

TOWN OF SUNAPEE

ZONING BOARD OF ADJUSTMENT

**A PUBLIC HEARING WILL BE HELD AT THE TOWN MEETING ROOM
LOCATED AT 23 EDMONT ROAD, ON THURSDAY, OCTOBER 3,
2019 AT 7:00 PM ON THE FOLLOWING CASES:**

Continued Case

Case #19-14

Parcel ID: 0115-0022-0000

**Seeking a Special Exception of Article III
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**

New Cases

Case# 19-20

Parcel ID: 0115-0022-0000

**Seeking a Variance of Article III Section 3.10 to
allow a 2-bay garage, at grade, within the front building
setback, to allow for single-level living.
11 North Shore Road
William & Diane Sinatra**

Case# 19-17

Parcel ID: 0133-0101-0000

**Seeking a Special Exception of Article IV Section 4.90
to allow for an Accessory Dwelling Unit.
14 Maple Court
Joseph & Jill Butler**

Case# 19-18

Parcel ID: 0232-0024-0000

**Seeking a Special Exception of Article III Section
3.50(g) to install a wooden privacy fence up to 8' in
Height to provide the neighbors more screening from
the proposed expansion of storage buildings.
46 Route 103
McDonough Family Properties**

Case# 19-19

Parcel ID: 0129-0078-0000

**Seeking a Special Exception of Article IV Section 4.90
to allow for an Accessory Dwelling Unit.
7 Main Street
Leena Mark**

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.**



TOWN OF SUNAPEE
23 Edgemont Road
Sunapee, New Hampshire 03782-0717
www.town.sunapee.nh.us

DATE: September 26, 2019
TO: Zoning Board of Adjustment
FROM: Nicole Gage, Zoning Administrator
CASE: **ZBA19-20 – Variance**
Owner/Applicant: William & Diane Sinatra
Parcel ID 0115-0022-0000
11 North Shore Rd.
Zoned RR (Rural Residential District) w/ Shorelines Overlay

Summary of Case: Mr. and Mrs. Sinatra are seeking a Variance from Article III, Section 3.10 to permit a new 2-bay garage, at grade, within the front building setback, to allow for single-level living. Normally, new structures have to meet the 50-foot Front Setback to North Shore Road, which is a town-maintained emergency access road. I have corresponded with the Highway Director and he had no concerns with the proposed structure, however he recommends a new driveway permit for any new access off the right-of-way in case they want to request the town to plow that portion in the future.

References to the Zoning Ordinance:

Page	Article	Section	Part
11*	III*	3.10*	
	Dimensional Controls	Residential	50-ft Minimum front setback
53	XI		"Dwelling Unit"
	Definitions & Explanations		

*Appeal for Current Application

Description of Property: The property is currently Single-family Residential built in 1984 on approximately 0.61 acres, zoned RR (Rural Residential), with frontage on North Shore Road (an Emergency Lane maintained by the Highway Department), on Public Sewer, and within 250-feet Perkins Pond (Shorelines Overlay).

Land Use History: (may be incomplete)

1/15/2008 CZC issued to "demo breezeway – deck – construct 12x16 porch, 16x2 (2) story (addition?) & 24x24 garage"

9/11/2011 Land Disturbance Permit issued to "change grade more than 12" within 50-foot of lakefront as approved by Planning Board 6/16/11)

12/7/2017 CZC and Land Disturbance Permit issued "16x18 bedroom extension with half-bath and closet"

9/5/2019 ZBA Special Exception (for same proposed structure); continued to 10/3/19

Property Location: 11 NORTH SHORE RD
Vision ID: 626

MAP ID: 0115/ 0022/ 0000/ /

Bldg Name:

State Use: 1016

Account # 5770

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 09/20/2019 16:56

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				2413 SUNAPEE, NH														
SINATRA, WILLIAM P & DIANE M		3 Below St	5 Well	3 Unpaved	7 Waterfront	Description	Code	Appraised Value	Assessed Value															
43C LONGVIEW CIRCLE		4 Rolling	3 Public Sewer			RESIDENTL	1016	170,300	170,300															
AYER, MA 01432						RES LAND	1016	236,300	236,300															
Additional Owners:		SUPPLEMENTAL DATA				RESIDENTL	1016	2,000	2,000	VISION														
		Other ID: 0115-0022-0000																						
		SEPTIC APPR				PP Y																		
		UTILITY				LAKE FRON 177.4																		
		DES PERMITS				LOT DEPTH																		
		Routing # 1208				MULTIPLE																		
		SUBDIVISION				ASSOC PID#																		
		GIS ID: 0115-0022-0000																						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
SINATRA, WILLIAM P & DIANE M		1221/957	04/28/2000					Yr.	Code	Assessed Value	Yr.	Code	Assessed Value											
								2019	1016	170,300	2018	1016	170,300											
								2019	1016	236,300	2018	1016	236,300											
								2019	1016	2,000	2018	1016	2,000											
								Total:		408,600	Total:		408,600											
EXEMPTIONS		OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																		
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.																
		Total:																						
ASSESSING NEIGHBORHOOD																								
NBHD/SUB	NBHD Name		Street Index Name		Tracing		Batch																	
0001/A																								
NOTES																								
LEVEL ACCESS TO WATER IA																								
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																								
BUILDING PERMIT RECORD																								
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result										
2011-00704		DS	DES PERMITS	0	04/13/2012	100	04/01/2012	IMPACT 1,000 SQ FT FC	04/02/2018			NB	BP	BUILDING PERMIT										
450LD	12/07/2017	LD	LAND DISTURBAN	500	04/02/2018	100	04/01/2018	CONSTRUCT 18 FT X 11	12/07/2017			MP	BP	BUILDING PERMIT										
3668	12/07/2017	AD	Addition	55,000	04/02/2018	100	04/01/2018	16 FT X 18 FT BEDROO	05/05/2016			MP	AC	ADMIN DATA ENTRY										
307LD	09/12/2011	LD	LAND DISTURBAN	0	04/13/2012	100	04/01/2012	CHANGE GRADE MOR	08/17/2015			NB	FR	IN FIELD REVIEW										
	01/15/2008	LD	LAND DISTURBAN	0	03/27/2008	100	04/01/2008	LAND DISTURBANCE I	12/18/2013			MP	AC	ADMIN DATA ENTRY										
2485	01/15/2008	NC	New Construct	185,000	04/20/2009	100	04/01/2009	PERMIT ISSUED TO DE																
LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	L Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value					
1	1016	OTH LAKE WF	RR				26,572 SF	2.21	4.0000	9	1.0000	1.06	PP	0.95	+ .06 EXS WF			8.89	236,300					
Total Card Land Units:														0.61 AC	Parcel Total Land Area:				0.61 AC	Total Land Value:				236,300

Account # 5770

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

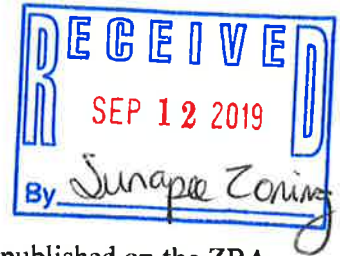
Print Date: 09/20/2019 16:56

A photograph of a two-story green house with a metal roof, surrounded by trees. The house has several windows and a small porch area. The image is part of a collage of various photos.

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

CASE# ZBA19-20

**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): William & Diane Sinatra

2. Parcel ID: Tax Map 115 Lot 22 3. Zoning District: RR

1. Project Location (Street & #): 11 North Shore Road, Sunapee, NH 03782

2. Mailing Address: 11 North Shore Road, Sunapee, NH 03782

3. Phone Number: _____

4. Email: _____

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: \$150⁰⁰ ☒ Abutter Notification Fee: \$150⁰⁰ * Make check payable to Town of Sunapee.
\$6.95 * 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.

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?

Refer to attached

Attach additional sheets of paper as necessary.

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

Ordinance, Article III, Section 3.10 to permit

A new 2 bay garage, at grade, within the front building setback, to allow for single-level living

Facts in support of granting the variance:

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

Refer to attached

2. If the variance were granted, the spirit of the ordinance would be observed because:

Refer to attached

3. Granting the variance would do substantial justice because:

Refer to attached

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

Refer to attached

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: _____

Refer to attached

- and -

ii. The proposed use is a reasonable one because: _____

Refer to attached

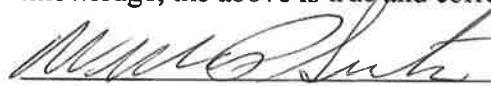
b. Explain how, if the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with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

Refer to attached

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)

9-12-19

Date

9-12-19



Project Description
11 Northshore Road
Tax Map 115 Lot 22
Zone: Rural Residential & Shoreland Overlay District

The property consists of 0.64 acres of land with a single-family residential dwelling, and is considered a non-conforming lot. The front building setback is 50 feet off of North Shore Road. The side and rear setbacks are 15 feet. The lot is adjacent to Perkins Pond and is subject to NHDES and local Shoreland district. The property generally slopes to the south toward Perkins Pond. The lot contains a house, driveways, lawn and wooded areas. The proposal is to construct a two-bay garage with a small breezeway and a gravel driveway. The Owners of the property intend to live at this residence year-round, and currently require single-level living. The Applicant is seeking a variance to the required 50-foot front building setback, as noted in the Zoning Ordinance Article III- Section 1.0 - Dimensional Controls. North Shore Road is a private road, but is maintained by the Town of Sunapee.

A NH Department of Environmental Services (NHDES) Shoreland permit was recently obtained for this proposed project (see attached approved permit).

A boundary survey was recently completed confirming the property lines of the property; a copy of the Existing Conditions Plan with boundary is included with this application.

There will be no change of use. The lot is serviced by municipal sewer and on-site drinking water well.

