

TOWN OF SUNAPEE ZONING BOARD OF ADJUSTMENT

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

Continued Case

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 #19-21

Parcel ID: 0125-0013-0000

**Variance from Article III,
Section 3.10 and 3.20 to permit a
front yard setback of 28-feet, a side
yard setback of 4-feet 4-inches, a
side yard setback of 9-feet 5-inches,
and a side yard setback of 6-feet 8-
inches, to permit a portion of the
structure in the area of reduced
setback taller than 25-feet, and to
permit a 39% impermeable surface
within the shoreline overlay.**

**34 Jobs Creek Rd., RR Zone
Schirmer Revocable Trust of 2019,
Karen A. Berg, Trustee**

MISC.

**Review Minutes from Previous
Meeting(s)**

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

*Continued
to 11/7/19.
New materials
received 10/10/19*

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.

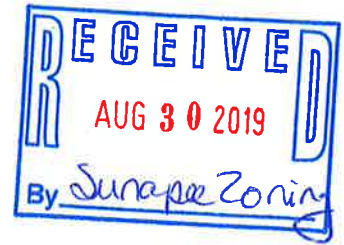
Land Use History: (may be incomplete)

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.

CASE# ZBA 19-17

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.**

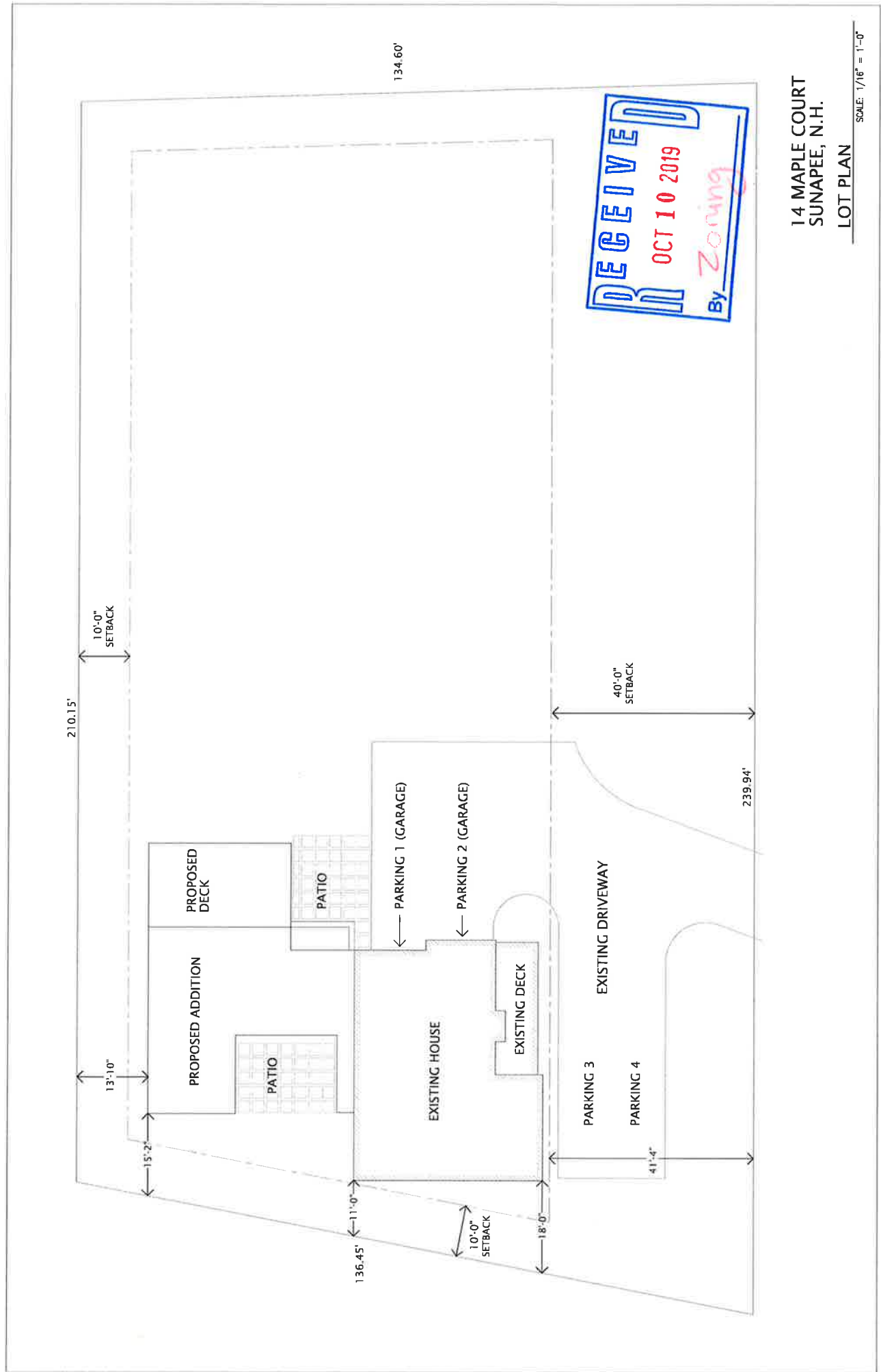
Please sign the following statement: I understand that the public hearing will be held at the scheduled date and time unless a request is made by me for a new hearing. Any rehearing will require a new public notice and notification to abutters, the cost of which will be borne by the applicant. Further,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

Addition to Existing Residence

Oct. 7, 2019

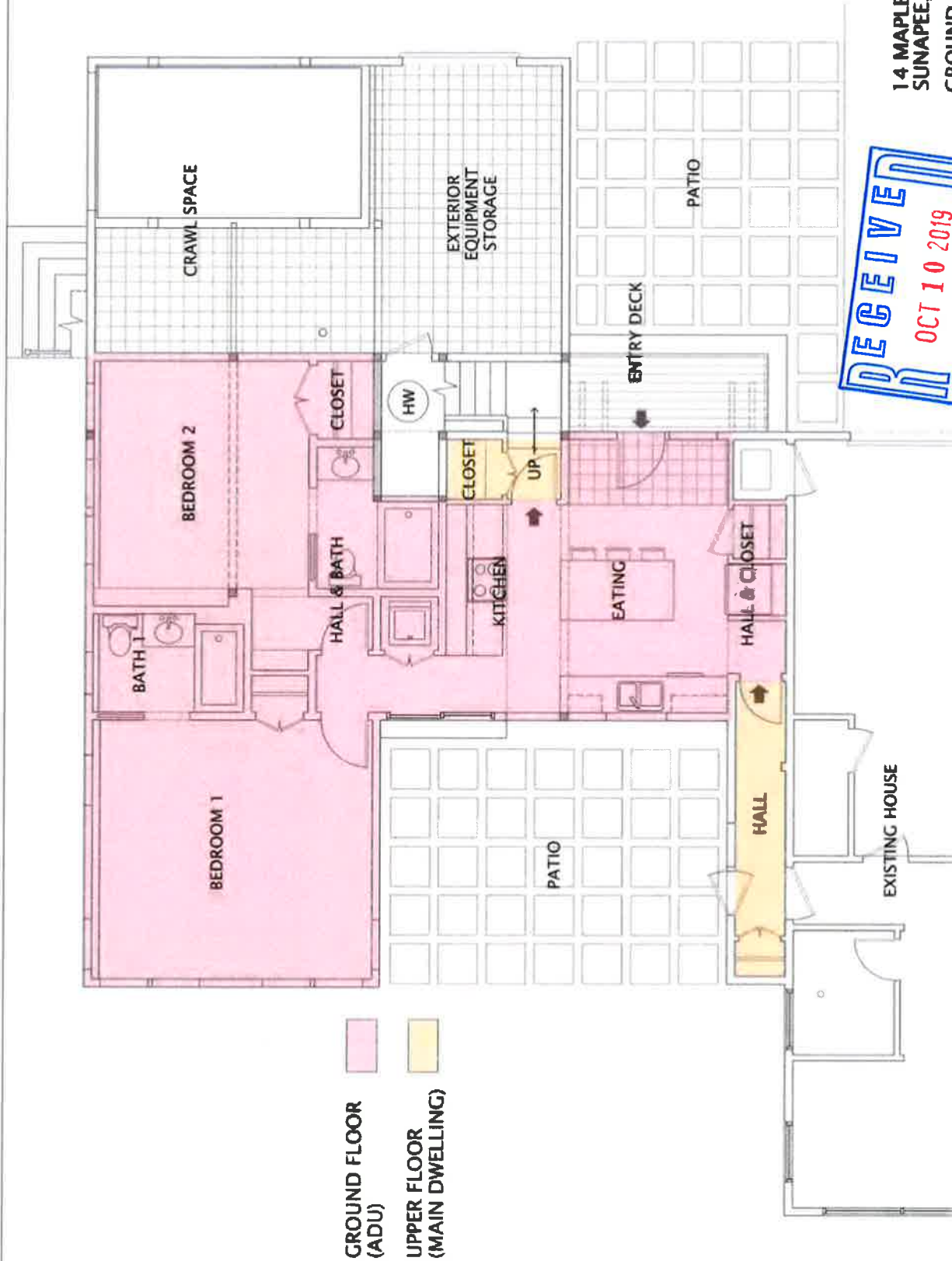
PROPOSED FLOOR AREAS

Existing Dwelling	
Ground Floor	1,452 Sq. Ft.
Upper Floor	1,446 Sq. Ft.
	2,898 Sq. Ft.
Proposed Addition	
Ground Floor	
	951 Sq. Ft.
Upper Floor	
	196 Sq. Ft.
	836 Sq. Ft.
Total Finished Space (Addition)	
	1,983 Sq. Ft.
Exterior Pool Deck Area	
	120 Sq. Ft. (pool) + 345 Sq. Ft. (deck)
Entry Deck Area	
	465 Sq. Ft.
Accessory Dwelling	
	51 Sq. Ft.
Main Dwelling	
	(on drawings)
Accessory Dwelling	
	(on drawings)

LOT COVERAGE

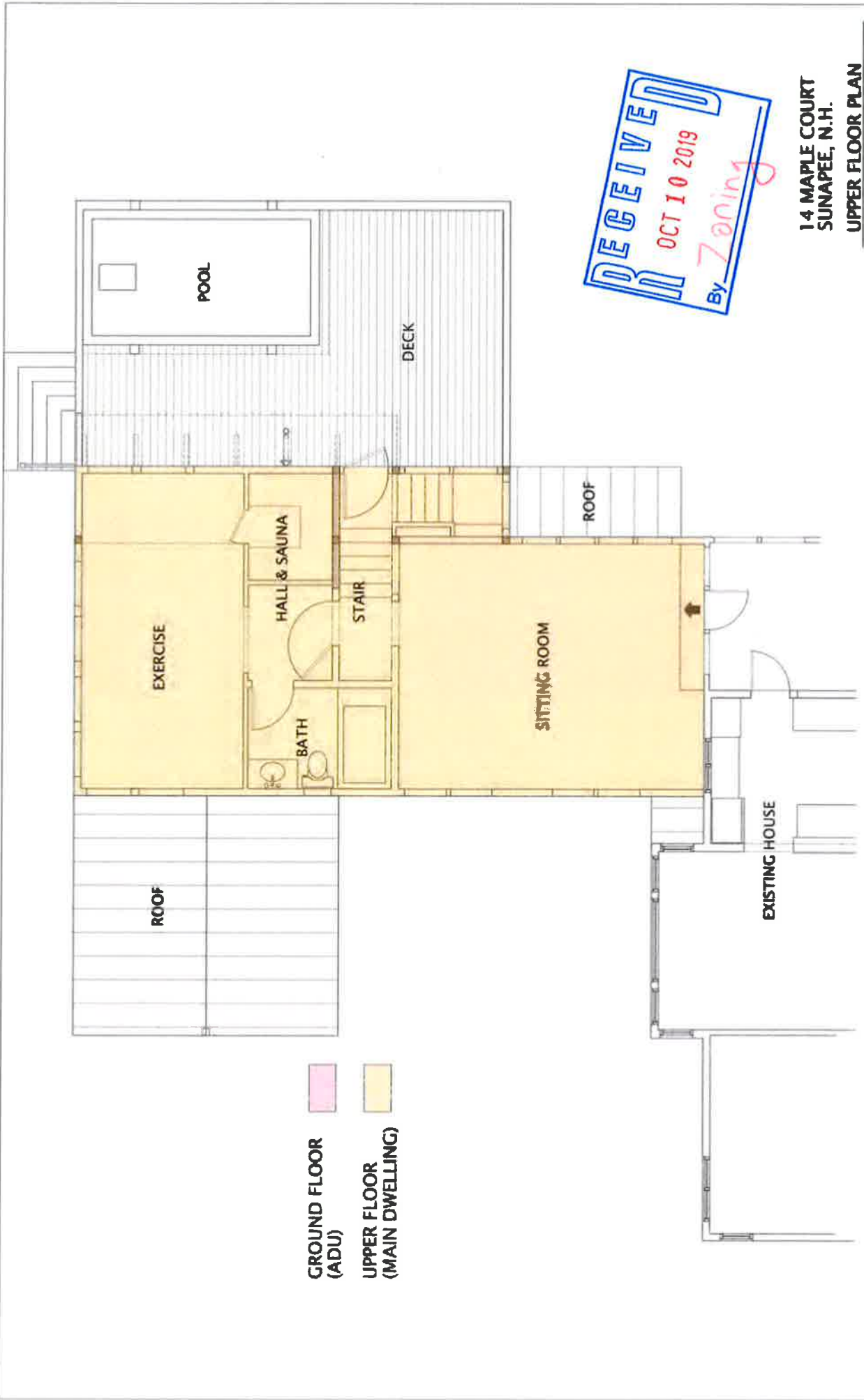
(Lot size: 30,269 Sq. Ft.)	IMPERMEABLE	PERMEABLE	TOTAL
Existing Dwelling			
Ground Floor	1,452 Sq. Ft.	Deck: 212 Sq. Ft. Driveway: 2,875 Sq. Ft. Walks: 50 Sq. Ft.	15.16%
	1,452 Sq. Ft.	3,137 Sq. Ft.	10.36%
Proposed Addition			
Ground Floor	1,084 Sq. Ft.	Patio 1: 225 Sq. Ft. (incl. entry deck)	7.06%
Deck	345 Sq. Ft.	Patio 2: 300 Sq. Ft.	1.78%
Pool on Deck	120 Sq. Ft.	Steps: 15 Sq. Ft.	
	1,598 Sq. Ft.	540 Sq. Ft.	5.28%
Total Lot Coverage			22.22%
		6,727 Sq. Ft.	





