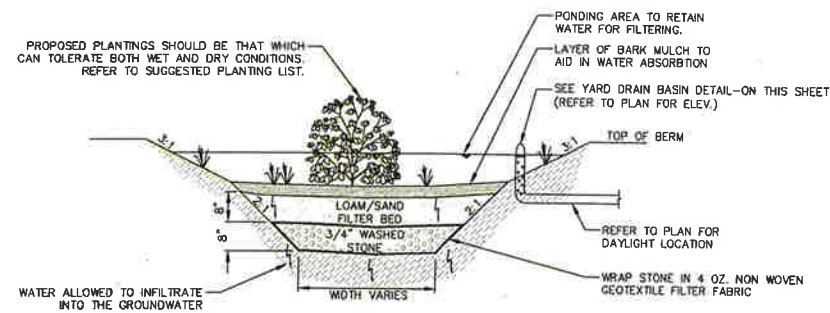
SILT FENCE BARRIER
SCALE: N.T.S.



TYPICAL DRIVEWAY SECTION
SCALE: N.T.S.



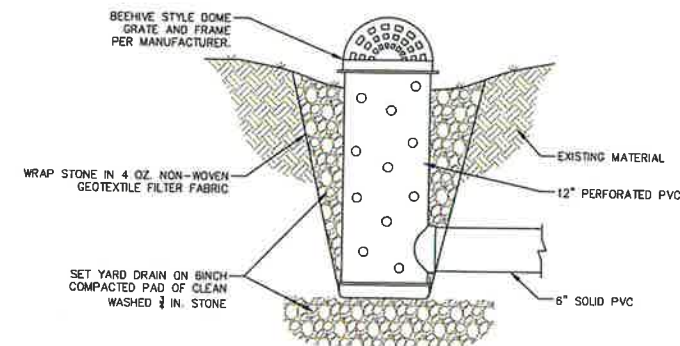
STONE DRIP EDGE
SCALE: N.T.S.



- NOTES:
1. GRATE FOR RISER PIPE SHALL BE ATRIUM GRATE AS MANUFACTURED BY DURA PLASTIC PRODUCTS OR EQUAL.
 2. RAIN GARDEN SIDE SLOPES SHALL BE CONSTRUCTED AT A 2:1. RAIN GARDEN PLANTINGS SHALL COVER THE BOTTOM AND SHALL EXTEND UP THE SLOPE TO TOP OF BERM ELEVATION.
 3. FOR PLANTINGS REFER TO NHDES RAINGARDEN PLANNING "NATIVE PLANTS FOR NEW ENGLAND RAIN GARDENS".

SOIL FILTER BED:
20-30% (BY VOLUME) SHREDDED BARK MULCH
70-80% LOAMY COARSE SAND, AS FOLLOWS:
85-100% PASSING #10
70-100% PASSING #20
15-40% PASSING #60
8-15% PASSING #200

TYPICAL RAIN GARDEN
SCALE: N.T.S.



YARD DRAIN BASIN
SCALE: N.T.S.



File Path: F:\P2018\1186\A10\Shaina.dwg Layout: CD-501 Plotted: Fri, July 26, 2019 - 2:10 PM User: dcheng
MS VIEW: LAYER STATE: Plotter: DWG TO PDF.PC3 CTB File: FOSTB

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

SEAL	SEAL

PROGRESS PRINT
NOT FOR CONSTRUCTION
DRAFT DATE 07/25/2019

SCALE:	HORIZ.:
	VERT.: N/A
DATUM:	HORIZ.:
	VERT.:
	0
	GRAPHIC SCALE

FUSS & O'NEILL
205 BILLINGS FARMS ROAD, SUITE 6B
WHITE RIVER JUNCTION, VT 05001
802.698.0370
www.fandoc.com

WILLIAM P. & DIANE M. SINATRA
PROPOSED CONDITIONS PLAN
TAX MAP 115, LOT 22
SUNAPEE NEW HAMPSHIRE

PROJ. No.: 20181186.A10
DATE: 07/25/2019
CD-501

Town of Sunapee
23 Edgemont Rd., Sunapee NH
Phone (603) 763-3194 / Website www.town.sunapee.nh.us
Email zoning@town.sunapee.nh.us

19-15
CASE#

RECEIVED

AUG 02 2019

TOWN OF
SUNAPEE

Zoning Board of Adjustment (ZBA)
Variance Application

Questions? Please contact the Zoning Administrator. All dates and deadlines are published on the ZBA calendar; see Page 6. For helpful guidelines on completing this application, see page 4-5.

Attach additional sheets of paper as necessary.

1. Landowner(s) Name(s): Lance and Christing Harbour
2. Parcel ID: 148-25 3. Zoning District: RR
1. Project Location (Street & #): 7 Morningside Drive
2. Mailing Address: 7 Morningside Drive, Sunapee, NH 03782
3. Phone Number: (603) 504-4839
4. Email: lanceharbour@yahoo.com

☒ **ABUTTERS LIST:** You must prepare a list of all abutting property owners and attach it to your application. If you have any difficulty, consult the town office, but the accuracy of the list is your responsibility. You can download an abutters list by using the Tax Maps/GIS on the town's website (under Assessing Department).

FEES: Application Fee: \$ _____ * Make check payable to Town of Sunapee.
 Abutter Notification Fee: \$ _____ * per abutter. Make payable to US Post Office.

* NOTE: Rates and fees are subject to change. For the most current rate, please check with the town office.

ATTACHMENTS: To assist the board, please attach sketches, photos, surveys, plot plans, pictures, construction plans, or whatever may help explain the proposed use. Include copies of any prior Zoning or Planning decisions concerning the property. If you have something in writing stating that your proposed project does not meet zoning, please attach that to this application. It may be a letter, email or denied permit. A professional survey by a licensed surveyor is strongly recommended for variances related to setback requirements. For properties located in the Shorelines Overlay District, a professional survey is required.