Addendum to Application for Variance
Project Description
11 Northshore Road
Tax Map 115 Lot 22
Zone: Rural Residential & Shoreland Overlay District

1. *The variance will not be contrary to the public interest:*

The proposed garage is approximately 28 feet by 28 feet. The proposal is to construct the garage on the north side of the existing house with a breezeway extending to the house. The nearest garage building corners are proposed to be 32 feet and 36 feet as measured to the center of North Shore Road. This proposed building setback is consistent with several other structures located along North Shore Road as well as other roads around Perkins Pond. A wooded area is to remain between the proposed garage and North Shore Road, which will provide some screening of the proposed garage. The proposed gravel driveway will extend off the private Right of Way (ROW) located on the east side of the property. The existing driveway located to the northeast of the existing house is to be converted to natural vegetated ground cover, which will provide additional screening from North Shore Road. Given the similarity of this proposed building setback to other properties along North Shore Road, and the existing and proposed vegetative screening, this proposal will not be contrary to the public interest.

2. *The spirit of the ordinance is observed:*

This proposed building setback is consistent with several other structures located along North Shore Road as well as other roads around Perkins Pond. A wooded area is to remain between the proposed garage and North Shore Road, which will provide some screening of the proposed garage. The proposed gravel driveway will extend off the private Right of Way (ROW) located on the east side of the property. The existing driveway located to the northeast of the existing house is to be converted to natural vegetated ground cover, which will provide additional screening from North Shore Road. Given the similarity of this proposed building setback to other properties along North Shore Road, and the existing and proposed vegetative screening, the spirit of the ordinance is observed.

3. *Substantial Justice is done:*

The existing property does not have a garage. The Owners intend to live in the dwelling full-time, and having a garage is reasonable for a residence in New Hampshire. The Owners, due to physical limitations, require single-level living. The proposed garage is sited in the area of the lot, north of the existing house, which allows for single-level living given the natural grade of the lot.

4. *The values of surrounding properties are not diminished:*

Many properties in the area contain structures that are within 50 feet of the center of the road, or within the waterfront buffer or side setbacks. As such, this proposal is not out of character

for the smaller lots in the area. The new garage will enhance the value of the property, thereby increasing the values of surrounding properties. Upgrading and making improvements to this property, which increases its value also has an indirect affect in raising the value of surrounding properties.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

a. For purposes of this paragraph, "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;

This lot is located in the Rural Residential District and Shoreland Overlay District. The property is non-conforming with respect to lot size. The constraints of the zoning district combined with the non-conforming lot size, create a hardship in which there are no reasonable alternative building locations for a garage. Enhancing the property for full-time single-level living is a reasonable use.

ii. The proposed use is a reasonable one;

The property will continue to be a single-family residential use, enhanced with a garage and breezeway built to current construction and safety codes.

b. If the Criteria in sub paragraph A are not established, an unnecessary hardship will be deemed to exist is, 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 existing property does not have a garage. The Owners intend to live in the dwelling full-time, and having a garage is a reasonable request for a residence in New Hampshire. The Owners, due to physical limitations, require single-level living. The proposed garage is sited in the area of the lot, north of the existing house, which allows for single-level living given the natural grade of the lot.

The nearest garage building corners are proposed to be 32 feet and 36 feet as measured to the center of North Shore Road. This proposed building setback is consistent with several other structures located along North Shore Road as well as other roads around Perkins Pond. A wooded area is to remain between the proposed garage and North Shore Road, which will provide some screening of the proposed garage. The existing driveway located to the northeast of the existing house is to be converted to natural ground cover, which will provide additional screening from North Shore Road.

This lot is located in the Rural Residential District and Shoreland Overlay District. The property is non-conforming with respect to lot size. The constraints of the zoning district

Sinatra Zoning Variance
September 10, 2019
Page 3 of 3

combined with the non-conforming lot size, create a hardship in which there are no reasonable alternative building locations for a garage. Enhancing the property for full-time single-level living is a reasonable use.



Photo: 1 **Description: North side of house looking Northwest**



Photo: 2 **Description: North side of house looking East**



Photo: 3 **Description: Wooded area between proposed garage and North Shore Road**



FUSS & O'NEILL

ABUTTER LIST

Subject Property

Tax Map 115 Lot 22

11 North Shore Rd.
Sunapee, NH 03782

Property Owner

Sinatra, William P. & Diane M.
11 North Shore Road
Sunapee, NH 03782

pd ck # 9867 \$ 34.25

Abutters

Tax Map 115 Lot 23

Olson, Russell W.
78 Summer St.
Portland, CT 06480

Tax Map 115 Lot 42

O'Rourke, Leah E.
4 North Shore Rd.
Sunapee, NH 03782

Tax Map 115 Lot 20-21

Curley Restated Living Trust, Stephen F.
PO Box 412
South Wellfleet, MA 02663

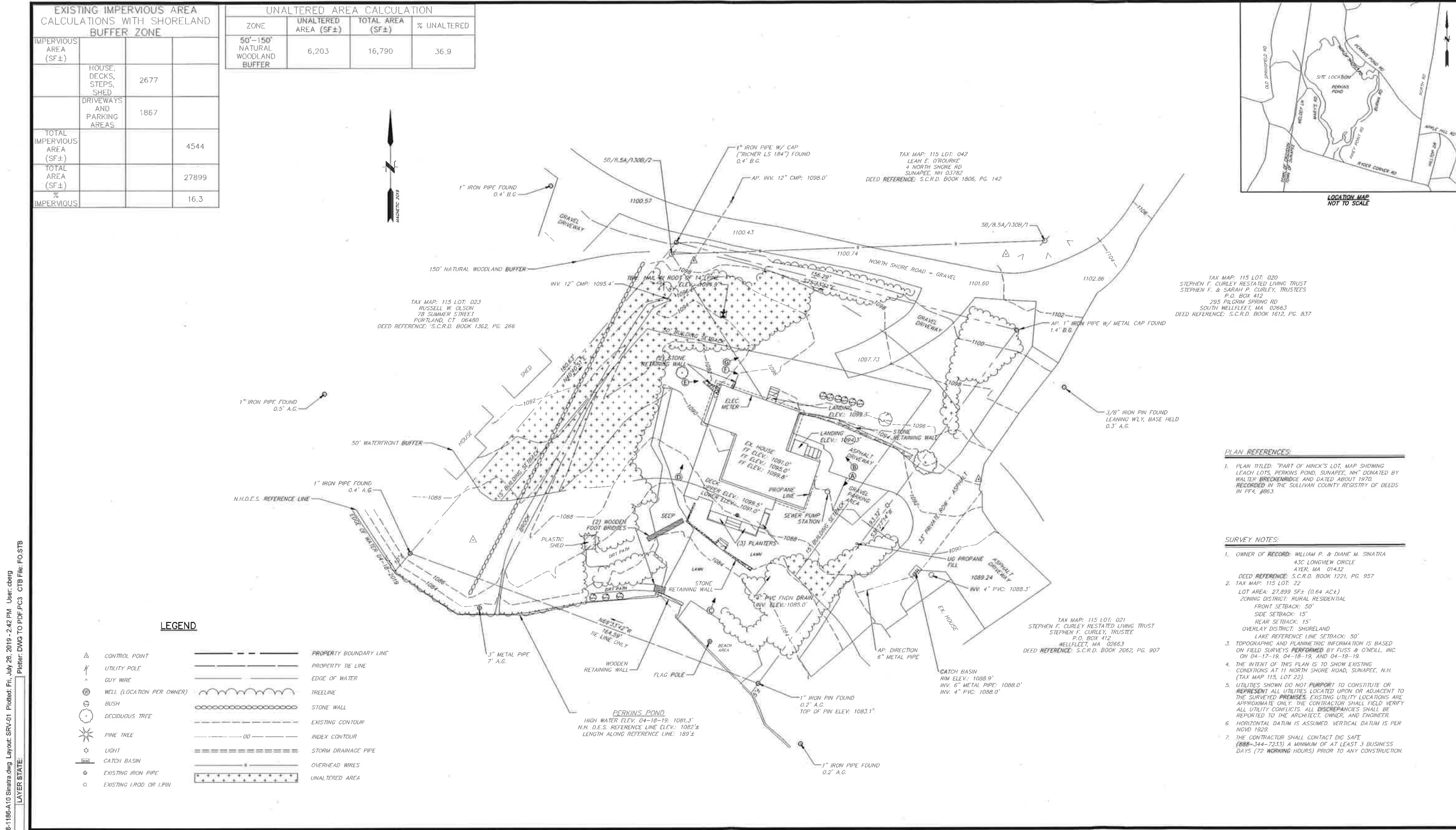
Municipality

Town of Sunapee, NH
23 Edgemont Rd.
Sunapee, NH 03782

Agent

Fuss & O'Neill, Inc.
205 Billings Farm Road – Suite 6B
White River Junction, VT 05001

CONNECTICUT | MAINE | MASSACHUSETTS | NEW HAMPSHIRE | NEW YORK | RHODE ISLAND | VERMONT



File Path: F:\P2018\1186\A10\Civil\18-1186-A10 Sinatra.dwg Layout: SRV-01 Plotted: Fri, July 26, 2019 - 2:42 PM User: cheng
LMS VIEW: Plotter: DWG TO PDF PC3 CTB File: F051TB
LAYER STATE:

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

SEAL

SEAL

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

SCALE:
HORZ.: 1" = 20'
VERT.: N/A
DATUM:
HORZ.: ASSUMED
VERT.: NGVD 1929
GRAPHIC SCALE

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

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

PROJ. No.: 20181186.A10
DATE: 04/26/2019
01-SRV



TOWN OF SUNAPEE
23 Edgemont Road
Sunapee, New Hampshire 03782-0717
www.town.sunapee.nh.us

DATE: September 26, 2019
TO: Zoning Board of Adjustment
FROM: Nicole Gage, Zoning Administrator
CASE: **ZBA19-17 – Special Exception**
Owner/Applicant: Joseph & Jill Butler
Parcel ID 0133-0101-0000
14 Maple Court
Zoned RS (Residential District)

Summary of Case: The Butler's applied for a CZC permit back in August and I recommended that they first seek approval from the ZBA for the addition of a dwelling unit. The Butler's are requesting a Special Exception per Article IV, Section 4.90 for an Accessory Dwelling Unit.

This section of the zoning ordinance was adopted in March 2017 to fulfill the new ADU laws found in RSA 674:71-73. On 9/26 I emailed the ZBA a link to a statewide publication on ADUs for more information, entitled New Hampshire Housing Accessory Dwelling Units In New Hampshire: A Guide For Municipalities.