RECEIVED
 OCT 10 2019
 By *Zoning*

14 MAPLE COURT
 SUNAPEE, N.H.
 GROUND FLOOR PLAN
 SCALE 1/8" = 1'-0"

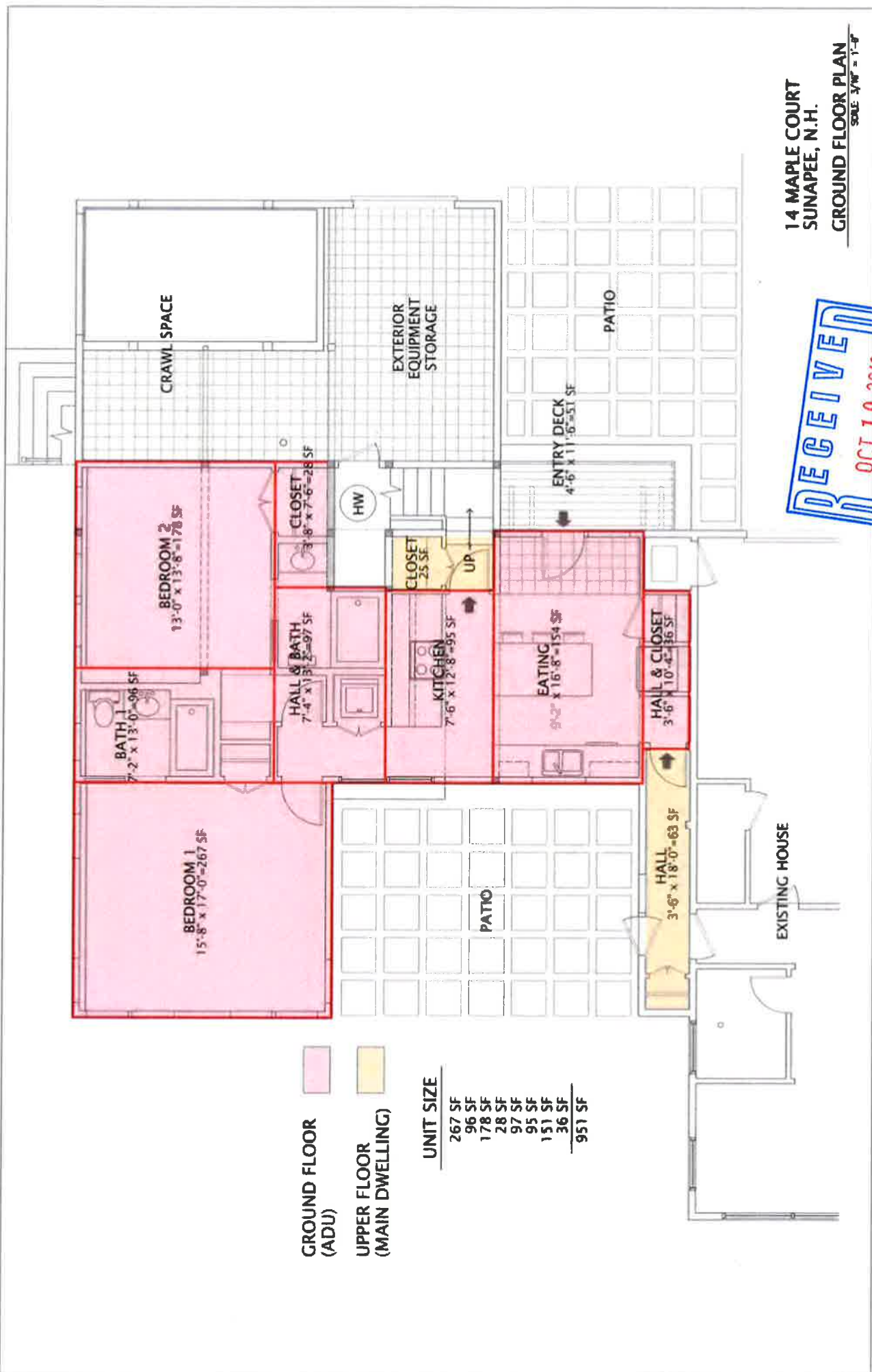


GROUND FLOOR
(ADU)

UPPER FLOOR
(MAIN DWELLING)

RECEIVED
OCT 10 2019
By *Zoning*

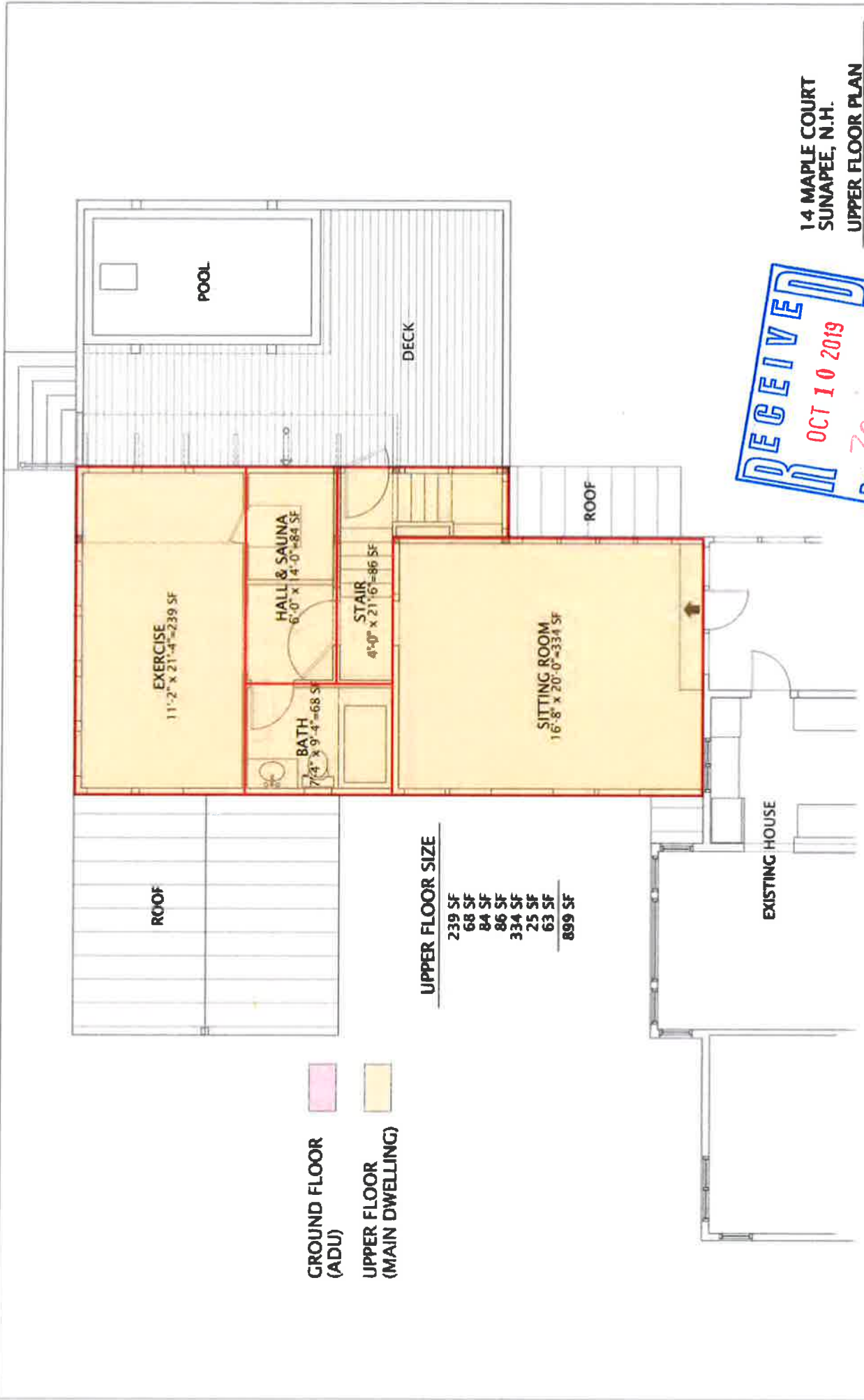
14 MAPLE COURT
SUNAPEE, N.H.
UPPER FLOOR PLAN
SCALE 3/16" = 1'-0"



	UNIT SIZE	
	GROUND FLOOR (ADU)	UPPER FLOOR (MAIN DWELLING)
	267 SF	96 SF
	96 SF	178 SF
	178 SF	28 SF
	28 SF	97 SF
	97 SF	95 SF
	95 SF	151 SF
	151 SF	36 SF
	36 SF	951 SF

14 MAPLE COURT
SUNAPEE, N.H.
GROUND FLOOR PLAN
SCALE 3/4" = 1'-0"

RECEIVED
OCT 10 2019
By Zoning



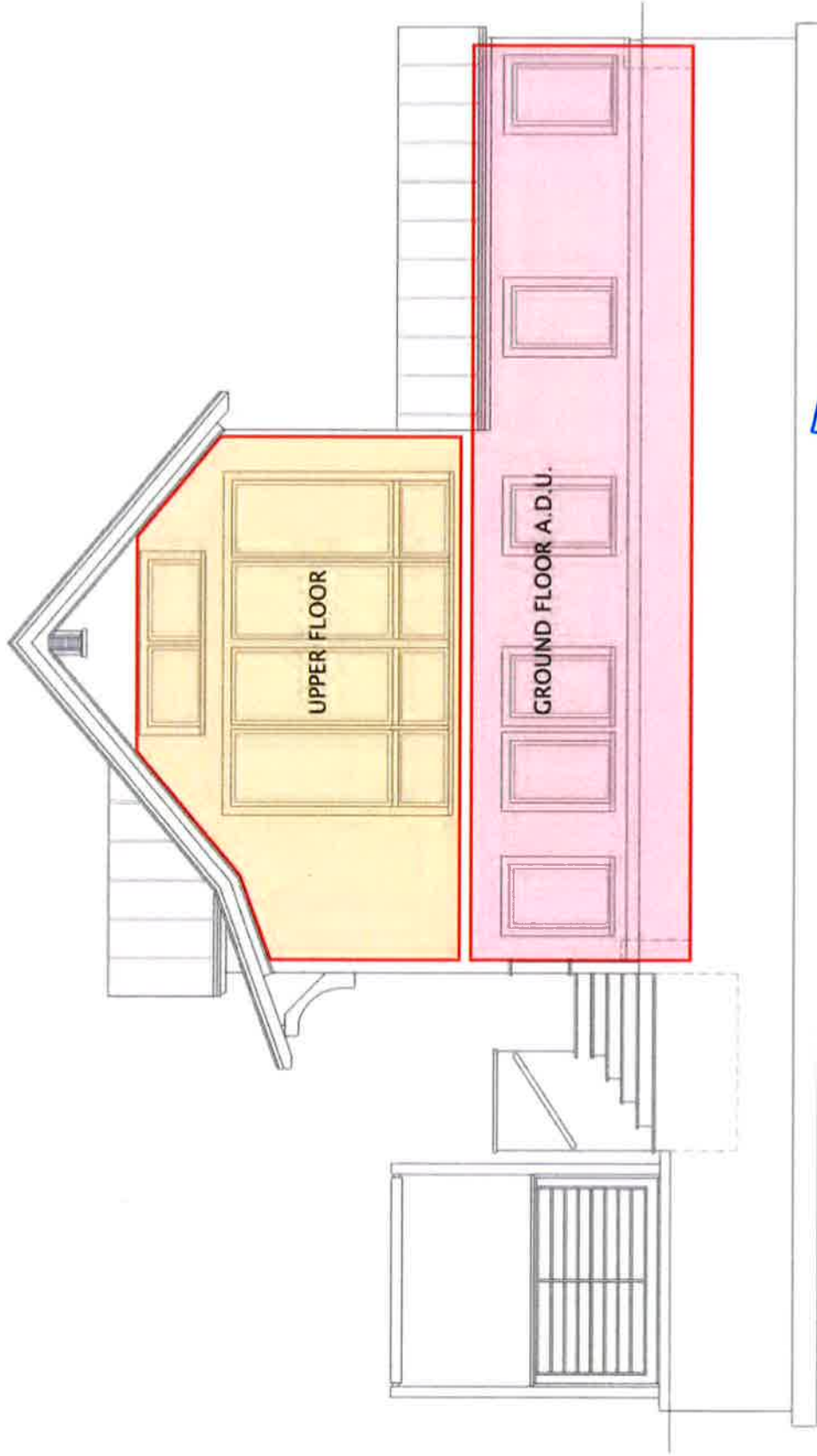
GROUND FLOOR
(ADU)
 UPPER FLOOR
(MAIN DWELLING)