Applications will not be considered complete unless all the questions are answered, the fees are paid, and an Abutters Mailing List is attached.

Lance D. Harbour

7 Morningside Drive • Sunapee, NH 03782 • (603) 504-4839 • lancedharbour@yahoo.com

August 1, 2019

Town of Sunapee
Zoning Board of Adjustment
23 Edgemont Road
Sunapee, NH 03782

Dear Zoning Board Members,

I am writing to you regarding Case #19-15 scheduled to be heard at the public hearing on September 5, 2019. This is a request for a variance from the Town Ordinance, specifically 50' setback from the water outlined in Article III, Section 3.40(c) for Parcel ID: 0148-0025-0000, 7 Morningside Drive.

General description of the project:

Replacement of existing 10'x20' (200 sqft) wooden deck. The addition of a 12'x20' (240 sqft) three-season room on the westerly end of the existing structure. The addition of 60 sqft of deck to connect the existing deck and the northerly end of the three-season room. On the southerly end of the three-season room, a 6'x6' (36 sqft) deck will be added along with a 6'x6' (36 sqft) concrete pad. To avoid ground disturbance, helical piers will be used as opposed to concrete. The current percentage of impervious surface is 20.8%. Impervious surface after the project will be 22.7% of the total acreage. To address this increase, this project includes the installation of 42' of gravel drip edge as indicated on the plan. This project will have no impact on the waterfront buffer as no trees or shrubs will be affected.

The following are responses to the 5 questions contained in the Zoning Board of Adjustment Variance Application under "facts in support of granting the variance."

1. Granting the variance would not be contrary to the public interest because:

The proposed project will not place any structures closer to the water and does not violate any other setback requirements outlined in the town ordinance.

2. **If the variance were granted, the spirit of the ordinance would be observed because:**
To minimize any impacts the new structure could have within the 50' buffer zone, 42' of drip edge will be installed in locations around the existing and new structure to capture stormwater runoff from impervious surfaces.
3. **Granting the variance would do substantial justice because:**
My wife and I live with and take care of our 93-year-old grandmother and have for 11 years. We have a 1,146 sqft home with a common living room, kitchen and bathroom. For the last 11 years any discretionary funds in our budget have gone to home repairs to maintain our house in its current state. We have dreamt of completing this project as a place of respite. We are finally in a position financially to complete it.
4. **If the variance were granted, the values of the surrounding properties would not be diminished because:**
This project will only serve to increase the property value of our home. In turn, the values of the adjoining properties will benefit. This project will not impact any other setback outlined in the town ordinance.
5. **Unnecessary Hardship**
 - a. **Owing to special conditions 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 exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:**
Our lot is .514 acres which is substantially larger than most lots on Mountainview Lake. Our home, at 1,148 sqft is one of the smaller homes on the lake. This provides us area to expand without having major impacts on the percentage of impervious surfaces on the lot.
 - ii. **The proposed use is a reasonable one because:**
First and foremost, the project provides us a much needed place of respite. Even after the project is completed the living space in our home will still be less than 1,500 sqft, which is less than many around the lake.
 - 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 on 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.**
This project is simply about establishing a personal space for me and my wife. The addition of 240 sqft does not seem too much considering the benefits the space will

provide. The size of our lot along with our relatively small home add tot the reasonableness of the request.

I look forward to our discussion next month. In the meantime, if you have any questions or concerns, please feel free to contact me at (603) 504-4839.

Sincerely,

A handwritten signature in dark ink, consisting of stylized, cursive letters that appear to read 'LH'.

Lance Harbour

GENERAL DESCRIPTION: This is a place to give a general summary of the proposed project as an introduction and overview for the public hearing. For example, where is the property located? Describe the property. Give area, frontage, side and rear lines, slopes, natural features, etc. What do you propose to do? Why does your proposal require an appeal to the board of adjustment?

Attach additional sheets of paper as necessary.

SPECIFIC REASON THE VARIANCE IS NECESSARY: A Variance is requested from Zoning

Ordinance, Article III, Section 3-40(c) to permit Variance
from 50' setback from water

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public interest because: The proposed project will not place any structures closer to the water and does not violate any other setback requirements outlined in the ordinance.

2. If the variance were granted, the spirit of the ordinance would be observed because: To minimize any impacts the new structure could have within the 50' buffer zone, drip edge will be installed in location around the existing and new structure to capture stormwater runoff from impervious surfaces

3. Granting the variance would do substantial justice because: We live with and take care of our 93 year-old grandmother and have for 11 years. We have a 2-bedroom home with a common living room and kitchen. For the last 11 years our budget has gone to repairs related to the house in its current state. We have dreamed of completing this project as a place of respite. We are finally in a position financially to complete it.

GENERAL DESCRIPTION: This is a place to give a general summary of the proposed project as an introduction and overview for the public hearing. For example, where is the property located? Describe the property. Give area, frontage, side and rear lines, slopes, natural features, etc. What do you propose to do? Why does your proposal require an appeal to the board of adjustment?

Attach additional sheets of paper as necessary.

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4. If the variance were granted, the values of the surrounding properties would not be diminished because:

This project will only serve to increase our property value. In turn the values of the adjoining properties will benefit. This project will not impact any other setback outlined in the ordinance

5. Unnecessary Hardship

a. Owing to special conditions 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 exists between the general public purposes of the ordinance provision and the specific application of that provision to the property

because: Our lot is .514 acres which is substantially larger than most lots in the lake. Our home, at 1,148 sqft, is one of the smaller homes on the lake. This provides us area to expand without having major impacts on the percentage of impervious surfaces on the lot.