References to the Zoning Ordinance:

Page	Article	Section	Part
38*	IV* Use Regulations	4.90* Accessory Dwelling Unit	
53	XI Definitions & Explanations		"Dwelling Unit"

*Appeal for Current Application

Description of Property: The property is currently Single-family Residential built in 2006 on approximately 0.70 acres, zoned RS (Residential), with frontage on Maple Court, on Public Water and Public Sewer.

Land Use History: (may be incomplete)

8/21/19 CZC application received and on hold for: 2-story 1,924 SF addition to include deck, lap pool sitting area, exercise room, bathroom, sauna, additional sitting area, kitchen, 2-bedrooms, 2-baths and laundry closet.

Account # 5610

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 09/20/2019 17:53

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				2413 SUNAPEE, NH VISION					
BUTLER, JOSEPH & JILL				4	Rolling	2	Public Water	3	None	3	Rural	Description		Code	Appraised Value			Assessed Value			
PO BOX 56							Public Sewer					RESIDENTL		1010	219,400			219,400			
SUNAPEE, NH 03782												RES LAND		1010	89,700			89,700			
Additional Owners:				SUPPLEMENTAL DATA										Total		309,100	309,100				
Other ID: 0133-0101-0000				PP LAKE FRON																	
SEPTIC APPR				LOT DEPTH																	
UTILITY				MULTIPLE																	
DES PERMITS																					
Routing # 2174																					
SUBDIVISION																					
GIS ID: 0133-0101-0000				ASSOC PID#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	w/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
BUTLER, JOSEPH & JILL				1534/ 411		08/16/2005		Q	I	129,934		00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
JEFFERSON RICHARD				1418/ 823		12/05/2003		U	I	255,000		1G	2019	1010	219,400	2018	1010	219,400	2018	1010	219,400
													2019	1010	89,700	2018	1010	89,700	2018	1010	89,700
												Total:	309,100		Total:	309,100		Total:	309,100		
EXEMPTIONS				OTHER ASSESSMENTS																	
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor												
Total:																					
ASSESSING NEIGHBORHOOD																					
NBHD / SUB		NBHD Name		Street Index Name		Tracing		Batch													
0001/A																					
NOTES																					
LOT CREATED AFTER SALE IN 03				P/U CEMENT SIDING																	
1/07 APPEARS 100% COMPLETE.				8/15-CHNG ST INDX TO 6; DESIGN/APPEAL=5																	
SFB=BEDRM. & BATH, INCL. IN RM COUNT.																					
4/10- PIC ADDED																					
2/13-MEASURE; CORRECT SKETCH;																					
BUILDING PERMIT RECORD														VISIT/ CHANGE HISTORY							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result							
2200	01/23/2006	NC	New Construct	200,000	01/17/2007	100	04/01/2007	3 BR RESIDENTIAL ST	08/28/2015			NB	FR	IN FIELD REVIEW							
									02/15/2013			RE	M	MEASURE							
									06/28/2012			MP	AC	ADMIN DATA ENTRY							
									09/20/2011			MP	ZC	ZONING CHANGE							
									05/07/2009			SB	AC	ADMIN DATA ENTRY							
LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	A. Disc	C. Factor	St. Idx	Adj.	Notes- Adj.	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value		
1	1010	Single Fam MDL-01	RS				30,492 SF	1.96	1.5000	6	1.0000	1.00	0.00		Spec Use	Spec Calc	1.00	2.94	89,700		
Total Card Land Units: 0.70 AC Parcel Total Land Area: 0.7 AC Total Land Value: 89,700																					

Property Location: 14 MAPLE CT
 Vision ID: 100240

Account # 5610

MAP ID: 0133/ 0101/ 0000/

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 1010

Print Date: 09/20/2019 17:53

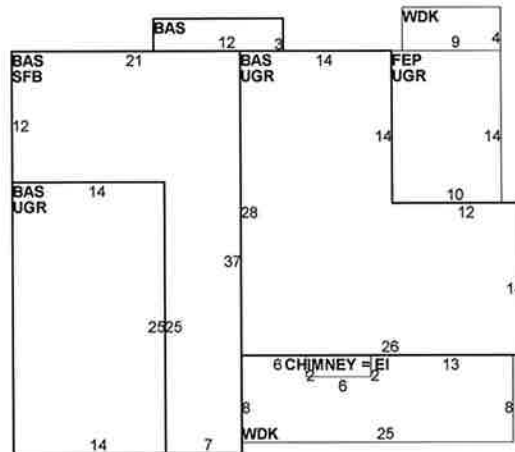
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Ranch				
Model	01		Residential				
DESIGN/APPEAL	05		Average +20				
Stories	1						
Occupancy	1						
Exterior Wall 1	32		Cement siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	09		Standing Seam				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	09		Pine/Soft Wood				
Interior Flr 2	14		Carpet				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
A/C	03		Central				
Total Bedrooms	03		3 Bedrooms				
Total Bthrms	3						
Total Half Baths							
Total Xtra Fixtrs							
Total Rooms	6						
Bath Style	02		Average				
Kitchen Style	02		Average				

MIXED USE		
Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION		
Adj. Base Rate:		106.43
		214,133
Net Other Adj:		17,659.50
Replace Cost		231,793
AYB		2006
EYB		2009
Dep Code		A
Remodel Rating		
Year Remodeled		
Dep %		6
Functional ObsInc		
External ObsInc		
Cost Trend Factor		1
Condition		
% Complete		
Overall % Cond		94
Apprais Val		217,900
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	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd
FPL	FIREPLACE			B	1	1,600.00	2009		1		100
											1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Indeprec Value
BAS	First Floor	1,373	1,373	1,373		146,126
FEP	Porch, Enclosed, Finished	0	140	98		10,430
SFB	Basement Raised Finished	0	427	256		27,246
UGR	Garage, Undergrade	0	1,050	263		27,991
WDK	Deck, Wood	0	224	22		2,341
Ttl. Gross Liv/Lease Area:		1,373	3,214	2,012		231,793



CASE# ZBA19-17

Town of Sunapee
Zoning Board of Adjustment

Special Exception



1. Landowner(s) Name(s): Butler, Joseph & J. II
2. Parcel ID# 0133/0101/000
3. Zoning District: Village Residential (RS)
4. Project Location (Street & #): 14 Maple Court
5. Mailing Address: P.O. Box 56 Sunapee, NH 03872
6. Phone Number 603 765-2876
7. Reason the Special Exception is necessary: Applying for Accessory Dwelling Unit

•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.

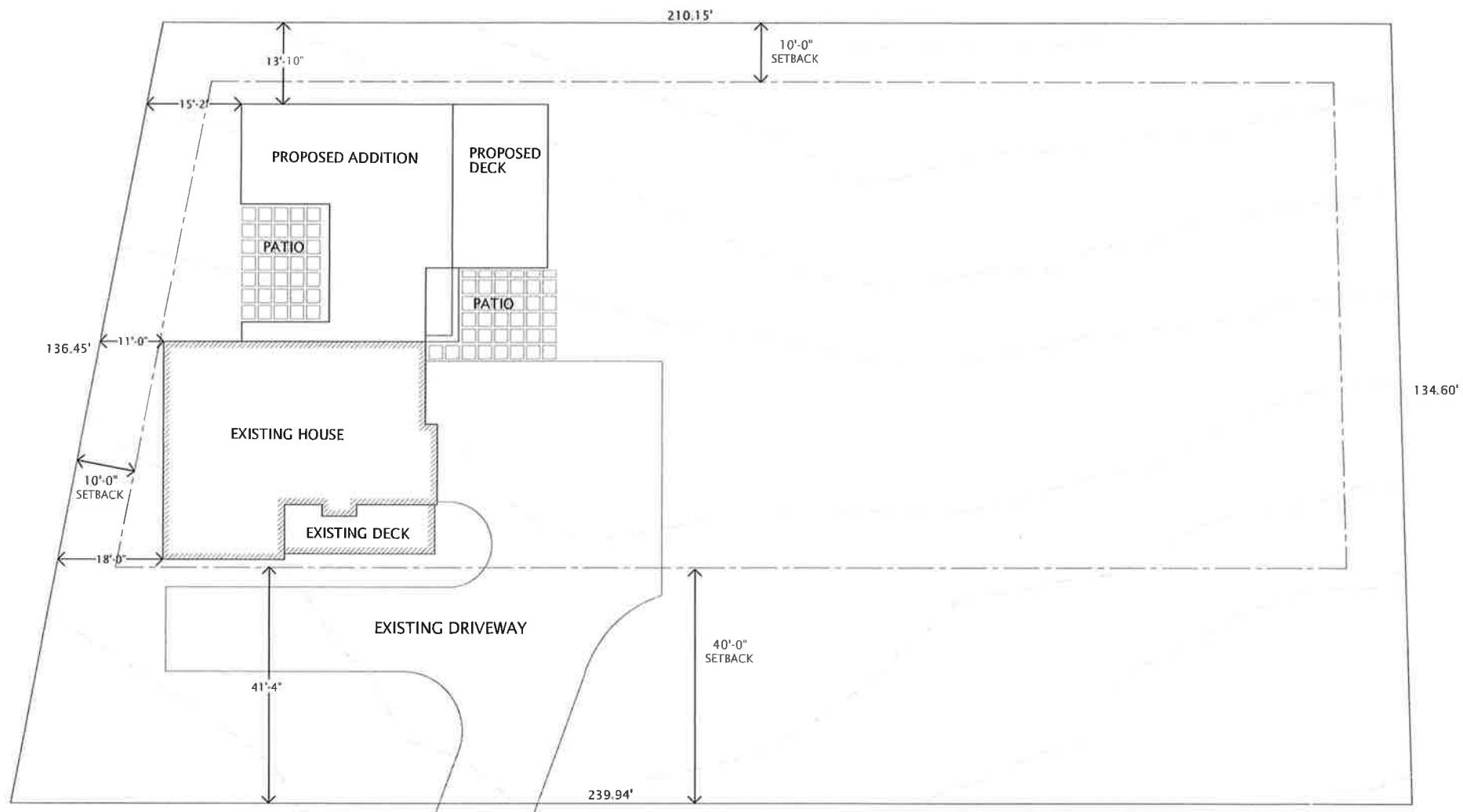
Please sign the following statement: I understand that the public hearing will be held at the scheduled date and time unless a request is made by me for a new hearing. Any rehearing will require a new public notice and notification to abutters, the cost of which will be borne by the applicant. Further, 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.