UPPER FLOOR SIZE

239 SF
68 SF
84 SF
86 SF
334 SF
25 SF
63 SF
899 SF

RECEIVED
 OCT 10 2019
 By *Zoning*

14 MAPLE COURT
 SUNAPEE, N.H.
 UPPER FLOOR PLAN
 SCALE 3/8" = 1'-0"



UPPER FLOOR

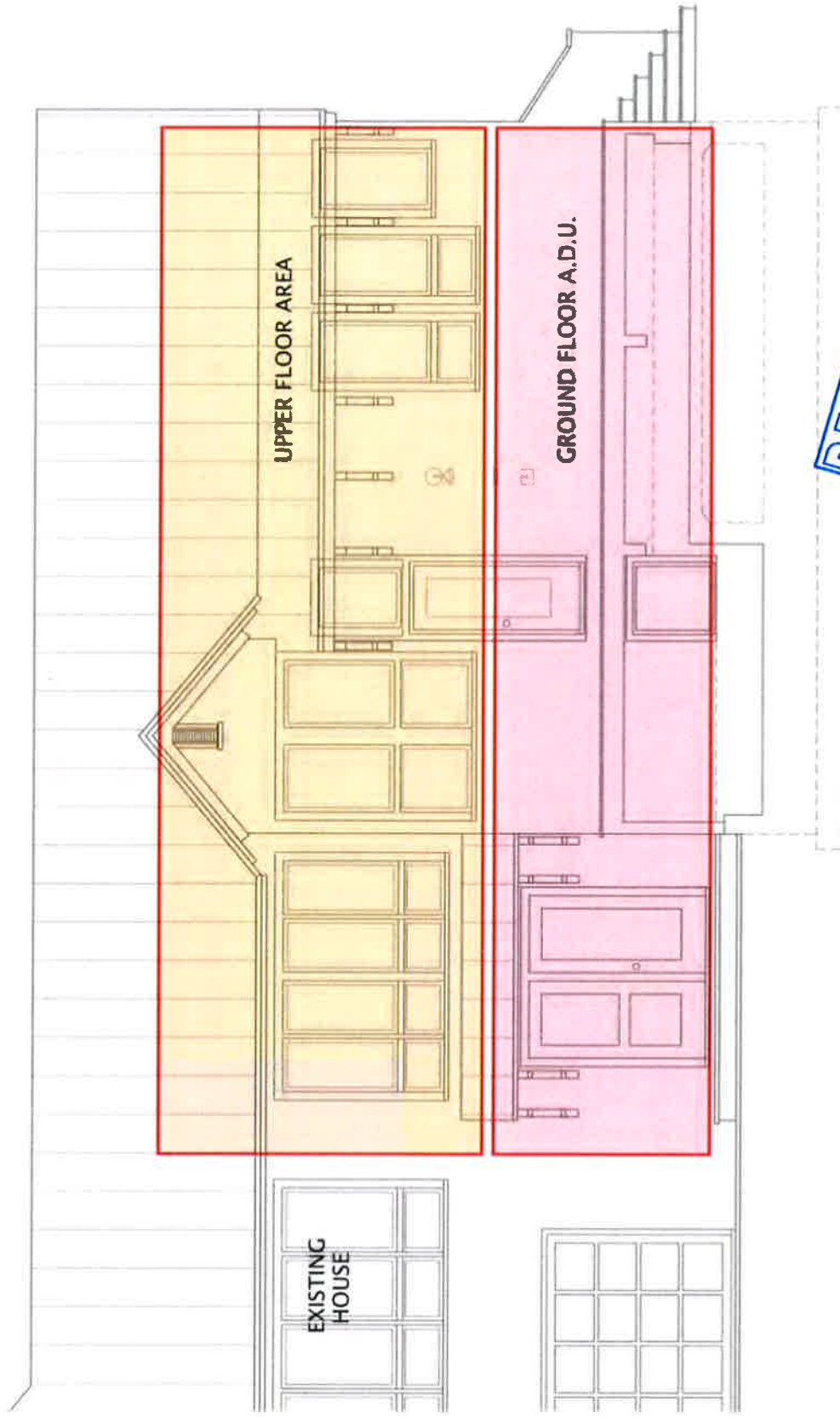
GROUND FLOOR A.D.U.

14 MAPLE COURT
SUNAPEE, N.H.

EAST ELEVATION

SCALE 1/4" = 1'-0"





14 MAPLE COURT
SUNAPEE, N.H.

SOUTH ELEVATION

SCALE 1/4" = 1'-0"



Certificate of Zoning Compliance (CZC) Permit Application

TOWN OF SUNAPEE

23 Edgemont Rd., Sunapee, New Hampshire 03782
(603) 763-3194 - Email zoning@town.sunapee.nh.us
Website www.town.sunapee.nh.us

Thank you for applying for a permit! A Certificate of Zoning Compliance (CZC) is required for most construction in Sunapee (see 1-8 below). Your project will be reviewed to make sure it meets the town's zoning regulations. All references (in parentheses and underlined) refer to a specific regulation in the Zoning Ordinance. The complete ordinance is available on our website and at the town office. **NEXT STEP:** After staff review, the application will be moved to the next Board of Selectmen's meeting for final approval. **PICK UP:** Your permit will be ready to pick up starting the afternoon after the Board of Selectmen meeting. If you want it mailed to you, please let us know. **EXPIRATION:** Permits will expire in 12 months if no earnest or substantial effort has been made to carry out the construction or alteration (8.23 & 8.25). **QUESTIONS?** Please contact the Zoning Administrator anytime with questions.



Revised 7/1/2019

FOR TOWN USE ONLY

DATE APPLICATION REC'D: _____

FEE PAID: \$ _____ METHOD: _____

ZONE: _____

PARCEL ID: _____

PERMIT APPROVAL # _____

WHEN IS A CZC PERMIT REQUIRED? A CZC is required prior to beginning any of the following activities (8.21)

1. Will a new structure be constructed or installed? ☒ YES ☐ NO
2. Will an existing structure be expanded? ☒ YES ☐ NO
3. Will a dwelling unit be added to an existing structure? ☒ YES ☐ NO
A "dwelling unit" is like an apartment or additional house. It includes independent cooking, sleeping, and sanitary facilities. (XI)
4. Does the project involve a structure owned by the Town of Sunapee (municipal building)? ☒ YES ☐ NO
5. Will a bedroom or kitchen be added to an existing structure? ☒ YES ☐ NO
6. Will an existing structure be demolished? ☒ YES ☐ NO
7. Did the Planning Board approve a Site Plan for this proposal? ☒ YES ☐ NO
IF YES, attach a copy of the board's Notice of Decision.
8. Does the project involve interior renovations in excess of \$25,000? ☒ YES ☐ NO

DESCRIPTION

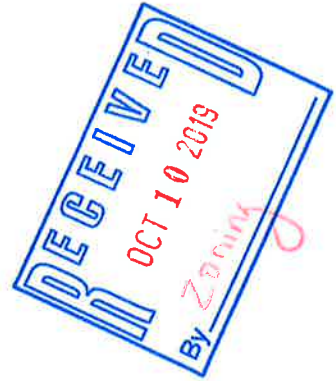
PROPERTY STREET ADDRESS: 14 Maple Court Lot Size: 0.69 acres 30,260 S.F.

OWNER(S) Name(s): _____

Mailing Address: _____

Email: _____ Phone #: _____

Preferred method of contact: _____ Phone _____ Mail _____ E-mail _____



NAME OF BUSINESS at this location (if applicable) N.A.

TYPE OF PROPERTY:

☒ Single-Family
☐ Two-Family

☐ Multi-family (3+ units)
☐ Commercial

☐ Municipal
☐ Other

NAME OF RIVER / LAKE / POND abutting property (if any): N.A.

Was any decision made by the Planning or Zoning Board regarding this project? YES NO
____ IF YES, attach a copy of the board's Notice of Decision.

WRITTEN DESCRIPTION of proposed project: addition to exterior deck and small (120 sq. ft. lap swimming) pool.
Upper Floor - sitting room, exercise room, bathroom,
small sauna, deck, small 120 sq. ft. pool.
Ground Floor - kitchen, eating, two bedrooms,
two bathrooms, laundry closet
Estimated value of construction \$ Estimated start date: Oct 2019

WATER & SEWER

9. FOR PRIVATE SEPTIC: Will this project result in increased septic flow or water utilization? YES NO
____ IF YES, attach a copy of your State septic system approval. Contact State of NH Department of Environmental Services with questions at (603) 271-2147.

10. X FOR PUBLIC SEWER OR PUBLIC WATER:

- a. Will this project involve any new residential structure, or any change in living space to a residential building? (do not include a typical shed or garage, unless there is living space within it) YES NO
X YES NO
- b. Will this project involve any hook-up, disconnect, or demolition for a structure on the town water or sewer system? YES NO
X YES NO
- ____ IF YES, attach a copy of your Permit Connection Approval from the Sunapee Water & Sewer Department. Forms are available at the town office. Contact the Sunapee Water and Sewer Department with questions at (603) 763-3115, sunws@town.sunapee.nh.us.

DIMENSIONS & MEASUREMENTS -- This section is ONLY for new structures or expanding structures, including any change in the building envelope, height or footprint. **CHECK HERE IF NOT APPLICABLE**

11. X **DRAWINGS:** Attach a copy of any drawings, floor plans, or elevations showing dimensions and measurements.

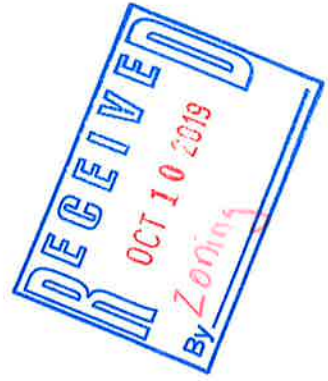
12. **Dimensions:**

<u>Current Structure</u>		<u>Proposed Structure</u>	
Maximum height:	<u>32</u> ft.	Maximum height:	<u>25</u> ft.
Square footage:	<u>2,898</u> sq. ft.	Square footage:	<u>1,924</u> sq. ft.

Town of Sunapee

incl. garage PAGE 2

CZC Permit

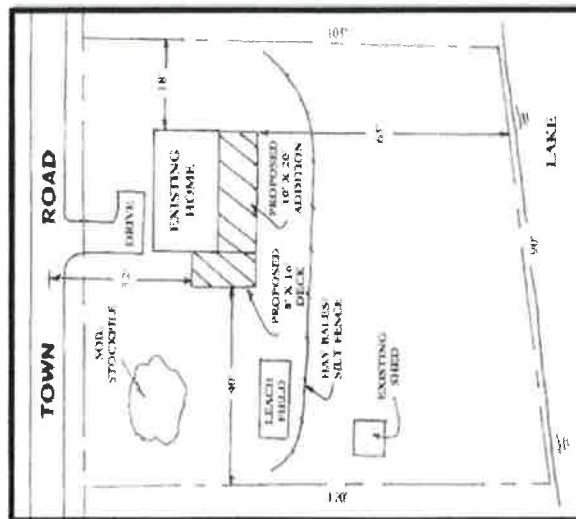


See Page 6 for Setback Requirements.

How to measure: Measure at right angles, between the property boundary and the furthest point of the structure.

	<u>Current Structure</u>	<u>Proposed Structure</u>
To center of road	<u>N.A. ft</u>	<u>N.A. ft</u>
Side 1	<u>11 ft</u>	<u>13 ft</u>
Side 2	<u>42 ft</u>	<u>15 ft</u>
Rear property line	<u>55 ft</u>	<u>13 ft</u>
Waterbody	<u>N.A. ft</u>	<u>N.A. ft</u>

14. **SURVEY:** If you have a Survey of the property, please attach a copy.
15. ☒ **ATTACH A SITE SKETCH / PLOT PLAN DRAWING.** See sample below.



ABOUT HEIGHT RESTRICTIONS IN SUNAPEE

- **Definition of "Maximum Structure Height":** The vertical distance measured from the lowest ground elevation around the structure to the highest level of the roof (excluding cupolas, weathervanes, etc.). (X1)
- 40-feet is the maximum structure height allowed in all districts. (3.10)
- The maximum height of any window sill or roof eaves shall be no more than 30 feet above the grade directly below it. Windows or eaves located in roof appendages such as cupolas or skylights shall be excluded from this ordinance. (3.40.i)
- If a structure is allowed a reduced side or rear setback due to inadequate lot size (see chart on p. 6), the portion of the structure in the area of reduced setback shall have a maximum height of 25'. (3.10)

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OCT 30 2013
By Zoning

ZONING QUESTIONS

16. **WETLANDS: Will any wetlands be disturbed or impacted?** YES ☒ NO ☒
 IF YES, attach a copy of your State Wetlands permit. NOTE: only certified specialists can delineate wetlands.
 Contact State of NH Department of Environmental Services with questions at (603) 271-2147.
17. **DRIVEWAY: Will a new driveway be altered or constructed?** YES ☒ NO ☒
 IF YES, attach a copy of your town Driveway Permit approval or application. Applications are available at the town office and on the town website.
18. **ROUTE 11, 103, 103B: Is this a new construction project on Routes 11, 103 or 103B?** YES ☒ NO ☒
 Note: see the requirements for maintaining or planting a 25-foot vegetative buffer. (3.40.o)
19. **RETAINING WALL: Will this project involve a retaining wall over 42" high?** YES ☒ NO ☒
 Note: retaining walls over 42" must meet all setback requirements. (3.40.i)
20. **STEEP SLOPE: Will any construction take place on a slope that exceeds 25% and has an elevation change of more than 20-feet?** (3.40.j) YES ☒ NO ☒
21. **1,000 SF & 15% SLOPE: Will 1,000 square feet of land be disturbed on a slope greater than 15%?** YES ☒ NO ☒
 IF YES, attach an Erosion Control Plans (3.40.n). Contact the Zoning Administrator with questions.
22. **100,000 SF IMPACT: Will 100,000 square feet of land be cleared or disturbed?** YES ☒ NO ☒
 IF YES, attach a copy of your State of NH Alteration of Terrain Permit, and a copy of an engineered Erosion Control Plan. (3.40.o). Contact the Zoning Administrator with questions.

SHORELINES OVERLAY DISTRICT - This section is ONLY for properties located within 250-feet of a public water body. Public Water Bodies include: Sugar River, Lake Sunapee, Ledger Pond, Mountaint View Lake, Otter Pond and Perkins Pond.