- and -

ii. The proposed use is a reasonable one because: First and foremost the project provides us a much needed place of respite. Even after the project is completed the living space in our home will still be less than 1,500 sqft. Less than many around the lake.

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.

This project is simply about establishing personal space for me and my wife. The addition of 240 sqft does not seem too much considering the benefits the space will provide. The size of our lot along with our relatively small home add to the reasonableness of the request

NOTE:

For person(s) with physical disabilities,
please see RSA 674:33 regarding alternative hardship criteria for a Variance.

SIGNATURE: I understand that the public hearing will be held at the scheduled date and time unless a request is made by me for a new hearing. Any rehearing will require a new public notice and notification to abutters, the cost of which will be borne by the applicant. Further, I hereby give permission to the ZBA members and zoning officials to visit the subject property prior to the public hearing. To the best of my knowledge, the above is true and correct.

Landowner(s) Signature(s)

Christina Harbeck

8/1/2019

Date

Shoreland Permit – 7 Morningside Drive

Calculation of Impervious/Pervious Surface

Total Square Footage of Property: 22,730 sqft

Square Footage of Impervious Surfaces:

House: 1,060 sqft

Garage: 576 sqft

Walkway: 340 sqft

Asphalt Driveway: 1,150 sqft

Total Impervious: 4,726 sqft

20% of total Square Footage: 4,546 sqft

30% of total square footage: 6,819 sqft

Adding 432 sqft of new impervious area for a new total impervious of 5,158 sqft

APPENDIX B

Helpful Guidelines for Completing the Variance Application – Part 2

**This information shall not be construed as legal advice
or interpretation of the law in any way or form.**

SOURCE: State of NH Office of Strategic Initiatives, 2018 Handbook for Local Officials
for The Board of Adjustment in New Hampshire.

<u>VARIANCE CRITERIA GUIDELINES</u>	
Statutory Requirements (RSA 674:33, I(b))	Explanation
<u>APPLICANT MUST SATISFY ALL OF THE FOLLOWING</u>	
1. The variance is not contrary to the public interest.	The proposed use must not conflict with the explicit or implicit purpose of the ordinance, and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”
2. The spirit of the ordinance is observed.	As it is in the public’s interest to uphold the spirit of the ordinance, these two criteria are related.
3. Substantial justice is done.	The benefit to the applicant should not be outweighed by harm to the general public.
4. The values of surrounding properties are not diminished.	Expert testimony on this question is not conclusive, but cannot be ignored. The board may also consider other evidence of the effect on property values, including personal knowledge of the members themselves.
5. Literal enforcement of the ordinance would result in unnecessary hardship. Unnecessary hardship can be shown in either of two ways: First is to show that because of special condition of the property that distinguish it from other properties in the area: (a) There is no fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property; and (b) The proposed use is a reasonable one. <i>Alternatively</i> , unnecessary hardship exists 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 applicant must establish that the property is burdened by the zoning restriction in a manner that is distinct from other land in the area. (a) Determine the purpose of the zoning restriction in question. The applicant must establish that, because of the special conditions of the property, the restriction, as applied to the property, does not serve that purpose in a “fair and substantial” way. (b) The applicant must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. <i>Alternatively</i> , the applicant can satisfy the unnecessary hardship requirement by establishing that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.





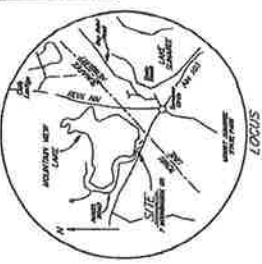
[illegible][illegible]

0.197 ACRES TOTAL
(± 8,590 Sq.Ft. After Annexation)
± 0.16 ACRES BEFORE ANNEXATIONS

Tax Map 14B Lot 24.
ROBERT and MARTHA HOPKINS
2.140 ACRES TOTAL
(±6,130 Sq.Ft. After Annexation)
±0.11 ACRES BEFORE ANNEXATIONS

MOUNTAIN VIEW LAKE

KEY

[illegible]

MOUNTAIN VIEW LAKE
PLAN OF ANNEXATION AND LOT LINE ADJUSTMENT

TAX MAP 148 LOT 25 - 7 MORNINGSIDE DRIVE - PROPERTY OF
CHRISTINA A. and LANCE D. HARBOUR
TAX MAP 148 LOT 24 - 8 HAMEL ROAD - PROPERTY OF
ROBERT A. and MARTHA HOPKINS
TAX MAP 148 LOT 23 - 12 HAMEL ROAD - PROPERTY OF
ROBERT LAURICELLA and CATHERINE BUTLER
TAX MAP 148 LOT 13 - 659 N. ROUTE 101
MOUNTAIN VIEW TAVN LLC

LOCATED IN
SUNAPEE, N.H.

$$1 = 20'$$

OCTOBER 29, 2015
REVISED MARCH 27, 2017

POOTROYAL HILL LAND SERVICES & FORESTRY LLC

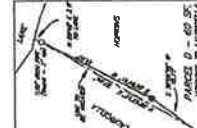
CLAYTON E. FLATT, JR., SUPERVISOR NO. 883
424 Pine Hill Road Croydon, NE 65775 (603) 263-0901

REFERENCE PLANS

1. SLP 8.1, MA.788 - "Plan of Little Manatee River Lake," by Henry Hottel, June 1822.
2. SLP 19.1A, FL.63, MA.37 - "Boundary Line Survey, Carl Peterson Land," by Carl Peterson, November 8, 1881.
3. Unrecorded Plan - "Original Plan of Morris Property (748-14-30) appears to be by Andrew Lord Somerville, c.1822.
4. Unrecorded Plan - "Original Building Plan, Elwood Hunt and Joseph Somerville," by Joseph Somerville, c. 1822.
5. Section and John Hamilton Shad - "Contract to Clement Redford 1821," Sheets 37 and 38, 1801.