Joseph Butler
Landowner(s) Signature(s)

8/30/19
Date

Description of proposed use, showing justification for a Special Exception as specified in the Zoning Ordinance, Article 4 IV Section 4.90.

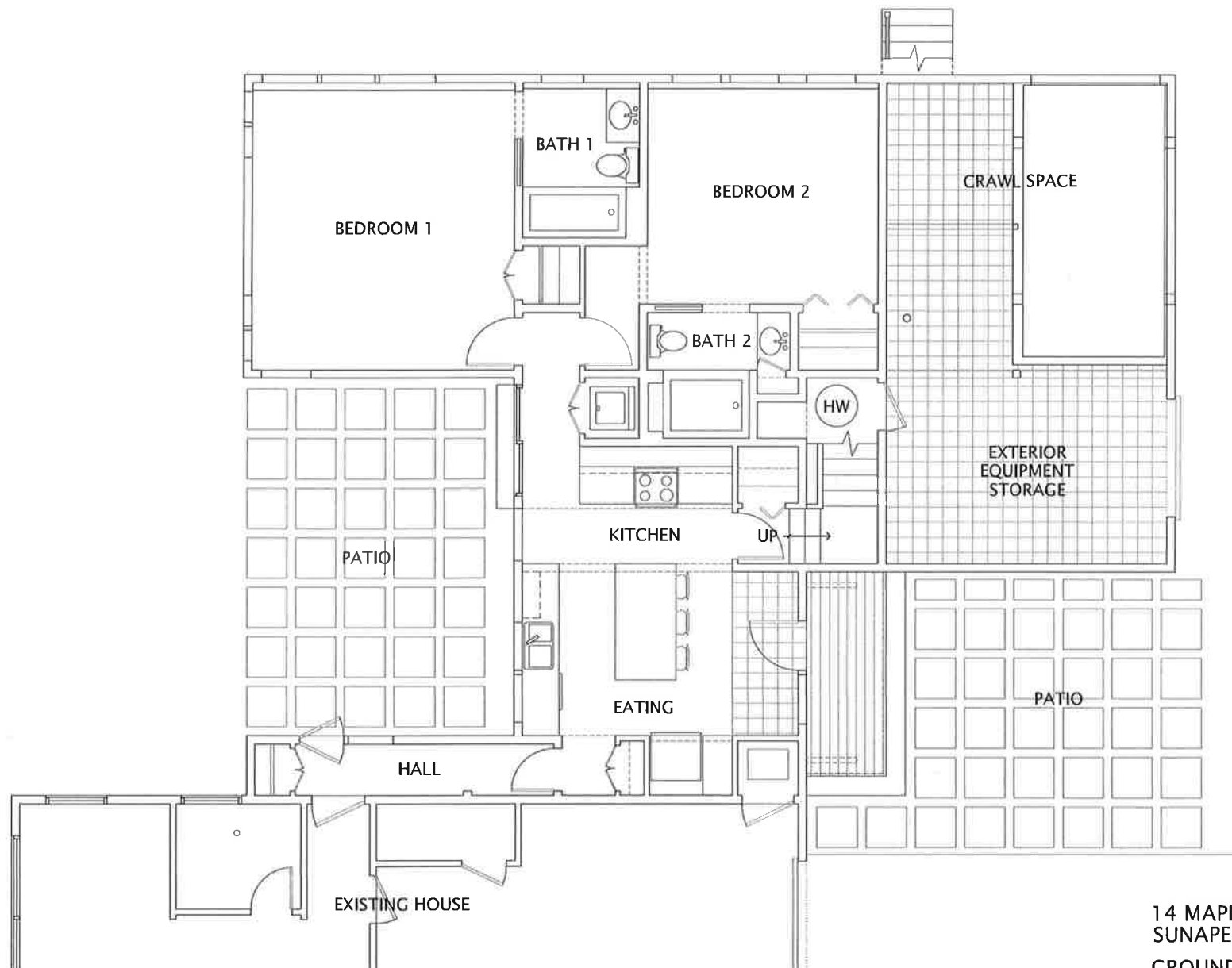
Reason for ADU application is potential rental income
as we get older



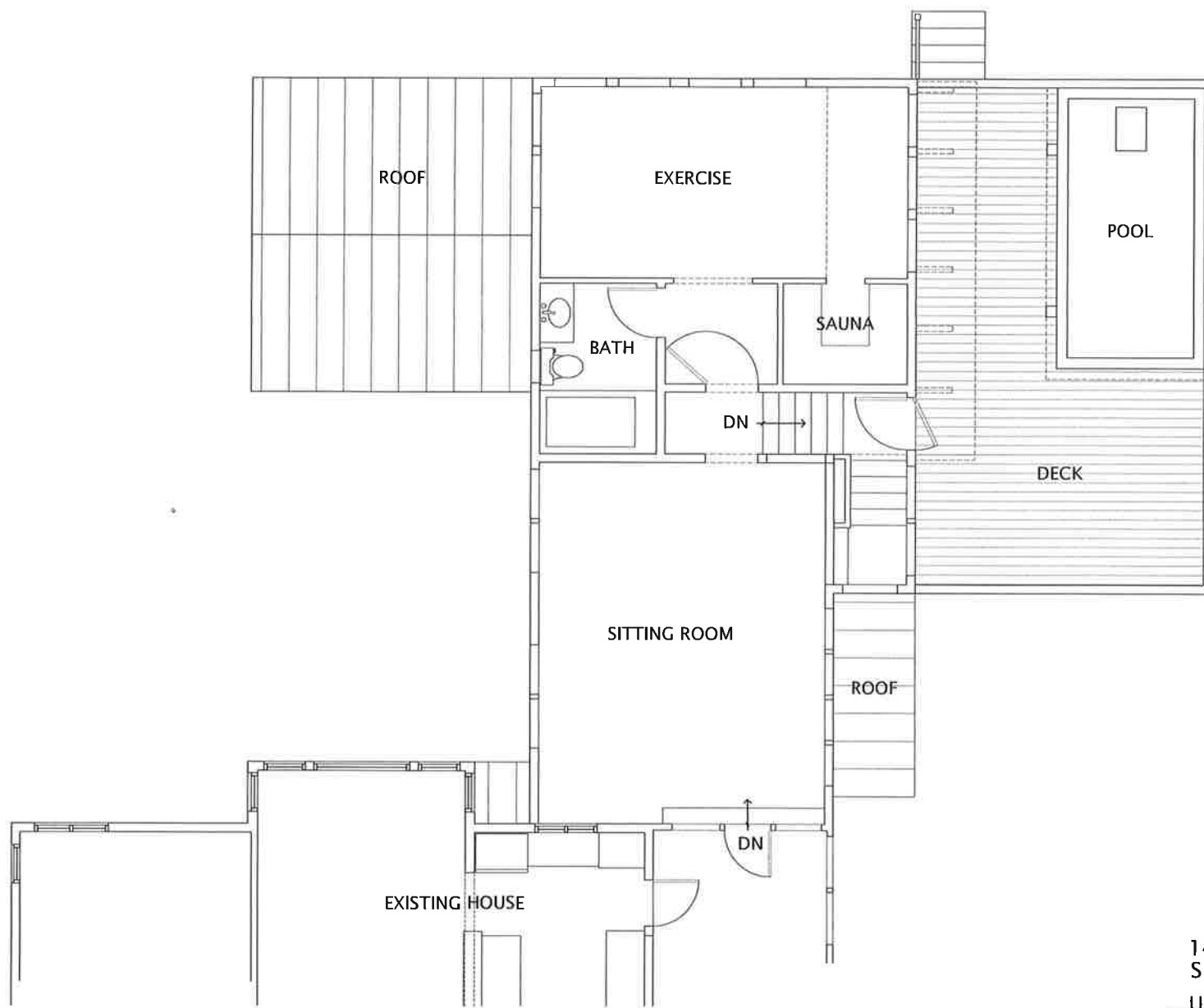
14 MAPLE COURT
SUNAPEE, N.H.

LOT PLAN

SCALE: 1/16" = 1'-0"



14 MAPLE COURT
SUNAPEE, N.H.
GROUND FLOOR PLANS
SCALE: 3/16" = 1'-0"



14 MAPLE COURT
SUNAPEE, N.H.

UPPER FLOOR PLANS

SCALE: 3/16" = 1'-0"

14 MAPLE COURT

SUNAPEE, N.H

Addition to Existing Residence

PROPOSED FLOOR AREAS

Existing Dwelling

Ground Floor	1,452 Sq. Ft.	
Upper Floor	1,446 Sq. Ft.	2,898 Sq. Ft.

Proposed Addition

Ground Floor	Accessory Dwelling Unit	1,000 Sq. Ft.
	Main Dwelling: utilities and access areas	133 Sq. Ft.
Upper Floor	Main Dwelling	791 Sq. Ft.
Total Finished Space (Addition)		1,924 Sq. Ft.
Exterior Deck Area	120 Sq. Ft. (pool) + 345 Sq. Ft. (deck)	465 Sq. Ft.

LOT COVERAGE

(Lot size: 30,269 Sq. Ft.) IMPERMEABLE PERMEABLE TOTAL

Existing Dwelling

Ground Floor	1,452 Sq. Ft.	Deck: 212 Sq. Ft.		
		Driveway: 2,875 Sq. Ft.		
		Walks: 50 Sq. Ft.		
	4.80%		10.36%	15.16%

Proposed Addition

Ground Floor	1,133 Sq. Ft.	Patio 1: 225 Sq. Ft.		
Deck	345 Sq. Ft.	Patio 2: 300 Sq. Ft.		
Pool on Deck	120 Sq. Ft.	Steps: 15 Sq. Ft.		
	1,598 Sq. Ft.		540 Sq. Ft.	
	5.28%		1.78%	7.06%

Total Lot Coverage

22.22%

Article 4.90 Accessory Dwelling Unit

A. *Authority*

Application is made to the Zoning Board for an ADU permit, to be located in an addition to a single family dwelling.