CHECK HERE IF NOT APPLICABLE

23. **FLOODPLAIN: Is any portion of this property located in the 100-year FEMA floodplain?** YES ☒ NO ☒
 Note: this application will be reviewed per Sunapee Floodplain Development Ordinance. If you have a LOMA (Letter of Map Amendment) showing the project is outside the floodplain, you may attach a copy to this application.
24. **STATE PERMIT: Have you applied or received a permit from the State for this project?** YES ☒ NO ☒
 IF YES, attach a copy. NH DES Permit # _____
 Contact State of NH Dept. of Environmental Services with questions at (603) 271-2147.
25. **LAND DISTURBANCE / SHORELINES: Will any Land Disturbance, Construction, Filling, Grading or Dredging occur within 250-feet of the lake, pond or river?** YES ☒ NO ☒
 IF YES, attach a copy of your Land Disturbance Permit and Erosion Control plans (4.33.B.8.a.i). Land Disturbance Permit applications are available at the town office and on the town website.
26. **150-FOOT WOODLAND BUFFER: Will any trees or vegetation be removed within 150-ft of the lake, pond or river?** YES ☒ NO ☒
 IF YES, attach a copy of a Tree Cutting & Vegetation Removal permit. Permit applications are available at the town office and on the town website.
27. **50-FOOT WATERFRONT BUFFER: Will this project involve any parking area or any structures within 50-feet of the lake, pond or river?** (3.40.c) YES ☒ NO ☒

28. **LOT COVERAGE: What percentage of the lot will be covered? SEE PAGE 6 for restrictions.**

	Current	Proposed
Impermeable Surfaces (not allowing water to pass through)	4.80 %	5.18 %
Permeable Surfaces (having pores or openings that permit water to pass through)	10.34 %	1.78 %
TOTAL LOT COVERAGE	15.14 %	7.96 %



Sept. 4, 2019

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.*

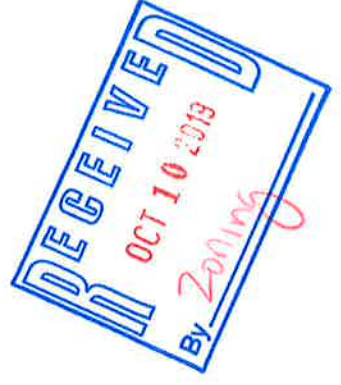
There are two bedrooms proposed for the ADU.

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).



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				



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

DATE: October 23, 2019 (for the hearing 11/7/2019)
TO: Zoning Board of Adjustment
FROM: Nicole Gage, Zoning Administrator
CASE: **ZBA19-21 – Variance**
Owner/Applicant: Schirmer Revocable Trust of 2019; Karen A. Berg, Trustee
Parcel ID 0125-0013-0000
34 Jobs Creek Rd.
Zoned RR (Rural-Residential) with partial Shorelines Overlay

Summary of Case: At the time of this writing, I received three (3) letters from abutters concerning this project (attached). I also sent the proposal to the Fire Chief and Highway Director, but I do not have any input from them yet.

The proposal is to replace/reconstruct the existing camp-like structure (a Pre-Existing, Non-Conforming Structure) in the “White Shutters” neighborhood with a new multi-level single-family home with deck, screened porch, and attached garage. Note: I rounded up to the nearest whole-inch upon receipt of the application. Ms. Berg is requesting a Variance from Article III, Sections 3.10 and 3.20 to permit the following:

1. a front yard setback of 28-feet to Jobs Creek Rd where 50-ft is required; and
2. a side yard setback of 4-feet 4-inches where 15-ft is required to White Shutters Rd, private road treated like a side-setback; and
3. a side yard setback of 9-feet 5-inches where 15-ft is required to White Shutters Rd, a private road treated like a side setback; and
4. a side yard setback of 6-feet 8-inches where 15-ft is required to the neighboring property; and
5. to permit a portion of the structure in the area of reduced setback taller than 25-feet, and
6. to permit a 39% impermeable surface within the Shorelines overlay where 25% is allowed.

References to the Zoning Ordinance:

Page	Article	Section	Part
11*	III* Dimensional Controls	3.10* Table of Dimensional Controls	(Rural Residential)*
12*	III* Dimensional Controls	3.20* Table of Dimensional Controls – District Overlayed	(Rural Residential – Shoreline)*

*Appeal for Current Application

Description of Property: The lot is approximately 0.13 acres with 852-SF camp and wooden deck with water access by Lot 0125-0014-0000, served by town water and town sewer. Built in 1940, it is zoned RR (Rural Residential) with approximately 15% (or 0.02 acres) overlayed with the 250-foot Shoreline Overlay to Lake Sunapee. The lot has road frontage on Jobs Creek Road (town-road) and White Shutters Road (private-road).

Land Use History: (may be incomplete)

1969 “White Shutters Lodging Inc” subdivision recorded at the registry

Case # ZBA 19-21, Support Letter #1

Zoning

From: cmsmailer@civicplus.com on behalf of Amy Thomas via Sunapee NH
<cmsmailer@civicplus.com>
Sent: Thursday, October 17, 2019 2:49 PM
To: Zoning
Subject: Form submission from: Contact Us

Submitted on Thursday, October 17, 2019 - 2:48pm Submitted by anonymous user: 98.229.59.226 Submitted values are:

Subject: Zoning Administrator

Message:

Hello Nicole,

We are residents of WSLA and think renovation of cottage 34 would be a very positive addition to our community. We have no concerns about the proposed removal and reconstruction and support the proposal by the Bergs 100%.

Thank you,

Joe and Amy

==Please provide the following information==

Your Name: Amy Thomas

Your E-mail Address: jetact5@gmail.com

Organization:

Phone Number: 7818562912

==Address==

Street: 44 Jobs Creek Road

City: Sunapee

State: New Hampshire

Zipcode: 03782

The results of this submission may be viewed at:

<https://www.town.sunapee.nh.us/node/2/submission/263>

Case #ZBA 19-21, Support Letter #2

Zoning

From: cmsmailer@civicplus.com on behalf of Pamela Carnall via Sunapee NH
<cmsmailer@civicplus.com>
Sent: Thursday, October 17, 2019 8:48 AM
To: Zoning
Subject: Form submission from: Contact Us

Submitted on Thursday, October 17, 2019 - 8:47am Submitted by anonymous user: 71.192.97.53 Submitted values are:

Subject: Zoning Administrator

Message:

To: Nicole Gage

Zoning Administrator

From: Pamela and Richard Carnall owners of 7 White Shutters Road, Sunapee, NH, and members of White Shutters Association

re: zoning variance 34 Jobs Creek Rd.

Hi Nicole,

We won't be able to attend the November 7th meeting for our neighbors the Bergs, but we would like to go on record to support their request for a variance for their project.

Our best,

Pam and Richard Carnall

==Please provide the following information==

Your Name: Pamela Carnall

Your E-mail Address: carnall@comcast.net

Organization:

Phone Number: 4136266537

==Address==

Street: 56 North Street

City: Hatfield

State: Massachusetts

Zipcode: 01038

The results of this submission may be viewed at:

<https://www.town.sunapee.nh.us/node/2/submission/253>

Case # ZBA 19-22, Support Letter #3

Zoning

From: Robert Henderson <rohende@verizon.net>
Sent: Friday, October 18, 2019 3:16 PM
To: Zoning
Subject: Re: Berg zoning hearing

Nicole Gage, Administrator

My name is Robert Henderson, Lot 11, #8 White Shutter Rd., Sunapee and a neighbor of The Berg/ Shirmer families. I wish to go on record in support of their application for zoning change. Thank you for submitting this note at the hearing. Robert Henderson, 7333 Scotland Way #1213, Sarasota, FL 34238

-----Original Message-----

From: Zoning <zoning@town.sunapee.nh.us>
To: rohende@verizon.net <rohende@verizon.net>
Sent: Fri, Oct 18, 2019 2:43 pm
Subject: Berg zoning hearing

Hi Bob.

Here is my email address. If you want to write a letter in support of the Berg's zoning variance request, you can reply to this email in writing with your comments. I will be sure to get that to the Zoning Board of Adjustment for the hearing next month.

Thank you.

Nicole Gage
Zoning Administrator
Town of Sunapee, NH
23 Edgemont Rd., Sunapee, NH 03782
Email zoning@town.sunapee.nh.us / Web www.town.sunapee.nh.us
Direct (603) 763-3194 / Town Office (603) 763-2212

CONFIDENTIALITY NOTICE: Privacy should not be assumed with emails associated with town business. Certain emails are public documents and may be subject to disclosure.

Property Location: 34 JOBS CREEK RD
Vision ID: 995

MAP ID: 0125/ 0013/ 0000/ /
Account # 863

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

State Use: 1010
Print Date: 09/20/2019 17:16

Current Owner

SCHIRMER REVOC TRUST OF 2019
KAREN A BERG, TRUSTEE
50 BLUEBERRY LANE
NEW LONDON, NH 03257
Additional Owners:

TOPO.

4 Rolling

UTILITIES

3 Public Sewer

STRT./ROAD

1 Paved

LOCATION

3 Rural

Current Assessment

Code

1010

1010

Assessed Value

39,400

237,700

Supplemental Data

Other ID: 0125-0013-0000
SEPTIC APPR
UTILITY
DES PERMITS
Routing # 0746
SUBDIVISION
GIS ID: 0125-0013-0000

RECORD OF OWNERSHIP

BK-VOL/PAGE

2061/ 255
2058/ 609
1525/ 830
0/ 0

SALE DATE

01/18/2019
12/17/2018
07/07/2005

U
U
U

SALE PRICE

V.C.

1T
1A
1F

EXEMPTIONS

Description

SCHIRMER REVOC TRUST OF 2019
BERG, KAREN A
SCHIRMER TRUST, MAXIMILIAN & MARGARET
SCHIRMER, MAX & MARGARET

OTHER ASSESSMENTS

Amount

Description

Code

Amount

Number

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Tracing

Batch

NOTES

HOUSE RESTS ON PIERS; HAS VIEWS
HAS WATER ACCESS BY LOT 125/14
9/12-MEASURE; COLOR=NAT
10/12-SOME CEILING WTR DAMAGE;
WOOD STOVE, ELEC WALL FURN NON FUNC

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

ID

Cd.

Purpose/Result

LAND LINE VALUATION SECTION

Zone

Use Description

MDL-01

RR

Units

5,663

SF

Unit Price

7.79

Factor

1.9500

Disc

8

Acre

1.0000

Factor

0.85

ST.

Idx

WS

Adj

3.25

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj

Fact

1.00

Adj. Unit Price

41.97

Land Value

237,700

ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)

38,700

Appraised XF (B) Value (Bldg)

700

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

237,700

Special Land Value

0

Total Appraised Parcel Value

277,100

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

277,100

VISION

Total

277,100

Total

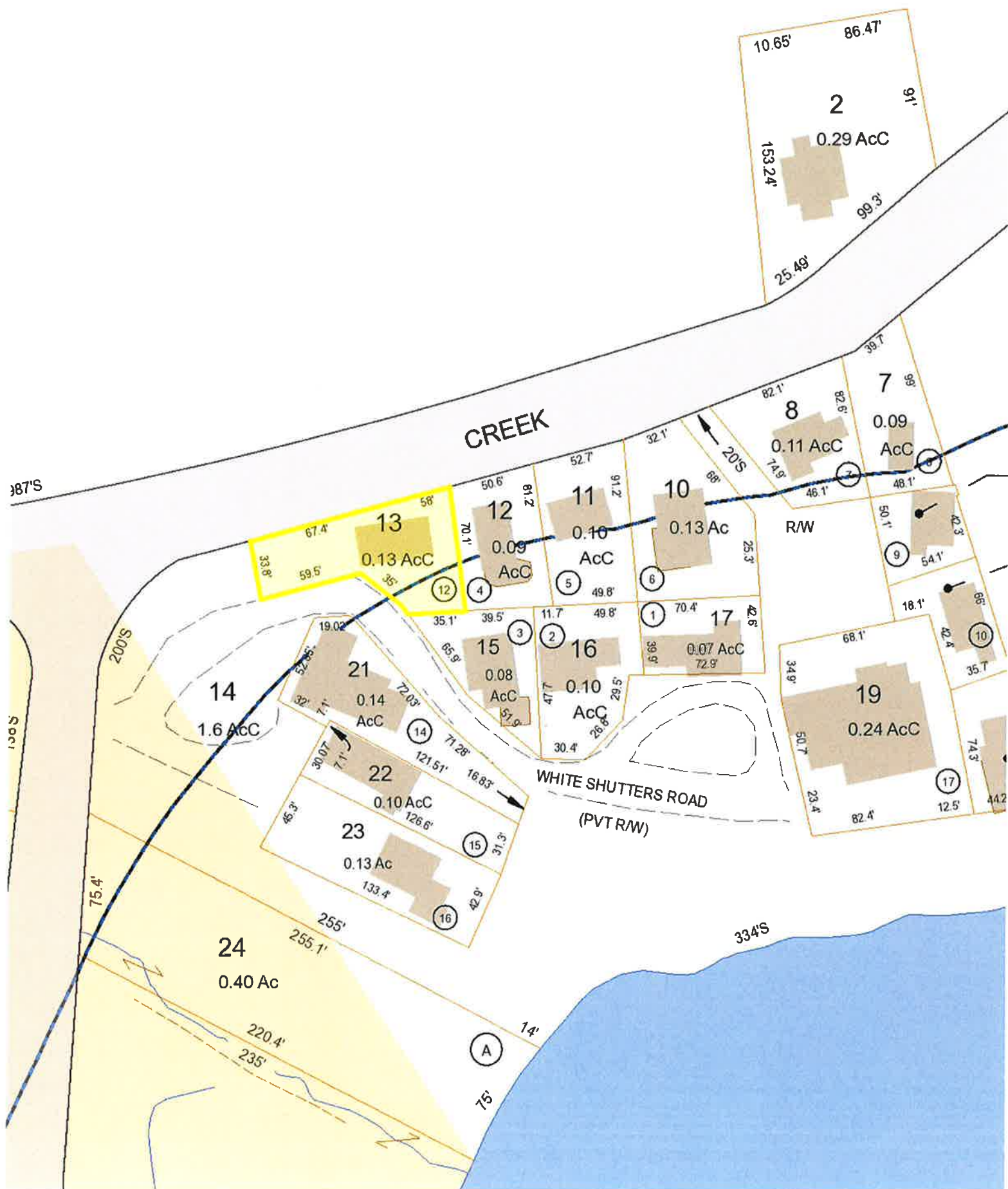
277,100

Total

277,100

This signature acknowledges a visit by a Data Collector or Assessor

A black and white photograph of a dark, two-story wooden house with a chimney, partially obscured by large trees. A date stamp 'SEP 19 2012' is visible in the upper right corner.



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# ZBA 19-21
11/7/2019
hearing

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): Schirmer Revocable Trust of 2019, Karen Berg
2. Parcel ID: Map 125/ Lot 13 3. Zoning District: Rural Residential
1. Project Location (Street & #): 34 Jobs Creek Rd, Sunapee
2. Mailing Address: 50 Blueberry Lane, New London, NH 03257
3. Phone Number: 603.526.8911
4. Email: karen.a.s.berg@gmail.com & frank@faa-arch.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.