APPROVED BY THE SUMMIT, N.H. PLANNING BOARD

The Schedule Appendix is the Part A Schedule as a part of the AVE and covered in the AVE & contained in the certificate of all members of said Suburban Appellate Association.



PARCEL E -- 410 Sq.Ft
TO BE ANNEXED FROM TM 149-13 (MT. NEW)
TO TM 148 LOT 25 (HARBOR)

LETTERS AND BOUNDS NEAR ROAD
A - PUBLISHED BY THE CHINESE PRESS

S 26°29'40" W 13.12"
44° 10' 10" (not 1" off)
N 71°51'02" W 46.61"

34° 00' 00" N 177° 00' 00" W

N 38°37'12" W 36.12'

N 44° 15' 49" E 29.93'

of this size and shape

CHARGE ON

1

111

1

Property Location: 7 MORNINGSIDES DR
Vision ID: 2130

MAP ID: 0148/ 0025/ 0000/ /
Account # 6190

Bldg Name: 1 of 1
Sec #: 1 of 1

State Use: 1016
Print Date: 07/05/2019 16:58

CURRENT OWNER HARBOR, CHRISTINA ANN & LANCE DALE		TOPO. Rolling		UTILITIES 5 Well 6 Septic		STRT./ROAD 1 Paved		LOCATION 7 Waterfront		CURRENT ASSESSMENT Code 1016 1016 1016		Assessed Value 96,700 335,000 8,200		2413 SUNAPEE, NH									
7 MORNINGSIDES DR SUNAPEE, NH 03782 Additional Owners:																							
SUPPLEMENTAL DATA Other ID: 0148-0025-0000 SEPTIC APPR UTILITY DES PERMITS Routing # 3040 SUBDIVISION ASSOC PID# GIS ID: 0148-0025-0000																							
RECORD OF OWNERSHIP HARBOR, CHRISTINA ANN & LANCE DALE HARBOR, CHRISTINA A																							
BK-VOL/PAGE 1883/ 586 1342/ 300		SALE DATE 06/06/2013 12/16/2002		q/u U		v/f I		SALE PRICE 1A		PREVIOUS ASSESSMENTS (HISTORY) Yr. Code Assessed Value Yr. Code Assessed Value		439,900		439,900									
2019 1016 96,700 2018 1016 96,700 2018 1016 96,700		2019 1016 335,000 2018 1016 335,000 2018 1016 335,000		2019 1016 8,200 2018 1016 8,200 2018 1016 8,200																			
EXEMPTIONS Year Type Description Amount Code Description Number Amount Comm. Int.																							
ASSESSING NEIGHBORHOOD NBHD/ SUB NBHD Name Street Index Name Tracing Batch																							
0001/A																							
WET BSMNT																							
2018- ANNEXATION PLAN #1701597																							
APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 96,000 Appraised XF (B) Value (Bldg) 700 Appraised OB (L) Value (Bldg) 8,200 Appraised Land Value (Bldg) 335,000 Special Land Value 0 Total Appraised Parcel Value 439,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 439,900																							
VISIT/ CHANGE HISTORY Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments Date ID Cd Purpose/Result																							
2018051726		05/17/2018		SP		SEPTIC		0		04/01/2019		100		07/23/2018		3 BEDROOM 450 GPD S		03/21/2019		KM BP BUILDING PERMIT			
																		05/18/2018		MP BP BUILDING PERMIT			
																		03/16/2018		KM AC ADMIN DATA ENTRY			
																		07/20/2017		MP AC ADMIN DATA ENTRY			
																		04/20/2017		MP AC ADMIN DATA ENTRY			
LAND LINE VALUATION SECTION Zone D Front Depth Units Units Price Unit Price Factor \$A. Disc Factor Idx Adj. Notes-Adj																							
1 1016 OTH LAKE WF		RR				22,730 SF		2.53 4.0000 9		1.0000		0.97 ML2 1.50		ROW-5 / +2 XCS W/F				S Adj Fact 1.00		Adj. Unit Price 14.74		Land Value 335,000	
Total Card Land Units: 0.52 AC Parcel Total Land Area: 0.52 AC														Total Land Value: 335,000									

A photograph of a two-story yellow house with a red roof. In the foreground, there is a large, dark, complex metal structure that appears to be a piece of machinery or a large sculpture. The house has several windows and a chimney. The background shows a grassy area and some trees.



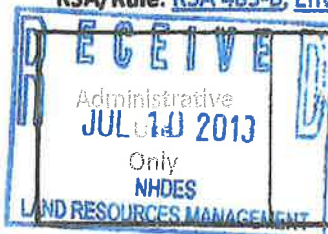
SHORELAND PERMIT BY NOTIFICATION (PBN)

Water Division/ Shoreland Program Land Resources Management

Check the status of your PBN: <https://www.des.nh.gov/onestop/>



RSA/Rule: RSA 483-B, Env-Wq 1400



<input checked="" type="checkbox"/> PBN Accepted, Expires: 7/11/2024	Reviewer Initials: RJA
<input type="checkbox"/> PBN Rejected	Admin Initials: BH
File Number: 2019-02102	Amount: \$ 143.20
Check No. 786	

This form requests authorization to excavate, fill, or construct new structures within the protected shoreland, which is 250 feet landward of the reference line, as regulated under RSA 483-B. Refer to the cover sheet to determine your eligibility to use this form in lieu of the standard Shoreland Permit Application. Please type or print clearly. **Please note:** Notification packages missing required components will be rejected and the fee will not be returned.