B. *Purpose - Provide benefit for aging homeowners, recent college graduates, care givers, disabled persons.*

The applicants are currently in middle age, and building the ADU addition for their later years – with their children located in the ADU when visiting in the near future, and their children's families eventually residing in the main house when visiting.

C. *General Requirements*

1. *An ADU will be permitted in all districts by special exception.*

Special exception is applied for with this submittal.

2. *One ADU is allowed per single family dwelling unit.*

One ADU is proposed for the property.

3. *Owner occupancy is required in the main unit or ADU.*

The house shall remain fully owner occupied.

4. *ADU shall not be larger than 1,000 sq. ft.*

The floor area of the ADU shall be 1,000 sq. ft.

ADU shall be within, or attached with heated space to, the dwelling.

The ADU shall be within the dwelling.

There shall be a connecting door between units.

There shall be a connecting door between units.

5. *Setback requirements for ADU meet the same guidelines as the single family unit.*

Setback requirements for the Residential Zone are met.

6. *The ADU addition must comply with existing lot coverage standards specified in the Ordinance.*

The ADU addition complies with lot coverage standards of the Residential Zone:

< 30% impermeable coverage, and < 50% total coverage.

7. *There shall not be more than two bedrooms in the ADU.*

There are two bedrooms proposed for the ADU.

8. *Septic design and sewer hook-up shall accommodate the number of bedrooms, required by Article VII of Ordinance.*

Property is connected to town sewer line.

9. *Proper off-street parking must be provided per section 3.40e of Ordinance.*

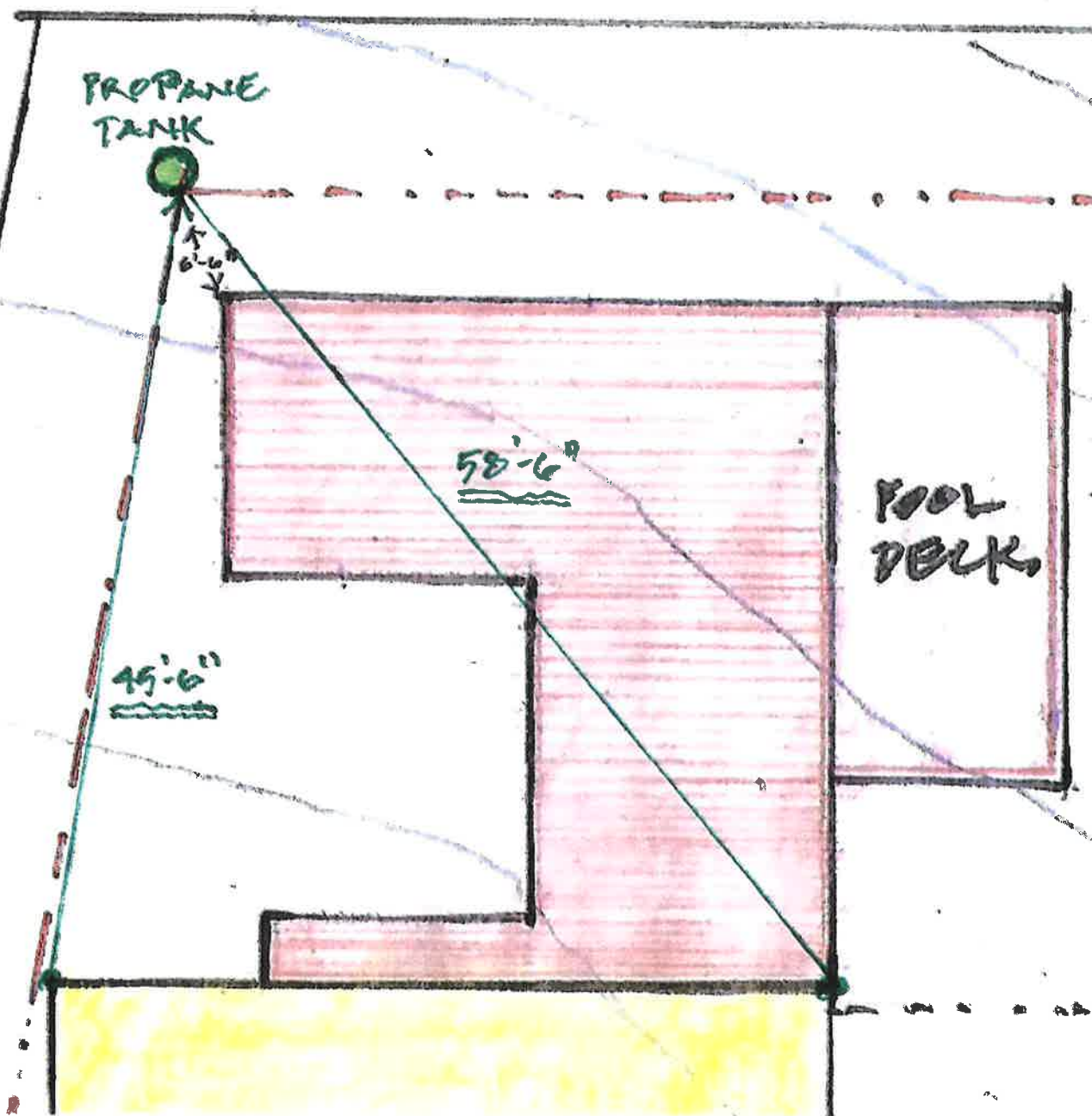
The existing dwelling has three bedrooms and three garage parking spaces. The existing house requires only two parking spaces. The proposed ADU of two bedrooms requires one additional parking space – which can be accommodated by the third existing garage space. In addition to the three existing garage spaces, there is an existing uncovered parking space (as shown on the proposed lot plan).

NOTE Plant

7.27.19



10/11/19





TOWN OF SUNAPEE
23 Edgemont Road
Sunapee, New Hampshire 03782-0717
www.town.sunapee.nh.us

DATE: September 26, 2019
TO: Zoning Board of Adjustment
FROM: Nicole Gage, Zoning Administrator
CASE: **ZBA19-18 – Special Exception**
Owner/Applicant: McDonough Family Properties
Parcel ID 0232-0024-0000
46 Route 103
Zoned M1 (Mixed Use 1 District)

Summary of Case: The McDonough's are requesting a Special Exception per Article III, Section 3.50(g) to install a wooden privacy fence up to 8-feet in height two-feet off the property line with the southerly abutters (Raymond, Map 232, Lot 23; 60 Route 103). They received Lot Merger approval from the Planning Board on 9/12/2019 to merge with 0225-0036-000, which is the current site for Sunapee Self Storage. They also received Site Plan approval from the Planning Board on 9/12/2019 to raze the existing structure and add three new storage buildings for Sunapee Self Storage, subject to the condition of "Zoning Board approval of up to an 8-foot fence – if the Zoning Board does not approve the Planning Board finds the 5-foot fence satisfactory".

References to the Zoning Ordinance:

Page	Article	Section	Part
14*	III*	3.50*	(g) *
	Dimensional Controls	Special Exceptions	
15	III	3.55	(1) through (2)
	Dimensional Controls	Additional Criteria for Dimensional Special Exceptions	

*Appeal for Current Application

Description of Property: The property is currently a 2-unit Residential and/or Office on approximately 0.72 acres zoned M1 (Mixed Use 1) with frontage on Route 103 and Depot Road.

Land Use History: (may be incomplete)

9/12/19 Lot merger with Parcel ID 0025-0036-000 approved

9/12/19 Site Plan Approval to raze the current structure and add three new storage buildings to be added to the existing Sunapee Self Storage facility with access through the existing entrance at 36 Route 103

Vision ID: 2705

Account # 596

MAP ID: 0232/ 0024/ 0000/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 1010

Print Date: 09/20/2019 19:02

CURRENT OWNER										TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT											
MCDONOUGH FAMILY PROPERTIES 1567 SUMMER ST BRISTOL, NH 03222 Additional Owners:										4	Rolling	3	Public Sewer	1	Paved	3	Rural	Description		Code	Appraised Value		Assessed Value		2413 SUNAPEE, NH				
												5	Well					RESIDENTL	1010	162,500		162,500							
																		RES LAND	1010	48,000		48,000							
SUPPLEMENTAL DATA																		VISION											
Other ID: 0232-0024-0000										PP																			
SEPTIC APPR UTILITY DES PERMITS Routing # 2740 SUBDIVISION GIS ID: 0232-0024-0000										LAKE FRON LOT DEPTH MULTIPLE ASSOC PID#																			
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		q/u	w/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
MCDONOUGH FAMILY PROPERTIES LLC JOHNSON JOLYON										1506/ 478 0/ 0		03/31/2005		Q	I	275,000		00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
																			2019	1010	162,500	2018	1010	162,500	2018	1010	162,500		
																			2019	1010	48,000	2018	1010	48,000	2018	1010	48,000		
																		Total:	210,500		Total:	210,500		Total:	210,500				
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor									
Year	Type	Description				Amount	Code	Description				Number	Amount	Comm. Int.															
Total:																													
ASSESSING NEIGHBORHOOD										APPROAISED VALUE SUMMARY																			
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																					
0001/A																													
NOTES										APPROAISED VALUE SUMMARY																			
OLD NOTES IN FILE; UBM APPRS TO BE LIVED IN BUT HAS NO FINISH; VIEWED OFFICE ONLY TENANTS IN APT WEREN'T HOME; ANNEX BTWN 232-23 & 225-36 2005 1579/847 RELEASES INTEREST FROM WELL, WATER, PIPELINE, ETC 4/15- REVIEWED USE OF BUILDING- NO COM																													
USE-2 UNITS, FGR TO BAS USE=RES; 3 METER ONLY; 2 UNITS/TENANT; BSMT FIN UNKNWN 6/15-MEASURE; NO CHANGE 9/15-FAIR COND FOR Y/B										Appraised Bldg. Value (Card) 160,000 Appraised XF (B) Value (Bldg) 2,500 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 48,000 Special Land Value 0 Total Appraised Parcel Value 210,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 210,500																			
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY																			
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result															
									09/09/2015			NB	FR	IN FIELD REVIEW															
									06/19/2015			JD	M	MEASURE															
									04/07/2015			KM	FR	IN FIELD REVIEW															
									09/20/2011			MP	ZC	ZONING CHANGE															
									06/01/2006			KM	AC	ADMIN DATA ENTRY															
LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	L. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value									
1	1010	Single Fam MDL-01	M1				31,363	SF	1.92	0.8000	3	1.0000	1.00	0.00			Spec Use	Spec Calc	1.00	1.53	48,000								
Total Card Land Units:										0.72	AC	Parcel Total Land Area: 0.72 AC										Total Land Value:		48,000					