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?

See Attached

Attach additional sheets of paper as necessary.

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

Ordinance, Article ~~III~~ 3, Section 3.10 § 3.20 to permit A front

yard setback of 27' - 11 1/8", a side yard setback of 4' - 3 15/16", a side yard setback of 9' - 4 3/16" and a side yard setback of 6' - 7 7/8", to permit a portion of the structure in the area of reduced setback taller than 25' and to permit a 39% impermeable surface within the shoreline overlay.

Facts in support of granting the variance:

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

See Attached

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

See Attached

3. Granting the variance would do substantial justice because: _____

See Attached

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

See 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: _____

See Attached

- and -

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

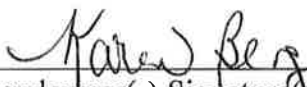
See Attached

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. _____

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)

10/15/19
Date

Summary:

We seek a variance for Article Three, Table 3.10, Front yard and side yard setbacks based on the following:

The existing house was built in the 1940's, well before the adoption of the Zoning Regulations. The adopted Zoning made the existing house non-conforming as far as front and side yard setbacks. The existing structure consists of seriously inadequate framing and foundations as per today's building code requirements. The existing foundation consists of wood piles and tilting concrete piers. These conditions make it so the existing house cannot be expanded or renovated, it must be demolished. As mentioned before this 0.12+/- acre lot is much smaller than the required 1.5 acres. Applying the required setbacks which are intended for a much larger lot, to this lot is impractical and unfair. The following should be considered in granting this variance:

1. The proposed house will not exceed the building height limitation.
2. The proposed site work including the retaining walls will reduce the storm water run-off running down the slope of the property.
3. During construction an erosion control system will be in place.
4. An older structure with poor insulation and a failing foundations will be replaced with a new energy efficient structure.

In summary, the proposed house is a simple two story, single family residence with a one car garage and a walk out lower level. This is not an unusual request for the neighborhood. The existing house was built before the adopted Zoning Regulations. The setback requirements have made this lot unbuildable except for a very small and impractical area. The setback requirements have resulted in undue hardship to this lot. Granting this variance is not contrary to the public interest and is within the spirit of the ordinance.

Thank you for your consideration and time as volunteers of the town of Sunapee Zoning Board of Appeals.



Frank Anzalone, AIA

Frank Anzalone Associates

and
- 3.20 for
9% lot
coverage

7 and 25' height
restriction

APPENDIX A

Helpful Guidelines for Completing the Variance Application, Part 1

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

PURPOSE OF ZONING: For more information about the “Purpose of Zoning” see Sunapee Zoning Ordinance Article I, Section 1.20 “Purpose”; Article II, Section 2.30 “District Purposes and Description”; and NH RSA 674:17 “Purposes of Zoning Ordinances” (as may be amended).

ABOUT THE 5 VARIANCE QUESTIONS: (SEE APPENDIX B) A variance is an authorization which may be granted under special circumstances to use your property in a way that is not permitted under the strict terms of the zoning ordinance. The Zoning Board of Adjustment (ZBA) must determine that the variance request satisfies the following 5 criteria. Please note that all criteria must be satisfied in order for a variance to be granted. Please provide a written response along with any other supporting documentation for each of the following criteria. Attach additional pages if necessary. Failure to satisfactorily prove any single criteria will result in denial of the application. The Applicant has the burden of proof. Applicants should be prepared to present information pertinent to the variance being requested. To obtain a legally granted variance, you must demonstrate/prove that the proposal satisfies ALL FIVE of the variance criteria.

MORE INFORMATION: It is recommended that you become familiar with the Sunapee Zoning Ordinance, as well as the state statutes that cover planning and zoning (New Hampshire RSA Chapters 672- 678). You can purchase a copy of the Sunapee Zoning Ordinance at the town office, or download a copy from the town’s website (www.town.sunapee.nh.us). The State’s RSAs can be viewed online at <http://www.gencourt.state.nh.us/rsa/html/indexes/default.html>.

WHAT HAPPENS NEXT: The board will promptly schedule a public hearing upon receipt of your properly completed application. Public notice of the hearing will be posted and printed in a newspaper and notice will be mailed to you and to all abutters at least five days before the date of the hearing. You and all other parties are invited to appear in person (or by agent or counsel) to state reasons why the appeal should or should not be granted. After the public hearing, the board will reach a decision. An official Notice of Decision will be made available within 5 business days, along with the minutes of the hearing.

IF THE VARIANCE IS GRANTED, HOW LONG DO I HAVE TO BUILD IT? If after a period of twenty four (24) months from the date a Variance or Special Exception is granted by the Zoning Board of Adjustment, the applicant has neither applied for nor received a Certificate of Compliance from the Board of Selectmen, the Variance or Special Exception will become void. An extension may be granted by the Zoning Board of Adjustment. Reference Article X, Section 10.16 (e).

WHAT IF I DISAGREE WITH THE BOARD’S DECISION? Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty (30) days of the date of the hearing. The necessary first step before any appeal may be taken to the courts, is to apply to the Zoning Board for a rehearing. The motion for a rehearing must set forth all the grounds on which you will base your appeal. See New Hampshire Statutes, RSA Chapter 677 for details.

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.

**TOWN OF SUNAPEE
ZONING BOARD OF ADJUSTMENT**

**2019 APPLICATION DEADLINES
FOR PUBLIC HEARINGS**

MEETING DATE 1 st Thurs. of the Month, 7pm unless otherwise noted	DEADLINE DATE Wednesdays 12:00 Noon unless otherwise noted	NEWSPAPER DEADLINE Fridays 5pm, Intertown Record (Fri. deadline - Tues. publication)	ABUTTER MAILING to Post Office
JANUARY 03, 2019	DECEMBER 5, 2018	DECEMBER 14, 2018	FRI. DECEMBER 21, 2018
FEBRUARY 7, 2019	JANUARY 9, 2019	JANUARY 18, 2019	FRI. JANUARY 25, 2019
MARCH 7, 2019	FEBRUARY 6, 2019	FEBRUARY 15, 2019	FRI. FEBRUARY 22, 2019
APRIL 4, 2019	MARCH 6, 2019	MARCH 15, 2019	FRI. MARCH 22, 2019
MAY 2, 2019	APRIL 3, 2019	APRIL 12, 2019	FRI. APRIL 19, 2019
JUNE 6, 2019	MAY 8, 2019	MAY 17, 2019	FRI. MAY 24, 2019
JULY 18, 2019 (3rd Thur)	JUNE 19, 2019	JUNE 28, 2019	FRI. JULY 5, 2019
AUGUST 1, 2019	JULY 3, 2019	JULY 12, 2019	FRI. JULY 19, 2019
SEPTEMBER 5, 2019	AUGUST 7, 2019	AUGUST 16, 2019	FRI. AUGUST 23, 2019
OCTOBER 3, 2019	SEPTEMBER 4, 2019	SEPTEMBER 13, 2019	FRI. SEPTEMBER 20, 2019
NOVEMBER 7, 2019	OCTOBER 9, 2019	OCTOBER 18, 2019	FRI. OCTOBER 25, 2019
DECEMBER 5, 2019	NOVEMBER 6, 2019	NOVEMBER 15, 2019	FRI. NOV. 22, 2019
JANUARY 2, 2020	DECEMBER 4, 2019	DECEMBER 13, 2019	FRI. DECEMBER 20, 2019

*Meetings are held Sunapee Town Hall, lower level meeting room, 23 Edgemont Road, Sunapee NH (unless otherwise posted)

ALL APPLICATIONS *MUST BE IN*
BY 12:00 NOON ON THE DEADLINE DATE.
THIS WILL BE STRICTLY OBSERVED.

**THE CHAIRMAN RESERVES THE RIGHT TO CALL SPECIAL MEETINGS
TO SATISFY RSA REQUIREMENTS REGARDING TIMELINES OF ZBA REVIEW.**
**THE MEETING ROOM IS RESERVED FOR ADDITIONAL ZBA MEETINGS
ON THE 3RD THURSDAY OF THE MONTH.**

Website: www.town.sunapee.nh.us **Phone:** (603) 763-2212 ext. 14
Mail: Town of Sunapee, 23 Edgemont Road, Sunapee NH 03782

Frank Anzalone Associates

P.O. Box 1016

New London, NH 03257

603.526.8911

General Description:

34 Jobs Creek Rd is located in the North-West corner of the White Shutters Development. This home was built sometime in the 1940's and the Berg family has owned it since 1969. This property is located within the Rural Residential zone. The house has reached its end of life cycle and the Berg's are planning on demolishing the existing house. They plan on constructing a new two story with a walkout energy efficient home. Unfortunately, due to the lot size, 5,040 square feet, and the 50' front yard setback along with the 15' side yard setbacks, this buildable area of this lot is greatly reduced to 389 square feet and this is why we are seeking a variance.

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

Granting the variance in no way threatens the public's health, safety, welfare or conflicts with the primary zoning objectives of the ordinance. The intended use, residential, is allowed in a Rural Residential Zone.

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

Granting the variance is not injurious to the public or private rights of others and does not alter the essential character of the neighborhood.

3. *Granting the Variance would be substantial justice because:*

Granting the variance does not cause harm to the general public that outweighs the benefit to the owner. No harm will be done to the general public. There will be no harm to the private rights of any of the abutters. Granting the variance will allow the owner to use this property in a similar fashion as the neighboring properties.

4. *If the Variance were granted, the values of the surrounding properties would not diminish because:*

Granting the variance will increase the value of this property. A new energy efficient, attractive home with permanent erosion control and beautiful landscaping is a positive asset for the neighborhood. These positive aspects contribute to the assessed and market values of this property. The increased value of this property is a benefit to the abutting properties.

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 substantial relationship exists between general public purposes of the ordinance provision and the specific application of that provision to the property because:*

The zoning ordinance establishes setbacks of 50' at the front from the centerline of the road right-of-way and 15' for rear and side yard. This has created a very small and impractical buildable area of 389 square feet. This lot and house were created prior to the zoning regulations.

ii. *The proposed use is a reasonable one:*

A single family residence is a permitted use in the Rural Residential zone.

Karen Berg

34 Jobs Creek Rd Sunapee, NH 03751

September 12, 2019

Town of Sunapee

23 Edgemont Rd

Sunapee, NH 03751

Re: Berg Residence
Jobs Creek Rd, Sunapee
Map: 125 Lot: 13

To Whom It May Concern,

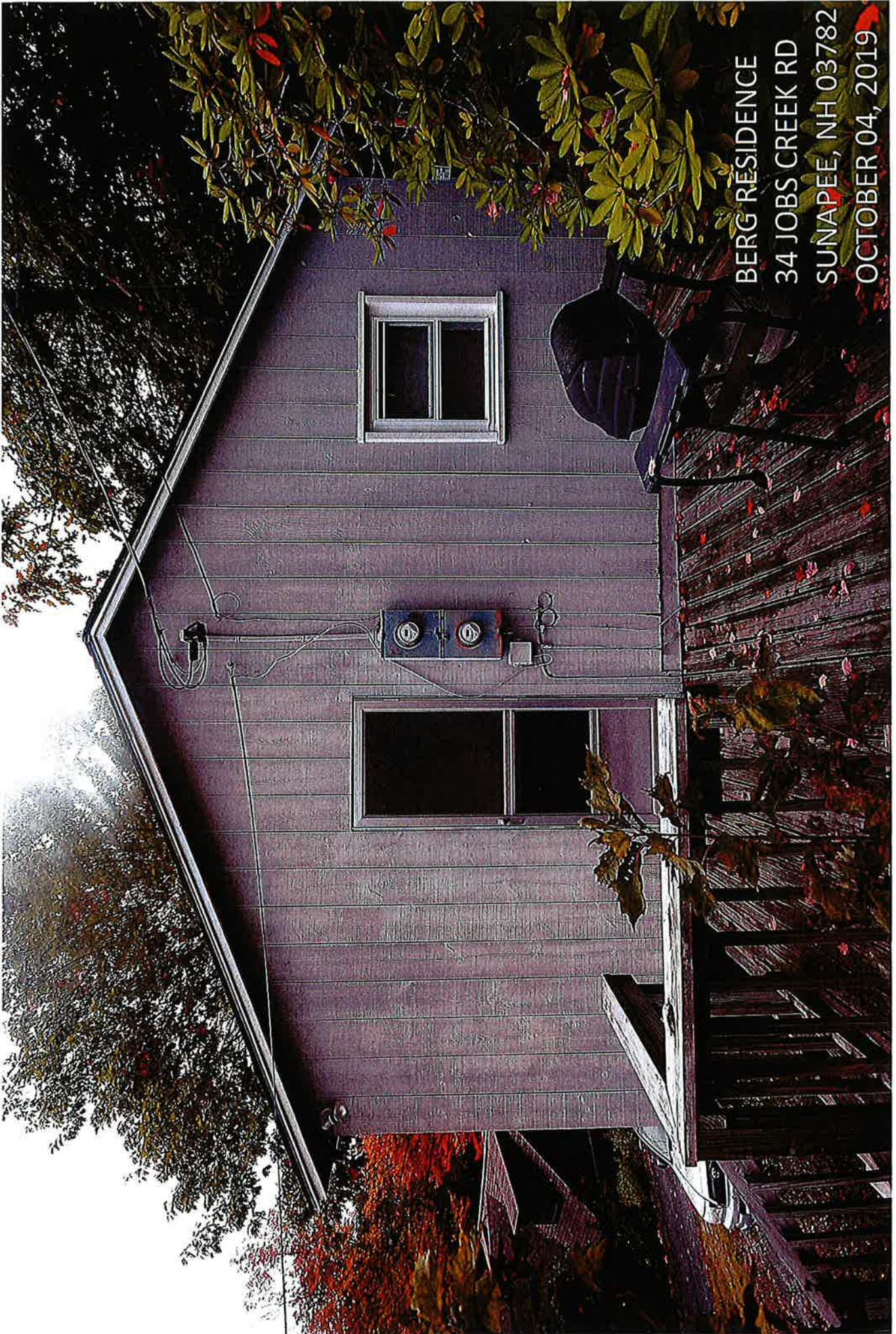
We, the undersigned, own the property located at Jobs Creek Rd, Sunapee NH. Recently we have decided to construct a new house.