1. PROPERTY OWNER			
LAST NAME, FIRST NAME, M.I.: Harbour, Lance D.			
ADDRESS: 7 Morningside Drive	TOWN/ CITY: Sunapee	STATE: NH	ZIP CODE: 03782
PHONE: 603-504-4839	EMAIL: lance.harbour@fema.dhs.gov		
2. PROJECT LOCATION			
ADDRESS: 7 Morningside Drive	TOWN/ CITY: Sunapee	STATE: NH	ZIP CODE: 03782
WATERBODY NAME: Mountainview Lake	TAX MAP: 148	LOT NUMBER: 25	
3. CONTRACTOR OR AGENT			
LAST NAME, FIRST NAME, M.I.:			
ADDRESS:	TOWN/ CITY:	STATE:	ZIP CODE:
PHONE:	EMAIL:		
4. PROJECT DESCRIPTION			
<p>Provide a brief description of the proposed project including square footage of impacts and dimensions of new structures. Replacement of curent deck which is 20x10 (200 sqft). Adding a three season porch on the westerly side of the house at 12x20 (240 sqft). There will also be some decking added to connect the existitng deck to the new porch which will be 120 sqft. At the end of the new porch a 6x6 concrete pad will be poured next to an additional 6x6 section of deck for an additional 72 sqft. Since the impervious surface area is over 20% but will not increase to over 30%, this project also includes the installation of 42' of drip edge as indicated on the plan. This project will have no impact on the waterfront buffer as no trees or shrubs will be affected.</p>			
<p>TOTAL SQUARE FEET OF IMPACT: 560 TOTAL SQUARE FEET OF NEW <u>IMPERVIOUS</u> AREA: 360</p> <p>Total impact area is determined by the sum of all areas disturbed by excavation, filling, and construction. Examples include, but are not limited to: constructing new driveways, constructing new structures, removing or replacing structure foundations, grading, and installing a new septic system or well.</p>			

lrn@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
www.des.nh.gov

5. PBN CRITERIA: Check one of the following project type criteria.

(RSA 483-B:5-b)

- ☒ **1. STANDARD PBN Project** This project impacts less than 1,500 square feet of which no more than 900 square feet is a net increase in impervious area.
- ☐ **2.** This project is directly related to stormwater management improvements, erosion control, or environmental restoration or enhancement. *PBN Impact Limit: None / Fee: \$100.*
- ☐ **3.** This project is for the maintenance, repair or improvement of public utilities, public roads, or public access facilities. *PBN Impact Limit: None / Fee: Fee Exempt.*
- ☐ **4.** Per Env-Wq 1406.05, this project consists of geotechnical borings, test wells, drinking water wells or is a site remediation project. *PBN Impact Limit: None / Fee: Capped at \$250.*

6. FEE

The PBN fee is the standard permit application fee of \$100 plus \$0.10 per square foot of the total impact area in Section 4. For example, 500 square feet of impact equals a fee of \$150. Projects solely funded by municipal, county, state, or federal entities are fee exempt, and the special project types in Section 5 have alternate fee schedules as listed above.

Checks and money orders payable to "Treasurer - State of NH".

TOTAL FEE: \$ 143.20

7. PHOTOS

Required
for all
projects.

Dated photographs of each area proposed to be impacted.



8. PLAN REQUIREMENTS: Check Yes or No to all statements, and review the applicable plan requirements. If your plans do not include the information that is required, your notification will be rejected.

Required for all projects.	A clear and detailed plan of work depicting, at a minimum, all the impact areas, the <u>reference line</u> and property lines. Plans that are not to scale must show all relevant distances from the reference line and dimensions.	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project proposes an increase in <u>impervious</u> (i.e. non-permeable) area. Plans must include the dimensions and locations of all existing and proposed <u>impervious surfaces</u> within 250 feet of the <u>reference line</u> . Decks are typically considered impervious.	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	< 20%	This project proposes an increase in <u>impervious area</u> , and the total post-construction impervious area within 250 feet of the <u>reference line</u> will not exceed 20%.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	20 – 30%	This project proposes an increase in impervious area such that the total <u>impervious area</u> within 250 feet of the reference line will be greater than 20% but less than 30%. Plans must include a <u>stormwater management system</u> that will infiltrate increased stormwater runoff from development per <u>RSA 483-B:9, V(g)(2)</u> and in accordance with <u>Env-Wq 1500</u> .
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	> 30%	This project proposes an increase in <u>impervious area</u> such that the total impervious area within 250 feet of the <u>reference line</u> will be greater than 30%. Plans must include a <u>stormwater management system</u> designed and certified by a professional engineer to account for all new development, <u>and</u> plans must demonstrate how the vegetation point score is met per RSA 483-B:9, V(g)(1,3).
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project proposes impacts within 50 feet of the reference line. Plans and photos must show each area of the <u>Waterfront Buffer</u> that will be impacted, including groundcover, and calculate the tree point scores in accordance with the <u>Vegetation Management Fact Sheet</u> .	

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<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project proposes impacts between 50 and 150 feet of the reference line . Plans must depict the 25% area of the Woodland Buffer to be designated and maintained as natural woodland. See the Vegetation Management Fact Sheet .
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project proposes to install or expand an accessory structure , such as a patio or shed, within 50 feet of the reference line . All plans <i>must</i> demonstrate that the height, size, and setback limitations for accessory structures will be met. These limitations are described within the Accessory Structure Fact Sheet . The shoreland frontage on this lot is: <u>118.93'</u> linear feet. <input type="checkbox"/> N/A – There is no direct frontage on this lot.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project proposes a pervious (i.e. permeable) surface technology. Plans must include the location and type of the surface and a cross-section depicting the construction method, materials and specifications as to how this surface will be maintained as a pervious technology.

