

DANIANO



ZONING BOARD OF ADJUSTMENT
TELEPHONE (603) 363-4624



**TOWN OF CHESTERFIELD, NH
NOTICE OF DECISION
ZONING BOARD OF ADJUSTMENT**

You are hereby notified that at its Thursday, March 17, 2022 Zoning Board of Adjustment meeting the Board heard the application of Angela Damiano & Sam Hoisington for a variance from Article II, Section 503.1 Expansion to Nonconforming Buildings and Structures for property located at 132 North Shore Road in Spofford and shown at Tax Map 5D, Lot B10. Motion was made based on the responses to the checklist with condition that the application be amended so as to include the garage in the application, to add the words "renovate/rebuild", have the drawings referenced in the application, stated that the boat space be no more than 12 feet wide and the rest to remain as crawl space, reference building ordinance 13.03 in regard to roof pitch, the ZBA is acknowledging some of the roof will be allowed by special exception to a pitch of 3/12.

All were in favor by roll call. ***Motion passed.***


Kristin McKeon
Chairman
Zoning Board of Adjustment
Date: 3/23/2022

NOTE: Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty days of the date of this decision. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The motion for rehearing must set forth all the grounds on which you will base your appeal. See New Hampshire Statutes, RSA Chapter 677

NOTE: Variance is based on oral and written intentions (including maps, plans, and written statements) and assurances of applicant and/or its representative and must be implemented in a way which adheres to those intentions and assurances. "The scope of a variance is dependent upon the representations of the applicant and the intent of the language of the variance at the time it is issued".

Town of Rye v. Ciborowski, III N.H. 77 (1971)

A site plan review may be required of the Chesterfield Planning Board, as a result of this decision.

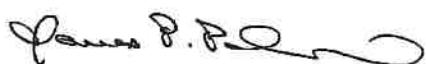
Application for Variance, Tax Map 5D Lot B-10

The following list of plans were part of the application for variance reviewed by the ZBA on March 17, 2022:

1. Existing Conditions Plan, Tax Map 5D Lot B-10, 132 North Shore Road, Chesterfield, NH, prepared by Fieldstone Land Consultants, PLLC, dated May 17, 2021.
2. Proposed Plan, Cottage Renovations, 132 North Shore Road, Chesterfield, NH, prepared by Brickstone Land Use Consultants LLC, dated February 15, 2022 and revised thru Feb. 24, 2022.
3. Architectural Drawings, prepared for Damiano-Hoisington, 132 N Shore Road, Spofford, NH 03462, by KCS Architects, dated 2-17-2022, stamped and signed by Katherine Sutherland, including the following sheets:
 - AD.1 Demolition Plans
 - AD.2 Demolition Plans
 - AD.3 Demolition Elevations
 - AD.4 Demo Garage Plans
 - A0.1 Site Plan
 - A1.0 First Floor
 - A1.1 Second Floor & Roof Plan
 - A1.2 Garage Plans
 - A2.0 Exterior Elevations
 - A2.1 Exterior Elevations 2
 - A2.2 Garage Elevations
 - A9.0 3D Views
 - A9.1 Building Volumes

The boat/storage space under the cottage shall be no more than 12 feet wide and the remaining area under the cottage shall remain crawl space.

Submitted by,



James P. Phippard, agent

accepted plans
are signed by
ZBA



3/23/22



Chesterfield Zoning Board of Adjustment

Application for Variance

A variance is requested from Article II Section 503.1 of the zoning ordinance to permit RENOVATIONS/REBUILDING OF THE EXISTING COTTAGE AND 2 CAR GARAGE WHICH WILL RAISE THE COTTAGE ROOF HEIGHT FROM 23.56' TO 26.29'.
Facts supporting this request: WITH NO INCREASES TO BUILDING VOLUMES OR LOT COVERAGE.

1 The variance is not contrary to the public interest because: SEE ATTACHED

2. The variance will not be contrary to the spirit and intent of the ordinance because: _____

3. Substantial justice is done because: _____

4. The variance will not diminish the values of surrounding properties because: _____

5. Literal enforcement of the ordinance would result in unnecessary hardship-

A) Because of the special conditions 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 _____

B) If the criteria in subparagraph A are not established, an unnecessary hardship will be deemed if and only if owing to the 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. _____

List any prior variance requests for this property including date regardless of owner _____

Applicant(s) signature(s) James P. Paine, AGENT Date 2-15-22

3-23-22 - CORRECTED