To facilitate this, we hereby authorize Frank Anzalone, AIA of Frank Anzalone Associates to represent us in whatever applications, hearings and/or discussions necessary to obtain a variance and building permit.

Thank you,

A handwritten signature in dark ink, appearing to read "Karen Berg". The signature is fluid and cursive, with the first name "Karen" and last name "Berg" clearly distinguishable.

Karen Berg



BERG RESIDENCE
34 JOBS CREEK RD
SUNAPEE, NH 03782
OCTOBER 04, 2019



BERG RESIDENCE
34 JOBS CREEK RD
SUNAPEE NH 03782
OCTOBER 04 2019

BERG RESIDENCE
34 JOBS CREEK RD
SUNAPEE, NH 03782
OCTOBER 04, 2019





BERG RESIDENCE
34 JOBS CREEK RD
SUNAPEE, NH 03782
OCTOBER 04, 2019



BERG RESIDENCE
34 JOBS CREEK RD
SUNAPEE, NH 03782
OCTOBER 04, 2019



BERG RESIDENCE
34 JOBS CREEK RD
SUNAPEE, NH 03782
OCTOBER 04, 2019

BERG RESIDENCE

SUNAPEE, NH 03751

ISSUED FOR ZONING BOARD OF ADJUSTMENT
10/11/19

SITE LOCATION:

34 JOBS CREEK RD
SUNAPEE, NH 03751


OWNER:

SCHRMER REVOCABLE TRUST OF 2019, KAREN BERG
50 BLUEBERRY LANE
NEW LONDON, NH 03257

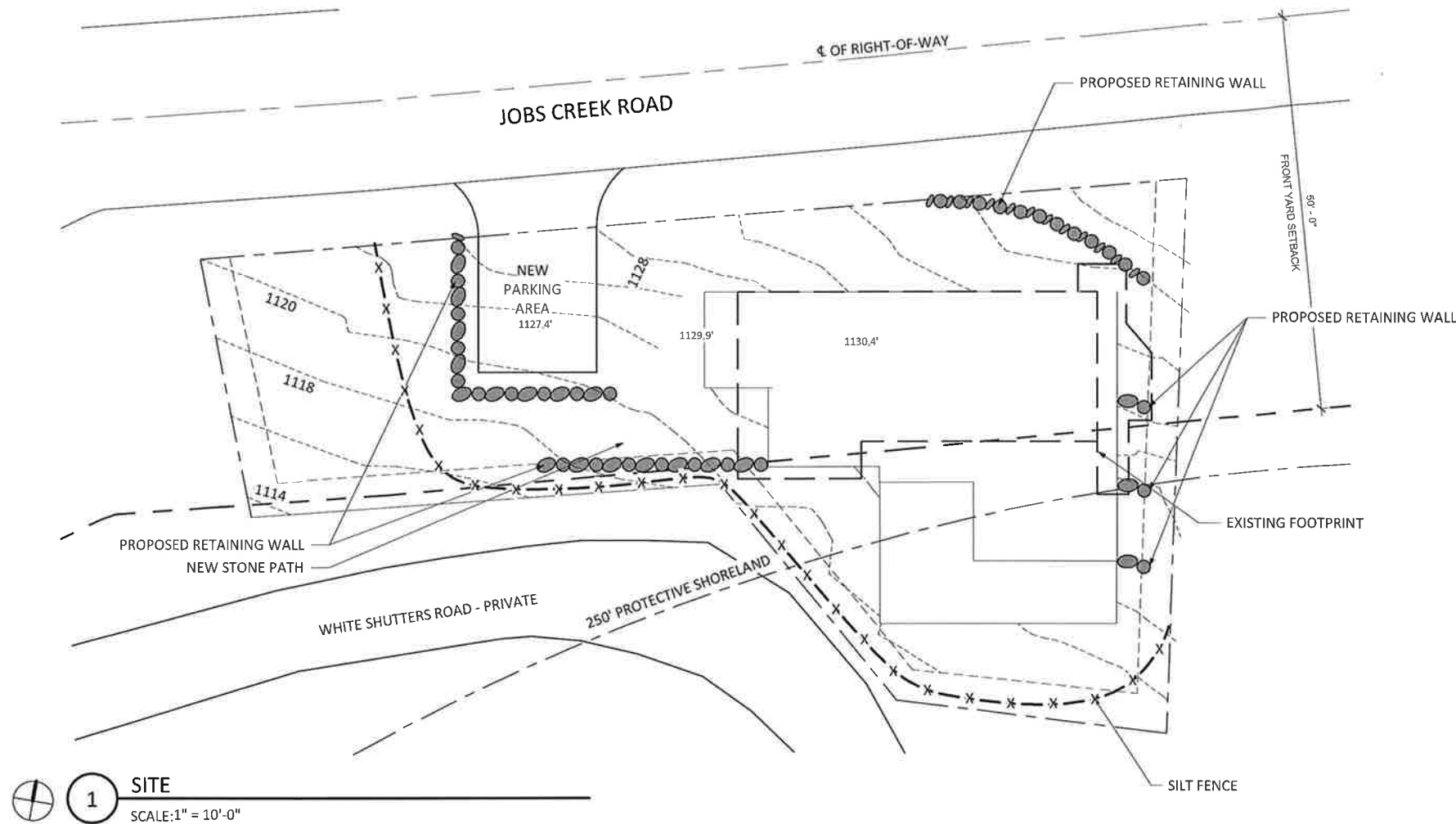
ARCHITECT:

FRANK ANZALONE ASSOCIATES
224 MAIN STREET
PO BOX 1016
NEW LONDON, NH 03257
PHONE: 603.526.8911
FAX: 603.526.8922
info@faa-arch.com

LIST OF DRAWINGS	
01-SRV	EXISTING CONDITIONS PLAN
A-0.1	SITE PLAN
A-0.2	ZONING SITE PLAN
A-1.1	FLOOR PLANS
A-1.2	FLOOR PLANS
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-3.1	BUILDING SECTION

ABBREVIATIONS

ADJ.	ADJUSTABLE	M.O.	MASONRY OPENING
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
ALUM.	ALUMINUM	MIN.	MINIMUM
BIT.	BITUMINOUS	M.R.	MOISTURE RESISTANT
BLDG.	BUILDING	MTL.	METAL
BM	BENCH MARK	N.I.C.	NOT IN CONTRACT
B.O.F.	BOTTOM OF FOOTING	NO.	NUMBER
		N.T.S.	NOT TO SCALE
CAB.	CABINET	O.C.	ON CENTER
C. GL.	CLEAR GLASS	O.D.	OUTSIDE DIAMETER
C.I.P.	CAST IN PLACE	O.F.I.	OWNER FURNISHED & INSTALLED
CLG.	CEILING	O.F.C.I.	OWNER FURNISHED/CONTRACTOR
C.T.	CERAMIC TILE	OPNG.	OPENING
CLO.	CLOSET	OPP.	OPPOSITE
C.J.	CONTROL JOINT		
COL.	COLUMN		
CONC.	CONCRETE	PART'N.	PARTITION
CONN.	CONNECTION	PLAS. LAM.	PLASTIC LAMINATE (SEE "L.P.")
CONST.	CONSTRUCTION	PLMB'G.	PLUMBING
CONTR.	CONTRACTOR	PLYWD.	PLYWOOD
C.W.	COLD WATER	PNT.	PAINT
		P.T.	PRESSURE TREATED
DBL.	DOUBLE	PTD.	PAINTED
DIA.	DIAMETER		
DN.	DOWN		
DWG.	DRAWING		
		R.	RADIUS
EL.	ELEVATION	RAD.	RADIUS
ELEC.	ELECTRIC	R.C.P.	REFLECTED CEILING PLAN
ELEV.	ELEVATION	REF.	REFRIGERATOR
EXIST.	EXISTING	REINF.	REINFORCED
EXP.	EXPOSED	REQD.	REQUIRED
EXP. JT.	EXPANSION JOINT	R.F.S.	ROOM FINISH SCHEDULE
EXT.	EXTERIOR	RM.	ROOM
		R.O.	ROUGH OPENING
F.D.	FLOOR DRAIN		
FOUND.	FOUNDATION	S.	SINK
FIN.	FINISH	SCHED.	SCHEDULE
FL.	FLOOR	SIM.	SIMILAR
FTG.	FOOTING	SPECS.	SPECIFICATIONS
		STL.	STEEL
G.	GAS	STOR.	STORAGE
GALV.	GALVANIZED	STRUCT.	STRUCTURAL
G.C.	GENERAL CONTRACTOR	ST. STL.	STAINLESS STEEL
GL.	GLASS		
GR.	GRADE	T.	TOILET
G.W.B.	GYPSUM WALLBOARD	T.O.C.	TOP OF CONCRETE
		T.O.S.	TOP OF STEEL
HGT.	HEIGHT	T.O.W.	TOP OF WALL
H.M.	HOLLOW METAL	TYP.	TYPICAL
HORIZ.	HORIZONTAL		
H.W.	HOT WATER	U.O.N.	UNLESS OTHERWISE NOTED
I.D.	INSIDE DIAMETER	V.C.T.	VINYL COMPOSITE TILE
INSUL.	INSULATION	VERT.	VERTICAL
INT.	INTERIOR	V.I.F.	VERIFY IN FIELD
JT.	JOINT	W.C.	WATER CLOSET
		WD.	WOOD
LAV.	LAVATORY	WS.	WEATHERSTRIPPING
L.H.	LEFT HAND		



ZONE: RURAL RESIDENTIAL

LOT COVERAGE

EXISTING LOT COVERAGE: = 21.5%

PROPOSED LOT COVERAGE: = 34.3%

ALLOWED = 40%

SHORELAND IMPERMEABLE:

HOUSE = 277 SQ.FT.

DECK = 144 SQ.FT.

TOTAL = 421 SQ.FT.

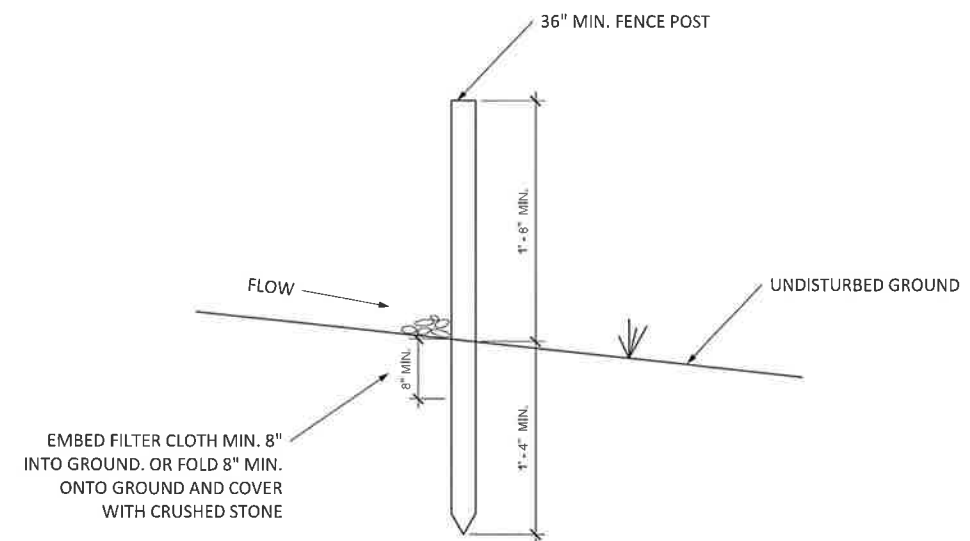
LOT WITHIN 250' SHORELINE: = 1073 SQ.FT.

% OF IMPERMEABLE: = 39.2%

ALLOWED: = 25%

PERMEABLE AND IMPERMEABLE COMBINED: = 39.2%

ALLOWED: = 40%



SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
2. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT "BULGES" IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

MAINTENANCE REQUIREMENTS

1. INSPECT SILT FENCE IMMEDIATELY AFTER EACH RAINFALL AND DAILY DURING PROLONGED RAINFALL. ANY NECESSARY REPAIRS SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON THE SILT FENCE SHOULD DECOMPOSE OR BECOME INFECTED DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