9. CONDITIONS: Initial each of the required conditions below.

(Env-Wq 1406.20)

LDH 1. Erosion and siltation control measures shall: be installed prior to the start of work; be maintained throughout the project; and remain in place until all disturbed surfaces are stabilized.

LDH 2. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.

LDH 3. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Ws 1700 or successor rules in Env-Wq 1700.

LDH 4. Any fill used shall be clean sand, gravel, rock, or other suitable material.

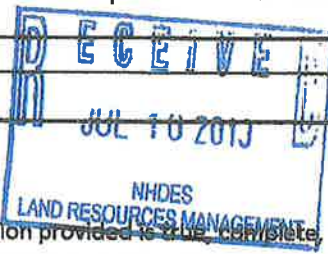
LDH 5. For any project where mechanized equipment will be used, orange construction fence shall: be installed prior to the start of work at the limits of the temporary impact area as shown on the plans approved as part of a permit or accepted as part of the permit by notification; be maintained throughout the project; and remain in place until all mechanized equipment has been removed from the site.

10. CERTIFICATIONS: Initial each of the required certifications below.

(Env-Wq 1406.18)

LDH 1. The property owner shall sign the notification form below.

LDH 2. The signature(s) shall constitute certification that: the information provided is true, complete, and not misleading to the knowledge and belief of the signer; the signer understands that any permit by notification obtained based on false, incomplete, or misleading information is not valid; the project as proposed complies with the [minimum standards](#) established in RSA 483-B:9, V and will be constructed in strict accordance with the proposal; the signer accepts the responsibility for understanding and maintaining compliance with RSA 483-B and these rules; the signer understands that an accepted shoreland permit by notification shall not exempt the work proposed from other state, local, or federal approvals; and the signer understands that incomplete notifications shall be rejected and the notification fee shall not be returned. The signer is subject to the applicable penalties in RSA 641, *Falsification In Official Matters*.



11. SIGNATURE OF OWNER

OWNER SIGNATURE:		PRINT NAME LEGIBLY:	Lance Harbour
		DATE:	7/8/2019

Mail your complete application form and supporting materials to: NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

lrn@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

RECEIVED

AUG 07 2019

TOWN OF
SUNAPEE

CASE# ZBA 19-16

Town of Sunapee
Zoning Board of Adjustment

Special Exception

1. Landowner(s) Name(s): Sue + Shawn Murphy
2. Parcel ID# 0113-0028-0000
3. Zoning District: RR
4. Project Location (Street & #): #7 Ridgewood Point RD.
5. Mailing Address: 25 McGinniss Way Billerica Mass 01821
6. Phone Number _____
7. Reason the Special Exception is necessary: We are Raising the Pool line
on a non conforming structure ~~that~~ 7 F 5. Inches
feet

•All applications seeking relief from setback requirements on lakefront properties must be accompanied with a professional recorded survey of the property and building location(s).

•Important-Your property has to be identified with your street number or name-without this identification your hearing may be continued to a later date.

•Please use the abutter list form, which is attached, for your abutters' mailing list.

•**IMPORTANT:** Review application deadline dates for a timely submission.

•Base Fee-See Zoning Administrator for Fee Schedule.

check # 11393 \$150.00
check 11392 \$95.90 abutters

Please sign the following statement: I understand that the public hearing will be held at the scheduled date and time unless a request is made by me for a new hearing. Any rehearing will require a new public notice and notification to abutters, the cost of which will be borne by the applicant. Further, I hereby give permission to the ZBA members to visit the subject property prior to the public hearing. To the best of my knowledge, the above is true and correct.

[Signature] (agent)

Landowner(s) Signature(s)

8/7/19

Date

Description of proposed use, showing justification for a Special Exception as specified in the Zoning Ordinance, Article 3.50 Section I.

- ① The horizontal Footprint will not be increased.
- ② The structure is a house
- ③ The existing structure is exactly ^{23'3"}~~24~~ Ft. in height
- ④ We are adding ^{7'5"}~~10~~ Ft in ht
- ⑤ The proposed roof ht is under the 40F maximum
- ⑥ No abutter will be adversely affected by the enlargement
- ⑦ We are adding 1 Bedroom to the home - making total 5
- ⑧ It will continue to be a single family home.

August 6, 2019

ZBA

23 Edgemont Rd.

Sunapee, NH 03782

Our names are Shaun and Suzanne Murphy and we own the property located at: 7 Ridgewood Point Rd.
Sunapee, NH 03782.

We authorize George Neuwirt to represent us at the public hearing for a variance to the ZBA.