Property Location: 46 ROUTE 103
Vision ID: 2705

Account # 596

MAP ID: 0232/ 0024/ 0000/ /

Bldg Name:

Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 1010
Print Date: 09/20/2019 19:02

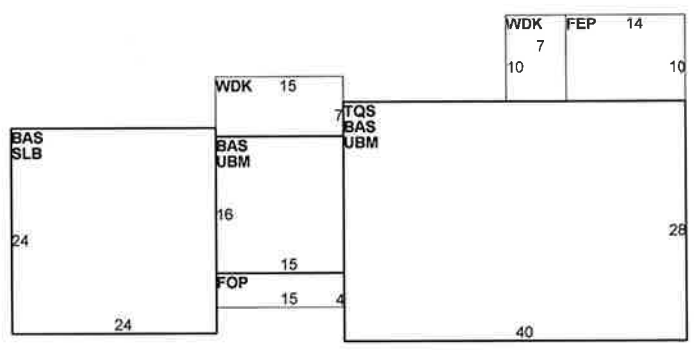
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Multi-family				
Model	03		Multi-Family				
DESIGN/APPEAL	03		Average				
Stories	1.75						
Occupancy	2						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2	13		Pre-Fab Wood				
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2	04		Plywood Panel				
Interior Flr 1	20		Laminate				
Interior Flr 2	14		Carpet				
Heat Fuel	03		Gas				
Heat Type	04		Forced Air-Duc				
A/C							
Total Bedrooms	05		5 Bedrooms				
Total Bthrms	3						
Total Half Baths	1						
Total Xtra Fixtrs							
Total Rooms	8						
Bath Style	02		Average				
Kitchen Style	02		Average				

MIXED USE		
Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION		
Adj. Base Rate:		75.23
Net Other Adj:		238,930
Replace Cost		15,000.00
AYB		253,930
EYB		1950
Dep Code		1978
Remodel Rating		F
Year Remodeled		
Dep %		37
Functional ObsInc		0
External ObsInc		0
Cost Trend Factor		1
Condition		
% Complete		
Overall % Cond		63
Apprais Val		160,000
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	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL3	2 STORY CHIN			B	1	4,000.00	1978		1		100	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,936	1,936	1,936		145,645
FEP	Porch, Enclosed, Finished	0	140	98		7,373
FOP	Porch, Open, Finished	0	60	12		903
SLB	Slab	0	576	0		0
TQS	Three Quarter Story	1,120	1,120	840		63,193
UBM	Basement, Unfinished	0	1,360	272		20,463
WDK	Deck, Wood	0	175	18		1,354
Ttl. Gross Liv/Lease Area:		3,056	5,367	3,176		253,930



No Photo On Record

RECEIVED

SEP 04 2019

TOWN OF
SUNAPEE

Town of Sunapee
Zoning Board of Adjustment

CASE#

2BA19-18

Check # 5967
\$ 150.00

Special Exception

1. Landowner(s) Name(s): McDonough Family Properties
2. Parcel ID# 232/24
3. Zoning District: Mixed Use 1
4. Project Location (Street & #): 46 Route 103
5. Mailing Address: 1567 Summer Street, Bristol, NH 03222
6. Phone Number 494-4815 (Mike McDonough)
7. Reason the Special Exception is necessary: Construct a wood fence up to 8' in height two-feet off the property line with southerly abutters (Raymond, Map 232, Lot 23; 60 Route 103). The fence will provide greater privacy for the Raymond's from the proposed expansion of the Sunapee Self Storage storage buildings.

**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.*

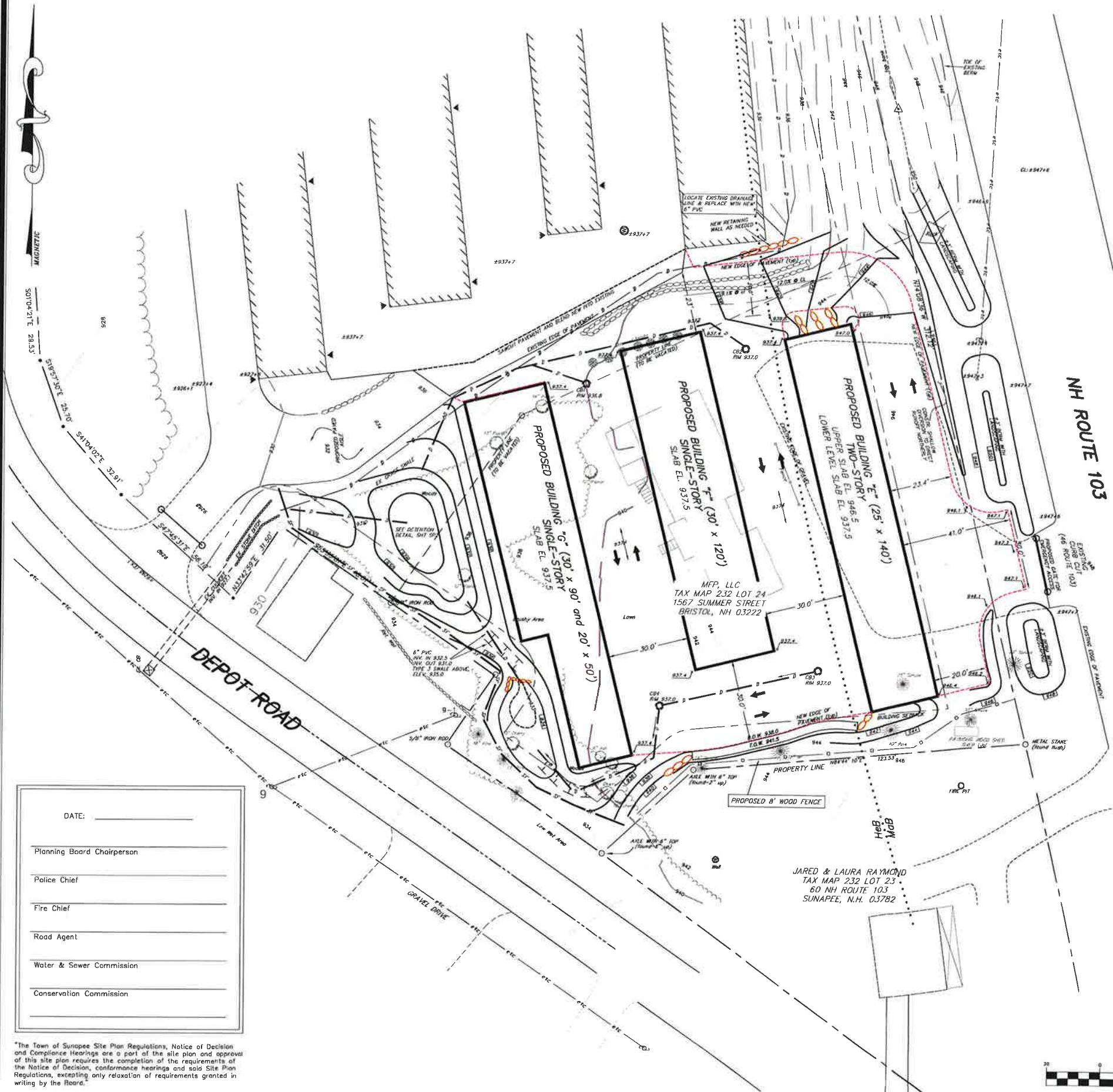
Please sign the following statement: I understand that the public hearing will be held at the scheduled date and time unless a request is made by me for a new hearing. Any rehearing will require a new public notice and notification to abutters, the cost of which will be borne by the applicant. Further, 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.


Landowner(s) Signature(s)

9/3/19
Date

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

Applicant proposes to install a wooden privacy fence up to 8' in height in order to provide the neighbors (Map 232, Lot 22; 60 Route 103; Laura & Jared Raymond) more screening from the proposed expansion of storage buildings (Sunapee Self Storage) onto what is presently Map 232, Lot 24 (46 Route 103). This has been discussed with the neighbors and they are in favor of a higher fence.



GENERAL NOTES

- Topographic surveying provided by Pennyroyal Hill Land Surveying, Croydon, NH.
- Sediment barrier to be erected downslope of proposed addition may be 8 or 12" diameter Silt Sack in lieu of silt fence.
- Erosion control practices shall be installed and maintained in accordance with Best Management Practices as outlined in the NH Stormwater Manual, December, 2008; and with details provided on the plan sheets.
- Contractor is responsible for notifying DIG-SAFE prior to starting construction.
- Contractor shall monitor weather and take any necessary temporary measures needed to prevent erosion and sediment transport. These measures can be such practices as small sediment basins or diversions constructed for overnight or over the weekend if rain is forecast.
- Silt fence or Silt Sack (aka Compost Sack) shall be installed in location as shown on the plan. It shall be left in place and maintained as necessary until the site is fully stabilized. It is the contractor's responsibility to periodically inspect and maintain all sediment and erosion control measures whether the contractor is actively working on-site or not, and always after any rainstorm of 1/2" or greater.
- Env-Wq 140.3.03 (b): Within 3 days of final grading or temporary suspension of work in an area that is in the protected shoreland, all exposed soil areas shall be stabilized by:
 - Seeding and mulching, if during the growing season;
 - If not within the growing season, by mulching with tack or netting; or
 - With an alternative method of temporary stabilization as specified in Env-Wq 1500.
- Proposed lighting is located at ends and along sides of the structures shall be downward pointing security lighting, 6" concrete bollards to be placed at each building corner.
- Retaining walls located inside of building setback shall be 42" max. height.