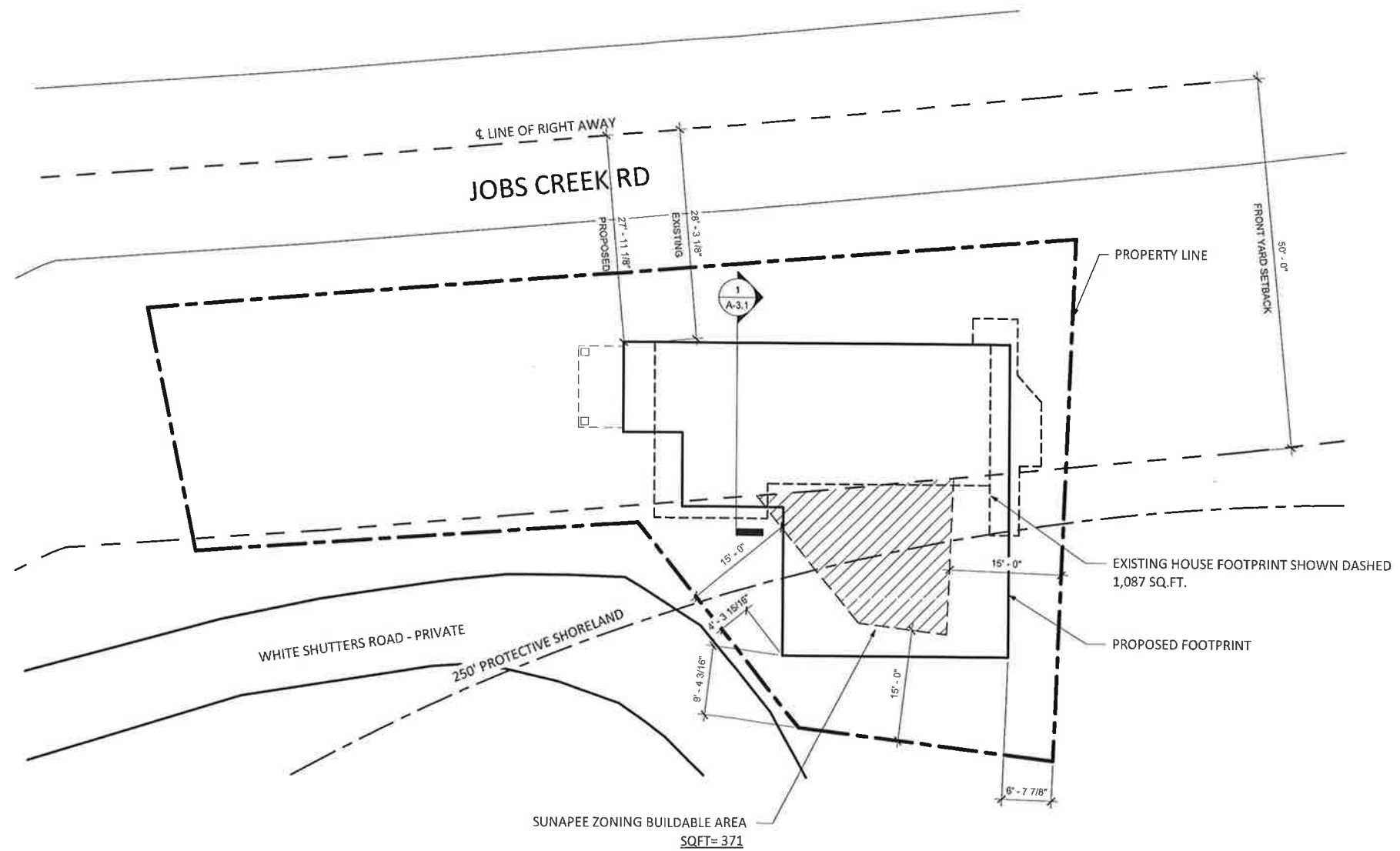
2 SILT FENCE

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

INFORMATION BASED ON SURVEY BY FUSS & O'NEILL DATED 04-29-2019



1 SITE PLAN
SCALE: 1" = 10'-0"



INFORMATION BASED ON SURVEY BY FUSS & O'NEILL DATED 04-29-2019

1. PLAN TITLED: "WHITE SHUTTER LOOGES, INC." LOCATED ON SOUTH SIDE OF GARNET STREET AND NORTH SIDE OF SUNAPEE HARBOR AND DATED MAY 5, 1969 WITH REVISIONS DATED 01/11/1969, 05/17/1969, AND 05/14/1971. PREPARED BY J. W. HART, JR., SURVEYOR AND FILED UNDER PROJECT 07-1-488-380. RECORDED IN THE SULLIVAN COUNTY REGISTRY OF DEEDS AS P. 2, #7, PP. 1.
2. PLAN TITLED: "SANITARY SEWER PLAN/WHITE SHUTTERS ASSOCIATION/SUNAPEE, NH" PREPARED BY ANDERSON-NICHOLS & CO, INC. DATE AND PART OF TITLE BLOCK ILLEGIBLE. PLAN PREPARED BY CLIENT.

1. OWNER OF RECORD: SCHIRMER REVOCABLE TRUST OF 2019
KAREN A. BERG, TRUSTEE
50 BLUEBERRY LANE, NEW LONDON, N.H. 03257
DEED REFERENCE: S.C.R.D. BOOK 2061, PG. 255
2. TAX MAP: 125 LOT: 13
LOT AREA: 5040 SFS (0.12 AC±)
ZONING DISTRICT: RURAL RESIDENTIAL
FRONT SETBACK: 50'
SIDE SETBACK: 15'
REAR SETBACK: 15'
OVERLAY DISTRICT: SHORELAND
LAKE REFERENCE LINE SETBACK: 50'
3. TOPOGRAPHIC AND PLANIMETRIC INFORMATION IS BASED ON FIELD SURVEYS PERFORMED BY FUSS & O'NEILL, INC. ON 04-24-2019.
4. THE INTENT OF THIS PLAN IS TO SHOW EXISTING CONDITIONS AT 34 JOB'S CREEK ROAD, SUANEE, N.H. (TAX MAP 125, LOT 13).
5. 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.
6. HORIZONTAL DATUM IS ASSUMED. VERTICAL DATUM IS PER NVD 1929.
7. THE CONTRACTOR SHALL CONTACT GID SAFE (888-344-7233) A MINIMUM OF AT LEAST 3 BUSINESS DAYS (72 WORKING HOURS) PRIOR TO ANY CONSTRUCTION.

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	SANITARY MANHOLE		CONTROL POINT
	EXISTING IRON PIPE		WATER VALVE
	EXISTING LROD OR LPIN		FIRE HYDRANT
	CALCULATED POINT		UTILITY POLE
	CONIFEROUS TREE		GUY WIRE
			BUSH
			DECIDUOUS TREE

SCALE:
HORIZ.: 1" = 20'
VERT.: N/A

DATUM:
HORIZ.: ASSUMED
VERT.: NGVD 1929

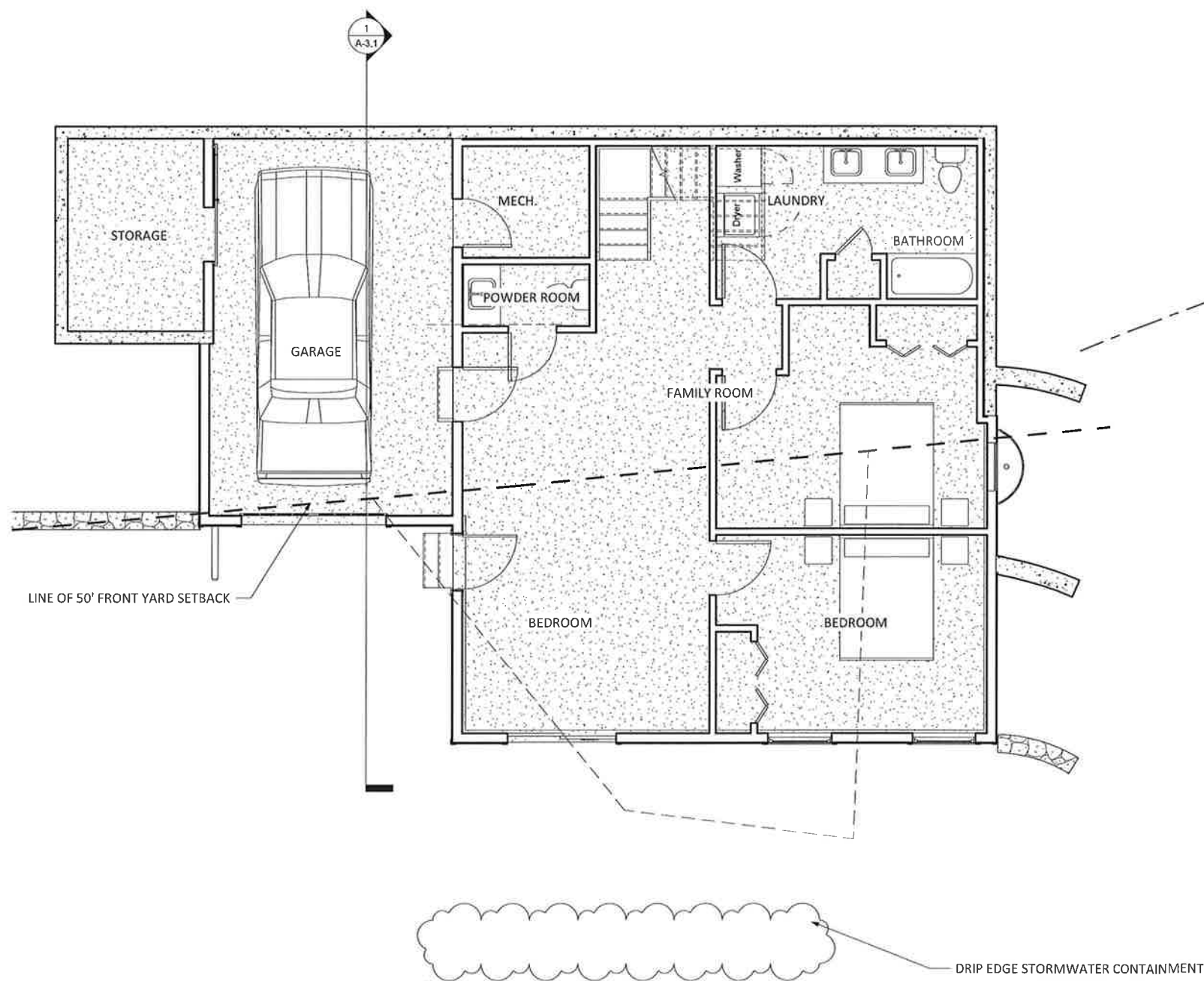
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GRAPHIC SCALE