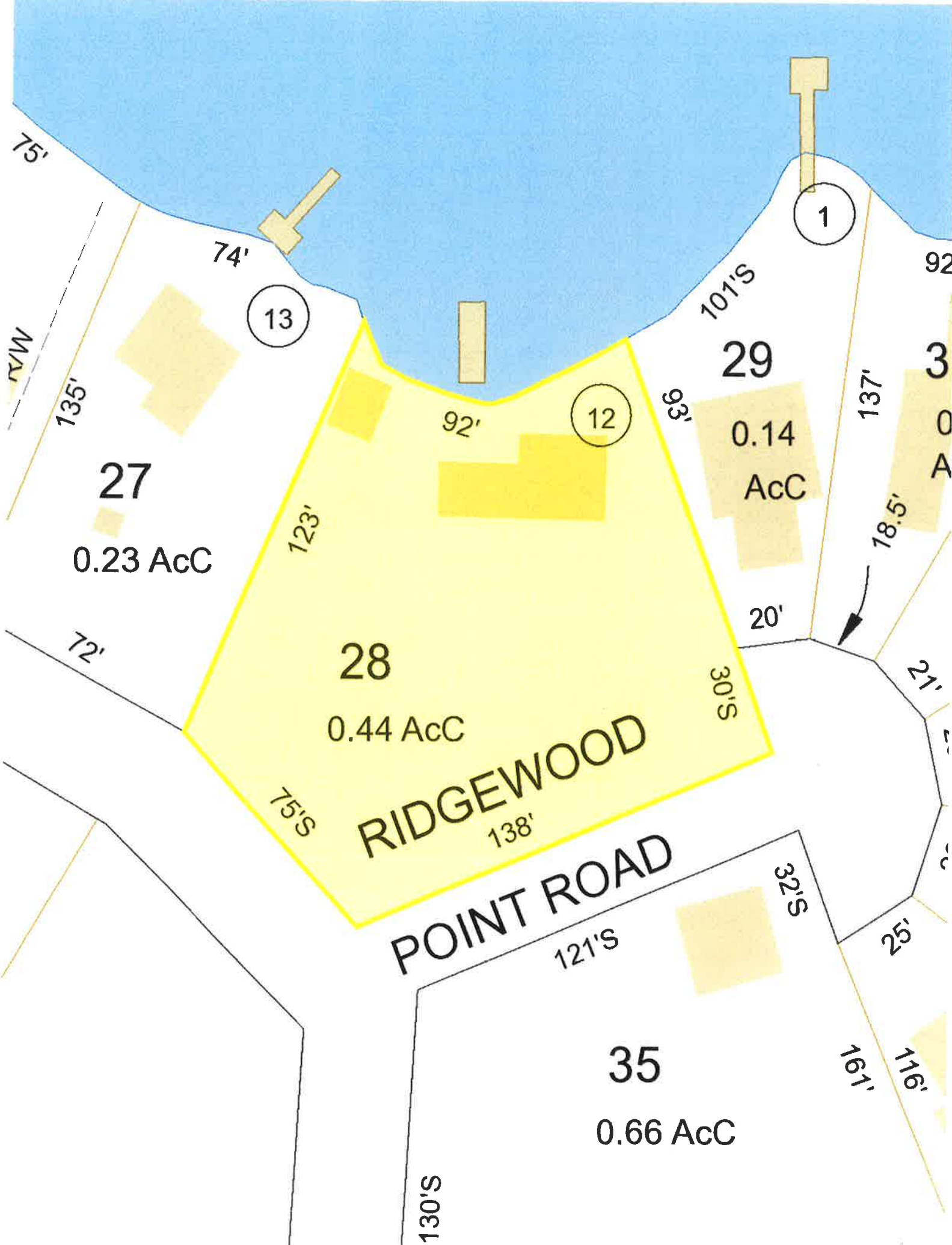
Thank you,



Shaun Murphy



Suzanne Murphy





Property Location: 7 RIDGEWOOD POINT RD
Vision ID: 529

Account # 6065

MAP ID: 0113/ 0028/ 0000/ /

Bldg Name: 1013

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 07/05/2019 15:22

25 MCGINNESS WAY
BILLERICA, MA 01821
Additional Owners:

Other ID:
SEPTIC APPR
UTILITY
DES PERMITS
ROUTING #
SUBDIVISION
GIS ID:

0113-0028-0000
PP
LAKE FRON' 92
LOT DEPTH
#2011-00355 EXP 2/18/21
MULTIPLE
0899

ASSOC PID#
0113-0028-0000

TOPO.
4 Rolling

UTILITIES
3 Public Sewer
5 Well

STRT./ROAD
3 Unpaved

LOCATION
7 Waterfront

CURRENT ASSESSMENT

Code

Appraised Value

Assessed Value

1013

164,200

164,200

1013

644,500

644,500

1013

1,000

1,000

2413
SUNAPEE, NH

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE
1291/ 374

SALE DATE
01/18/2002

SALE PRICE V.C.

MURPHY, SHAUN R & SUZANNE H

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2019

1013

164,200

2018

1013

164,200

2018

1013

164,200

2019

1013

644,500

2018

1013

644,500

2018

1013

644,500

2019

1013

1,000

2018

1013

1,000

2018

1013

1,000

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

162,200

2,000

1,000

644,500

0

809,700

C

0

809,700

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

2885

04/25/2011

DS

DES PERMITS

300,000

0

04/03/2012

100

04/01/2012

JACK-UP HOUSE, POUL

2011-00355

02/18/2011

0

04/11/2011

100

04/01/2012

LIFT HOUSE AND INST

LAND LINE VALUATION SECTION

B Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A. Factor

Acre Disc

ST. Idx

Notes- Adj

S. Adj Fact

Spec Use

Spec Calc

Adj. Unit Price

Land Value

1

1013

SFR WATER

RR

19,166

SF

2.89

4,0000

9

1.0000

0.97

08A

3.00

-3% W/F

1.00

33.63

644,500

Total Card Land Units:

0.44 AC

Parcel Total Land Area: 0.44 AC

Total Land Value:

644,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	08		Split/Raised Ranch				
Model	01		Residential				
DESIGN/APPEAL	06		Above Avg				
Stories	1						
Occupancy	1						
Exterior Wall 1	11						
Exterior Wall 2							
Roof Structure	03						
Roof Cover	03						
Interior Wall 1	07						
Interior Wall 2							
Interior Flr 1	12						
Interior Flr 2							
Heat Fuel	02						
Heat Type	04						
A/C	01						
Total Bedrooms	03						
Total Bthrms	1						
Total Half Baths							
Total Xtra Fixtrs							
Total Rooms	5						
Bath Style	02						
Kitchen Style	02						
</							

