

APPLICATION FOR A VARIANCE
TOWN OF CENTER HARBOR - ZONING BOARD OF ADJUSTMENT

Name of Applicant: BRUCE R. BOND

Owner: BRUCE R. BOND

(If different from applicant)

Physical Address: 18 MAYO SHORES LANE

Mailing Address if different: _____

Email: bondbr@metrocast.net Phone: 603-279-6430

Map 104 Lot: 014

Town Office Section Only
Case No. <u>2018-0611</u>
Date Filed: <u>May 3, 2018</u>
Received By: <u>Aimee</u>

****Note: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate. According to the Center Harbor Zoning Board of Adjustment By-Laws, Section 6 (b), the application shall be read into the record by the applicant, applicant's designee or clerk ****

A variance is requested from article 5 section 9.2 of the zoning ordinance to permit THE CONSTRUCTION OF A YEAR-ROUND APARTMENT ON THE SECOND FLOOR OF AN EXISTING GARAGE BEHIND THE SEASONAL COTTAGE IN WHICH I HAVE BEEN RESIDING SINCE 2001. THE CONTINUED USE OF THE SEASONAL COTTAGE IN WHICH I HAVE BEEN LIVING IS TOO DIFFICULT DUE TO MORE SEVERE WINTERS AND MY ADVANCING YEARS.

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public interest because: THE EXISTING GARAGE WHICH WAS CONSTRUCTED IN 2010-2011, IS NOT VISIBLE TO THE PUBLIC AND WOULD CONTINUE TO NOT BE VISIBLE TO THE PUBLIC AFTER THE CONSTRUCTION OF THE APARTMENT. ADDITIONALLY, THE CONSTRUCTION OF A YEAR-ROUND APARTMENT ABOVE THE EXISTING GARAGE WOULD ALSO NOT BE VISIBLE TO ABUTTERS DRIVING ON MAYO SHORES LANE.
2. If the variance were granted, the spirit of the ordinance would be observed because: IT WOULD ALLOW THE PROPERTY OWNER TO REMAIN IN THE RESIDENCE HE LOVES WITHOUT NEGATIVELY IMPACTING NEIGHBORS OR THE ENVIRONMENT.

3. Granting the variance would do substantial justice because: IT WOULD CONTINUE TO ALLOW THE SINGLE AGING RESIDENT TO CONTINUE TO LIVE IN THE SEASONAL COTTAGE UNTIL WINTER AT WHICH TIME HE WOULD BE ABLE TO RETREAT TO THE WINTER APARTMENT ABOVE THE EXISTING GARAGE UNTIL SPRING.

4. If the variance were granted, the values of the surrounding properties would not be diminished because: THE EXISTING GARAGE STRUCTURE HAS BEEN IN PLACE FOR ABOUT 8 YEARS. MODIFICATIONS WOULD BE FOR THE MOST PART INVISIBLE TO NEIGHBORS. ADDITIONAL LIVING SPACE WOULD BE LOCATED BEHIND THE EXISTING GARAGE STRUCTURE AND NOT VISIBLE BY NEIGHBORS OR TRAFFIC ON WAUKEWAN ROAD.

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: THE

MODIFICATIONS TO THE EXISTING GARAGE STRUCTURE ONCE COMPLETED WOULD NOT BE VISIBLE TO ANY NEIGHBORS OR PUBLIC TRAFFIC

and:

ii. The proposed use is a reasonable one because:

THERE IS NO INFRINGEMENT ON OTHER PROPERTIES.

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

THE VARIANCE WOULD PROVIDE FOR CONTINUED YEAR-ROUND USE OF THE PROPERTY BY ITS AGED OWNER WHO CAN NO LONGER MODIFY THE SEASONAL COTTAGE FOR WINTER TIME USE DUE TO THE COMPLEXITY OF THE EFFORT.

Applicant Signature:

B. Bond

Date:

4/30/18

ABUTTERS LIST

Name of Applicant: BRUCE R BOND

Address: 18 MAYO SHORES LANE
CENTER HARBOR, NH 03226

Property Concerned: Tax Map 104 Lot 014

The following are the abutters to the above property. Please include those across the street.

Tax Map 104 Lot 013

Name: SUTCLIFFE FAMILY TRUST

Address: P. O. BOX 78, HOLDERNESS, NH 03225

Tax Map 104 Lot 015

Name: BETTY L. BRAIT TRUST

Address: 27 HUCKLEBERRY RD. LYNNFIELD, MA ⁰¹⁹⁴⁰

Tax Map 104 Lot 019

Name: GEORGE EARL

Address: 446 WAUKEWAN RD. CENTER HARBOR
⁰³²²⁶

Tax Map _____ Lot _____

Name: _____

Address: _____

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