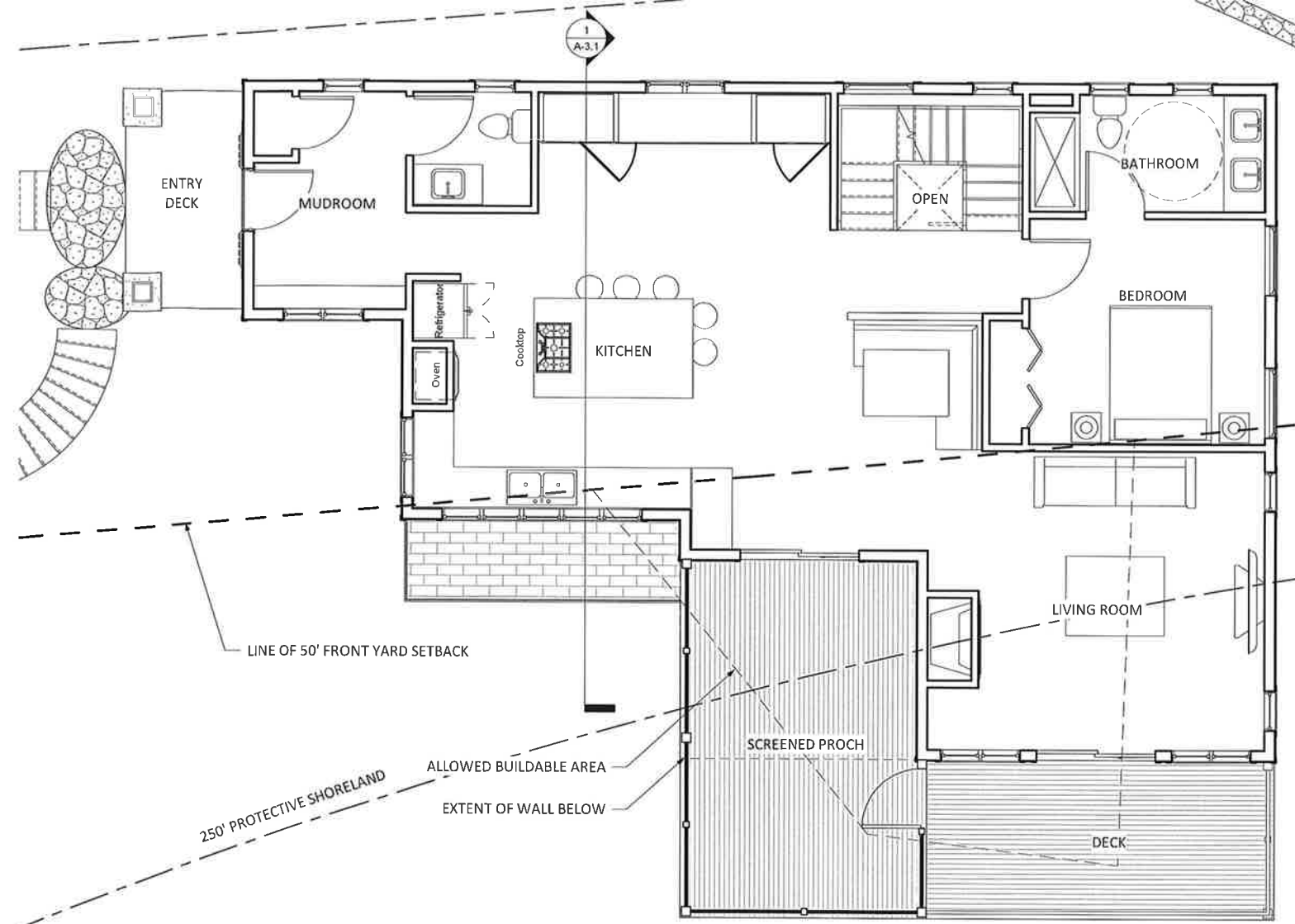


SUNAPEE NEW HAMPSHIRE

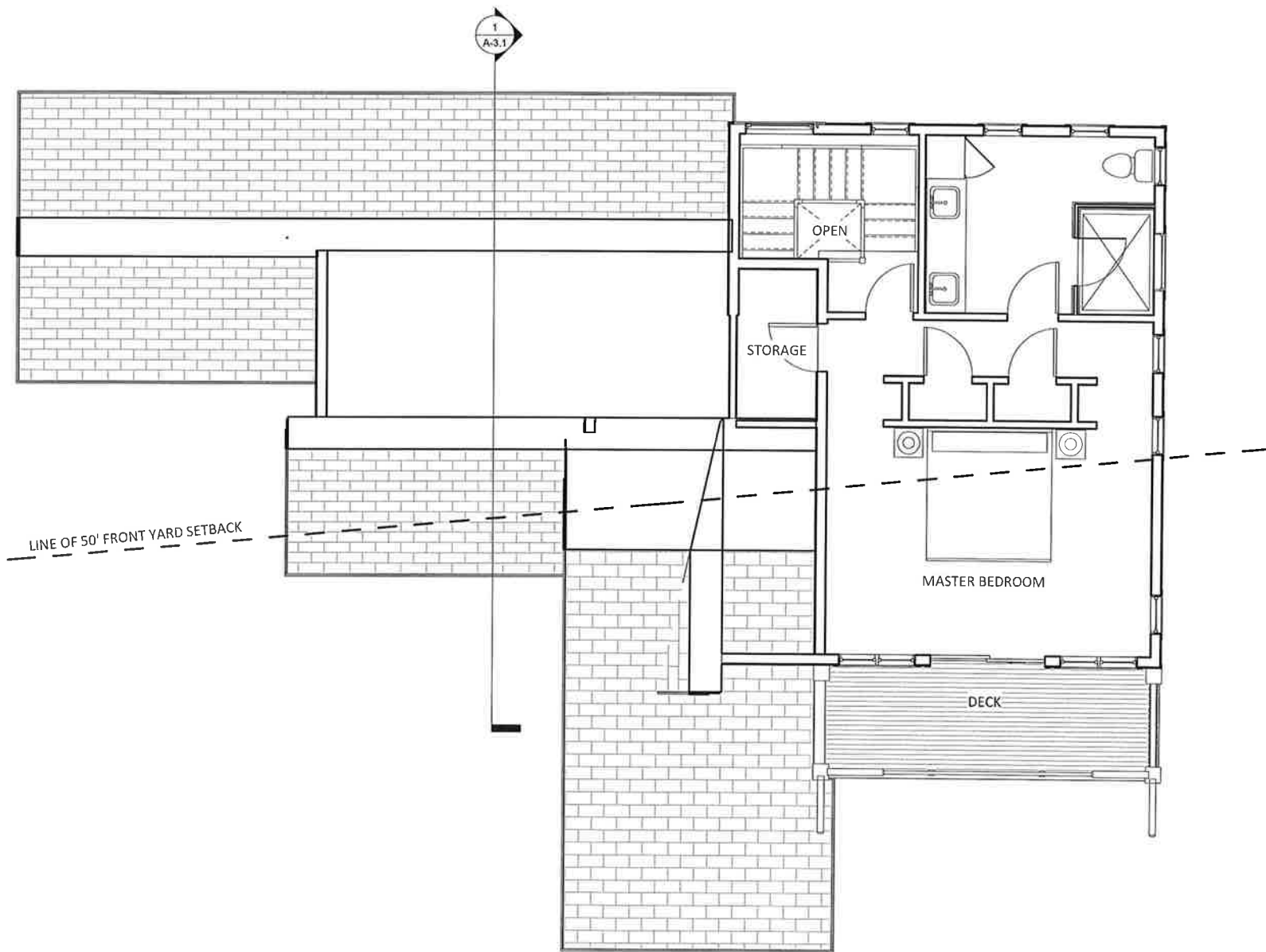
01-SRV



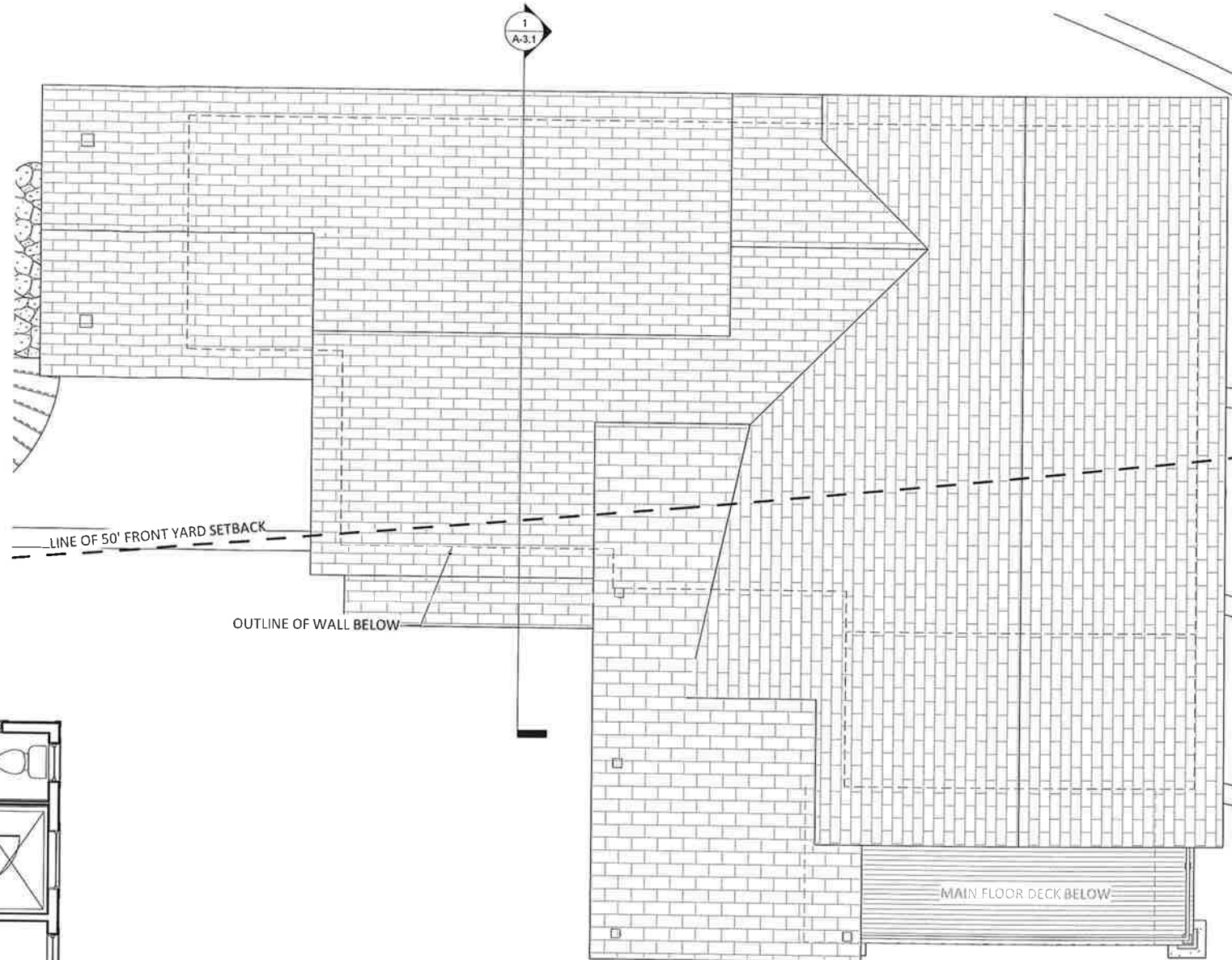
2 BASEMENT
SCALE: 1/4" = 1'-0"



1 MAIN LEVEL
SCALE: 1/4" = 1'-0"



1 MASTER SUIT
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



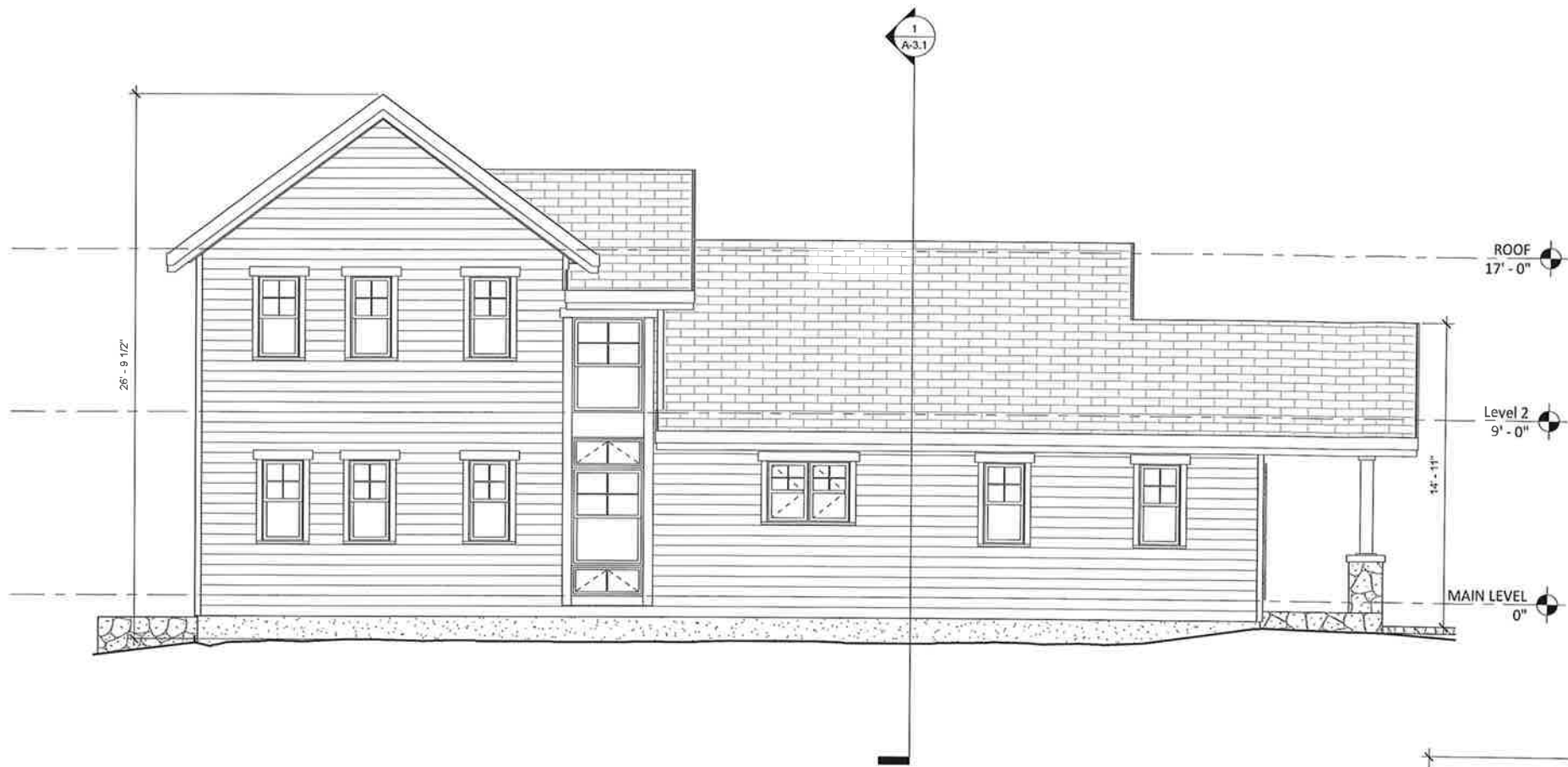
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EXTERIOR PERSPECTIVE
SCALE:



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE
THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL
BE PROSECUTED.

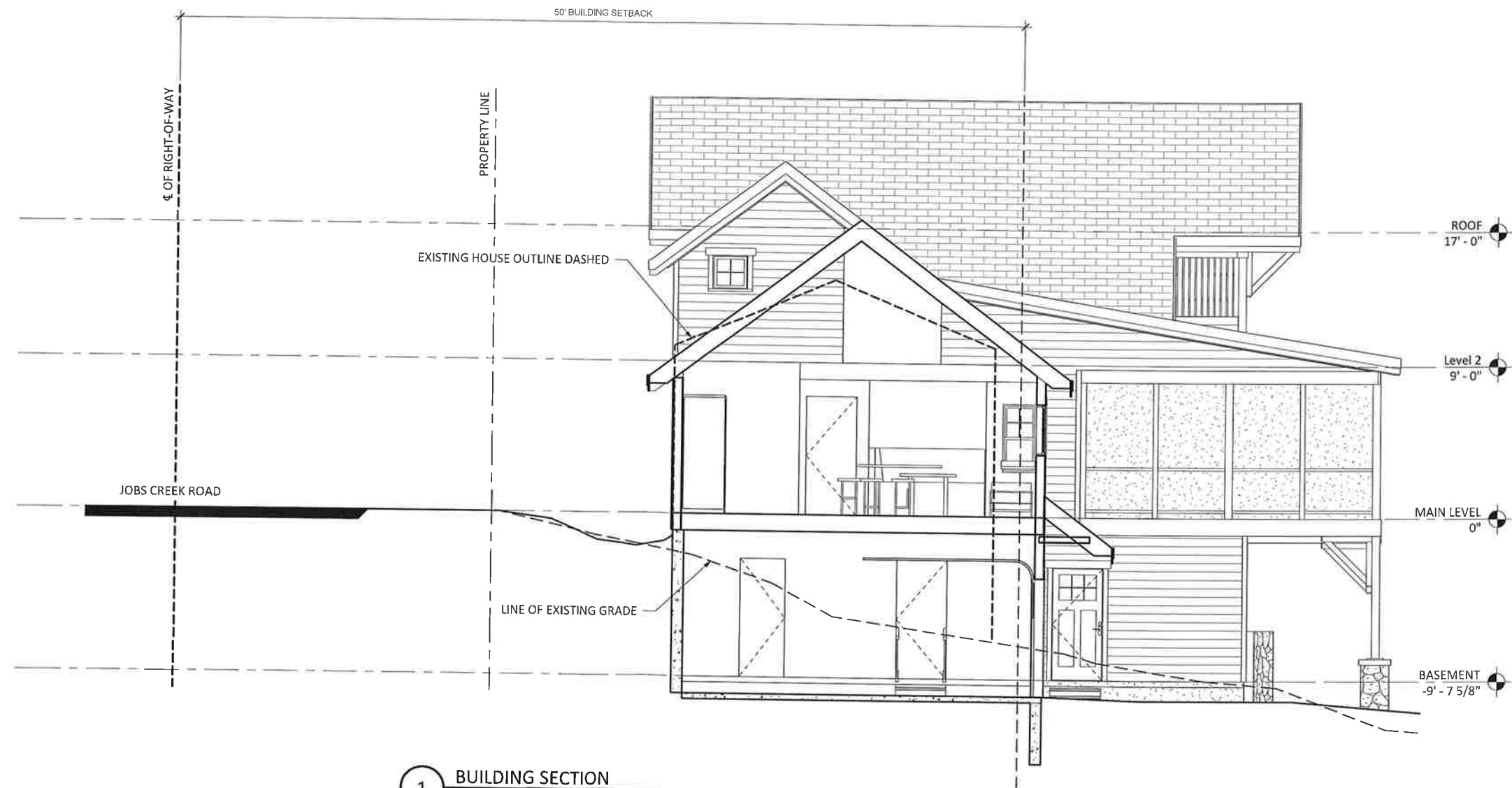
Frank Anzalone Associates

BERG RESIDENCE
EXTERIOR

BERG RESIDENCE
EXTERIOR

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1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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Frank Anzalone Associates