Photos from Assessing Database / town's online mapping program:



Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
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Phone

Consultant
Address
Address
Address
Phone

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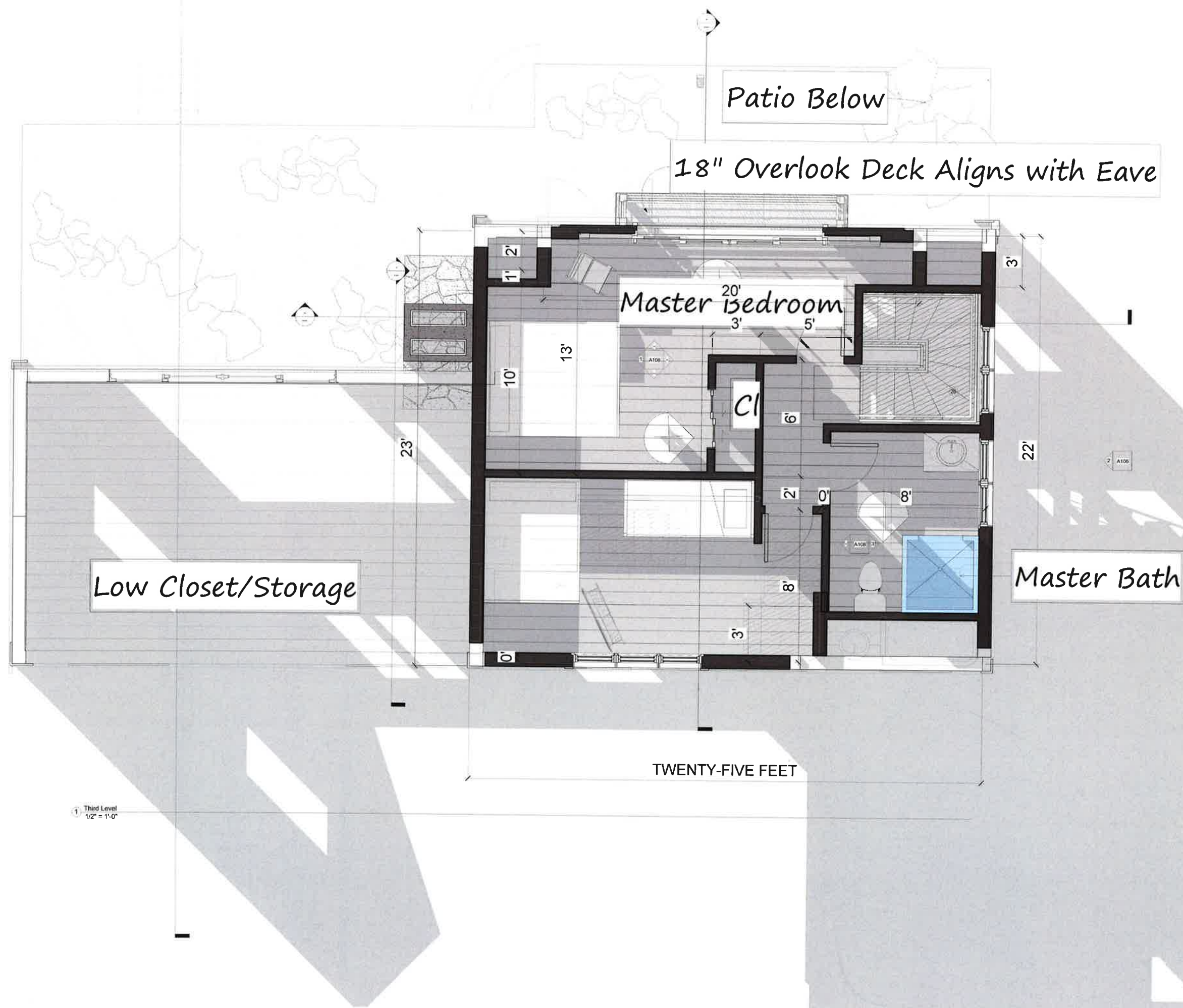
Murphy Residence
7 Ridgewood Point
Road
Sunapee, New
Hampshire

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A101

Scale $1/2" = 1'-0"$

1



Consultant
Address
Address
Phone

Consultant
Address
Address
Phone

Consultant
Address
Address
Phone

Consultant
Address
Address
Phone

Consultant
Address
Address
Phone

No.	Description	Date
-----	-------------	------

Murphy Residence
7 Ridgewood Point Road
Sunapee, New Hampshire

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A102

Scale

18" Roof Eave Overhangs TYP>

Height to top
of Ridge =
34'-0"

Chimney Height per Code
36" Above Adjacent Roof

Existing Roof to Remain

Ridge/Grade=30'-8"

Consultant
Address
Address
Address
Phone

Consultant
Address
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Address
Phone

Consultant
Address
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Phone

Consultant
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Address
Phone

Consultant
Address
Address
Address
Phone

30'-8" Grade to Ridge

18" Roof Eave Overhangs, Typical

34'-0" To Proposed
Ridgeline, Typical

18" Overhang to
Align With Eave

Murphy Residence
7 Ridgewood Point
Road

East/West Elevations

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A106

Scale As indicated

Consultant
Address
Address
Phone

Consultant
Address
Address
Phone

Consultant
Address
Address
Phone

Consultant
Address
Address
Phone

Consultant
Address
Address
Phone

No.	Description	Date
-----	-------------	------

Murphy Residence
7 Ridgewood Point Road
3d Front Elevation

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A107

Scale

Chimney Height Per Code=36" Above ADJ. Roof

Proposed Height to Ridge =34'-0"

Gable overhangs 18" typical

Gable overhangs
18" typical

Existing Roof to Remain