GENERAL SITE LEGEND

- SURVEY HUB
- HARDWOOD TREE
- SOFTWOOD TREE
- EXISTING WELL
- EXISTING GRADE CONTOUR
- EXISTING GRADE, SPOT ELEV.
- FINISH CONTOUR
- FINISH GRADE, SPOT ELEV.
- EXISTING WATER LINE
- DRILL HOLE, FOUND
- IRON PIPE OR ROD, FOUND
- EDGE OF LAKE OR WETLAND
- EXISTING BUILDING
- PROPOSED CULVERT HEADWALL
- PROPOSED STONE RETAINING WALL
- EXISTING CULVERT
- PROPOSED CULVERT
- PROPOSED 8" PVC DRAINAGE LINE (UNLESS OTHERWISE NOTED)
- EXISTING 6" PVC DRAINAGE LINE
- SILT FENCE
- PROPOSED 2" ROUND CONCRETE CATCHBASIN WITH 12" DIAM GRATE.

DATE: _____

Planning Board Chairperson _____

Police Chief _____

Fire Chief _____

Road Agent _____

Water & Sewer Commission _____

Conservation Commission _____

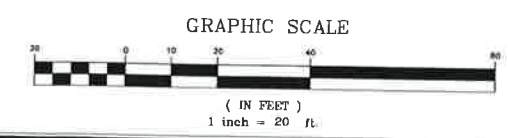
*The Town of Sunapee Site Plan Regulations, Notice of Decision and Compliance Hearings are a part of the site plan and approval of this site plan requires the completion of the requirements of the Notice of Decision, conformance hearings and said Site Plan Regulations, excepting only relaxation of requirements granted in writing by the Board.

JARED & LAURA RAYMOND
TAX MAP 232 LOT 23
60 NH ROUTE 103
SUNAPEE, N.H. 03782

SITE PLAN DESIGN
PREPARED FOR
MCDONOUGH FAMILY PROPERTIES, LLC
FOR PROPERTY LOCATED AT
46 NH ROUTE 103
SUNAPEE, NEW HAMPSHIRE
JULY 11, 2019

REV 7/15/19 (NOTES & SPOT GRADES FOR CLARITY)
REV 8/21/19 (+3' HIGH BERM WITH PLANTINGS ALONG RT 103)
REV 9/04/19 (8' FENCE 2' OFF BOUNDARY WITH 232/23)

BLAKEMAN ENGINEERING, INC.
P.O. BOX 4 ROUTE 114
NORTH SUTTON, NEW HAMPSHIRE 03260
(603) 927-4163





TOWN OF SUNAPEE
23 Edgemont Road
Sunapee, New Hampshire 03782-0717
www.town.sunapee.nh.us

DATE: September 26, 2019
TO: Zoning Board of Adjustment
FROM: Nicole Gage, Zoning Administrator
CASE: **ZBA19-19 – Special Exception**
Owner/Applicant: Leena Mark
Parcel ID 0129-0078-0000
7 Main Street
Zoned VC (Village Commercial District) w/ Shorelines Overlay

Summary of Case: Ms. Mark purchased this property in August, and I met multiple times with Ms. Mark and her son to discuss options for both an apartment and a home business. Ms. Mark is aware that a Home Business would require Site Plan and expect to apply for that soon. In the meantime, Ms. Mark is requesting a Special Exception per Article IV, Section 4.90 for an Accessory Dwelling Unit.

This section of the zoning ordinance was adopted in March 2017 to fulfill the new ADU laws found in RSA 674:71-73. On 9/26 I emailed the ZBA a link to a statewide publication on ADUs for more information, entitled New Hampshire Housing Accessory Dwelling Units In New Hampshire: A Guide For Municipalities.

References to the Zoning Ordinance:

Page	Article	Section	Part
38*	IV*	4.90*	
	Use Regulations	Accessory Dwelling Unit	
53	XI		"Dwelling Unit"
	Definitions & Explanations		

*Appeal for Current Application

Description of Property: The property is currently Single-family Residential built in 1874 on approximately 0.32 acres, zoned VC (Village Commercial), with frontage on Main Street, on Public Water and Public Sewer, and within 250-feet of the Sugar River (Shorelines Overlay).

Land Use History: (may be incomplete)

9/10/2012 CZC issued to replace front/side porch, in like kind, no footprint change

Account # 6441

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 09/20/2019 17:34

CURRENT OWNER		TOPO.		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				2413 SUNAPEE, NH VISION							
MARK, LEENA M PO BOX 1 SUNAPEE, NH 03782 Additional Owners:		2	Above St	2	Public Water	1	Paved	3	Rural	Description		Code	Appraised Value			Assessed Value					
		4	Rolling	3	Public Sewer					RESIDENTL	1010	146,800	146,800								
						RES LAND	1010	77,300	77,300												
										RESIDENTL	1010	1,000	1,000								
SUPPLEMENTAL DATA										Total		225,100	225,100								
Other ID: 0129-0078-0000		PP		LAKE FRON		LOT DEPTH		MULTIPLE													
SEPTIC APPR																					
UTILITY																					
DES PERMITS																					
Routing # 1638																					
SUBDIVISION																					
GIS ID: 0129-0078-0000																					
ASSOC PID#																					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
MARK, LEENA M		2079/ 742	08/16/2019	Q	1	230,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value					
FLINT FAMILY 2019 REVOC TRUST		2060/ 706	01/10/2019	U	1		1T	2019	1010	146,800	2018	1010	146,800	2018	1010	146,800					
FLINT, KATHERINE A		1463/ 985	07/30/2004	U	1			2019	1010	77,300	2018	1010	77,300	2018	1010	77,300					
JOSEPHS, ALICE M		1463/ 985	07/30/2004	Q	1	266,000	00	2019	1010	1,000	2018	1010	1,000	2018	1010	1,000					
MURRAY, MARIE T		0/ 0						Total:		225,100	Total:		225,100	Total:		225,100					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.													
Total:																					
ASSESSING NEIGHBORHOOD																					
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch													
0001/A																					
NOTES																					
9/12-MEASURE=CORRECT SKETCH				ACREAGE OF THIS PROPERTY-.35 TO .32																	
5X19 FOP BEING REBUILT-WAS THERE 4/1/12				PER CARTO.																	
9/12-CALLBACK; INT AVG; ABUTTS LIBRARY																					
P/U PLASTER WALLS & PINE FLRS; 8 RMS																					
ADJ SKETCH OF UGR 3/13- FOP COMPLETE																					
8/15- PLAN DR04-061 LIBRARY SURVEY ADJ'S																					
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY											
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result							
3048	09/10/2012	RS	Residential	5,000	03/19/2013	100	04/01/2013	REPLACE EXISTING F	08/21/2019			MP	AC	ADMIN DATA ENTRY							
									01/31/2019			MP	AC	ADMIN DATA ENTRY							
									09/21/2018			MP	AC	ADMIN DATA ENTRY							
									12/26/2017			MP	AC	ADMIN DATA ENTRY							
									09/02/2015			NB	FR	IN FIELD REVIEW							
LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre	C. Factor	SF. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value	
1	1010	Single Fam MDL-01	VC				13,939	SF	3.70	1.5000	6	1.0000	1.00	0.00			Spec Use	Spec Calc	1.00	5.55	77,300
Total Card Land Units:				0.32		AC	Parcel Total Land Area:				0.32		AC		Total Land Value:				77,300		

Property Location: 7 MAIN ST
 Vision ID: 1294

MAP ID: 0129/ 0078/ 0000/ /

Bldg Name:

State Use: 1010

Account # 6441

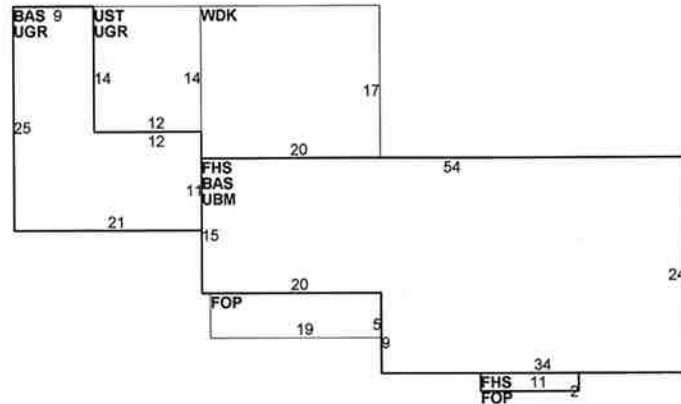
Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 09/20/2019 17:34

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	04		Cape Cod				
Model	01		Residential				
DESIGN/APPEAL	04		Average +10				
Stories	1.5						
Occupancy	1			MIXED USE			
Exterior Wall 1	26		Aluminum Sidng	Code	Description		Percentage
Exterior Wall 2				1010	Single Fam MDL-01		100
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F GlS/Cmp				
Interior Wall 1	05		Drywall/Sheet	COST/MARKET VALUATION			
Interior Wall 2	03		Plastered	Adj. Base Rate:		\$9.62	
Interior Flr 1	09		Pine/Soft Wood			222,071	
Interior Flr 2	14		Carpet	Net Other Adj:		11,000.00	
Heat Fuel	02		Oil	Replace Cost		233,071	
Heat Type	06		Steam	AYB		1874	
A/C	01		None	EYB		1978	
Total Bedrooms	03		3 Bedrooms	Dep Code		G	
Total Bthrms	2			Remodel Rating			
Total Half Baths				Year Remodeled			
Total Xtra Fixtrs				Dep %		37	
Total Rooms	8			Functional Obslnc		0	
Bath Style	02		Average	External Obslnc		0	
Kitchen Style	02		Average	Cost Trend Factor		1	
				Condition			
				% Complete			
				Overall % Cond		63	
				Apprais Val		146,800	
				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	Sub Description	U/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
RPV1	RES PAV SMA			L	1	1,000.00	2005		0		100	1,000
			</									

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,473	1,473	1,473		132,006
FHS	Half Story, Finished	569	1,138	569		50,992
FOP	Porch, Open, Finished	0	117	23		2,061
UBM	Basement, Unfinished	0	1,116	223		19,985
UGR	Garage, Undergrade	0	525	131		11,740
UST	Utility, Storage, Unfinished	0	168	25		2,240
WDK	Deck, Wood	0	340	34		3,047
Ttl. Gross Liv/Lease Area:		2,042	4,877	2,478		233,071



RECEIVED

SEP 04 2019

TOWN OF
SUNAPEE

CASE# ZBA 19-19

Town of Sunapee
Zoning Board of Adjustment

Special Exception

1. Landowner(s) Name(s): LEENA M. MARK 2. Parcel ID# 0128-0078 ✓
3. Zoning District: Comm/Village (VC-village-comm1)
4. Project Location (Street & #): 7 MAIN STREET, SUNAPEE NH
5. Mailing Address: P.O. BOX 1, SUNAPEE, NH 03782-0001
6. Phone Number (603) 763-9769 (CELL 763-2926)
7. Reason the Special Exception is necessary:
Accessory dwelling unit.

•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.

Leena M. Mark
Landowner(s) Signature(s)

9/3/19
Date

Description of proposed use, showing justification for a Special Exception as specified in the Zoning Ordinance, Article IV Section 4.90.

Accessory Dwelling Unit

69

0.73 AcC

76

0.43 AcC

77

0.26 Ac



TOWN OF
SUNAPEE

ABBOTT LIB.

121.5'

51'

41'

46.5'

87'

91.5'

69'

11'

194.5'

102.1'

78

0.32 AcC

120'

108'

79

0.39 AcC

81'

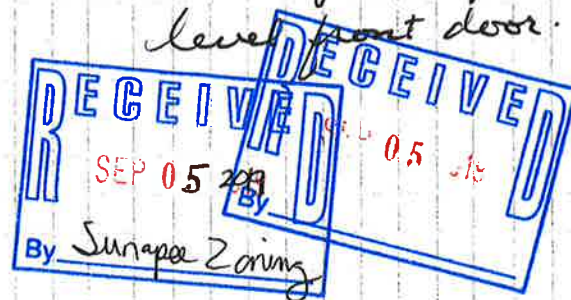
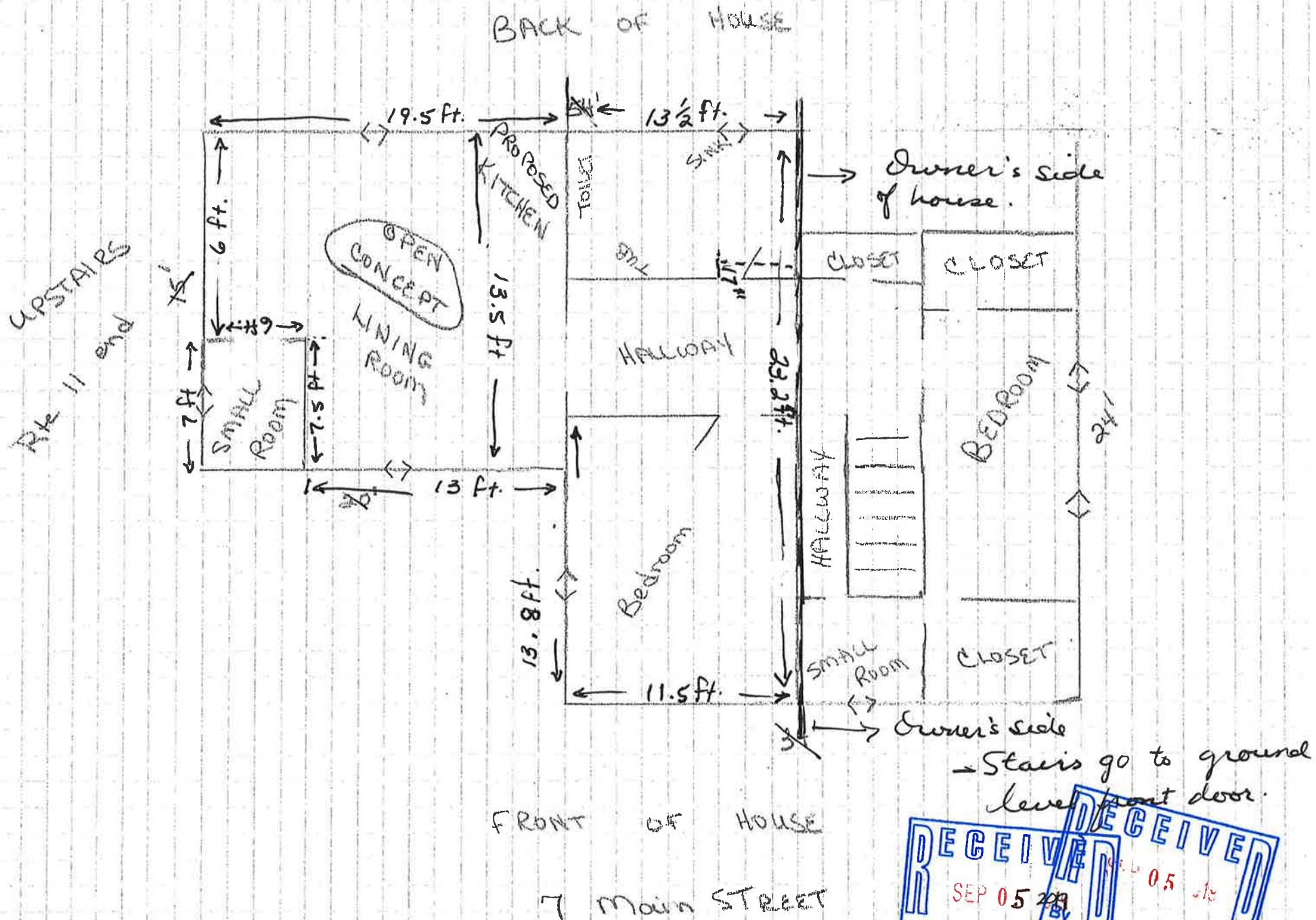
114'S

65'S

MAIN STREET

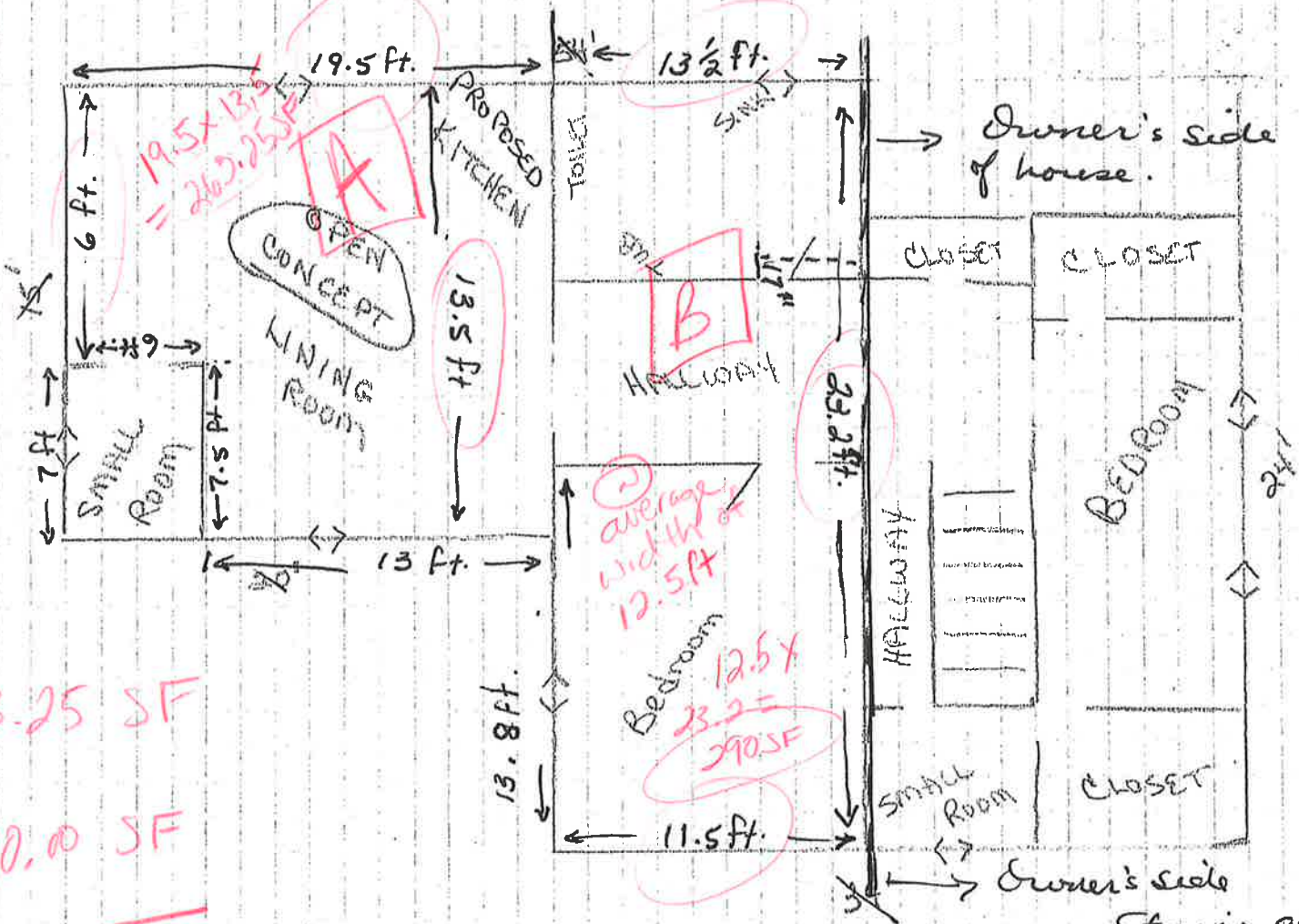
475'

82



UPSTAIRS
Rte 11 end

BACK OF HOUSE



$$A = 263.25 \text{ SF}$$

$$B = 290.00 \text{ SF}$$

$$553.25 \text{ SF}$$

FRONT OF HOUSE

7 Main STREET

