



APPLICATION FOR VARIANCE
Zoning Board of Adjustment
Town of Fremont
P.O. Box 120
Fremont, New Hampshire 03044

Do not write in this space.

Case # 021-009

Date filed: 9-21-21

Hearing Date: 10-26-21

Total Fees Received: 442.00

Signed: [Signature]

ZBA

Location of property Map # 002 Lot # 1-18

ZONING INFORMATION

Zoning District of Property: Residential

Is the property in the Aquifer Protection District? Yes ☐ No ☒

Is the property in the Flood Zone? Yes ☐ No ☒

Name of applicant: John & Valerie Ferris

Address: 70 Thunder Road, Fremont NH

Phone: 603-856-3783

Other contact information:

Name of owner:

Valerie Ferris & John Ferris

(if same as applicant, write "SAME AS")

Address: 70 Thunder Rd Fremont NH

Phone: 603-856-3941

Other contact information: J. Ferris "Ferris" 603-856-3783

NOTE: This application is not acceptable unless all required statements in the appropriate section have been completed.
Additional information may be supplied on a separate sheet if the space provided is inadequate.

APPLICATION FOR VARIANCE

A Variance is requested from Article 9 Section 901 of the Zoning Ordinance to permit:

Facts supporting this request:

1. The variance will not be contrary to the public interest because;

There is significant buffer between our property and the neighbors; composed of woods & forested land. Exterior of shed will be same materials and colors as exterior of house

2. The spirit of the ordinance is observed because;

The shed will be within 12' of side set back, however, the adjacent land is wooded and not open

3. Substantial Justice is done because;

The variance will not negatively impact neighbors, views, or property values

4. The values of surrounding properties are not diminished because;

There is no negative visual impact or change of use. No increase/change in traffic. It will limit any use of the yard or driveway to store or house items such as lawn mower

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

(A) For purposes of this subparagraph, "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;

The lot is long and narrow and the side set back limits the possible location of a shed

AND;

(ii) The proposed use is a reasonable one.

The shed is for light storage of lawn mower, shovels, etc and is a reasonable use within the residential area

OR

(B) 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.

The lot is long and narrow and the back portion drops off significantly, limiting the possible locations for a shed

Signed: [Signature]
(Actual property owner)

**Town of Fremont
Zoning Board of Adjustment
PO Box 120
Fremont NH 03044-0120**

APPLICATION and PROCEDURE

PROCEDURE – To apply to the Zoning Board of Adjustment for relief, you must follow these steps:

1. Obtain a letter of denial from the Board of Selectmen or Building Inspector.
2. Compile a typed list of the names and addresses of all current abutters. This is to be obtained from the Fremont Selectmen's Office not longer than ten (10) days prior to submission of this application. An abutter is anyone whose property physically abuts the subject property or is directly across a street or stream. Please include the subject property, applicant, and anyone whose seal or stamp appears on the plan. The accuracy of the abutters list is the sole responsibility of the applicant.
3. All requests for required reports or other correspondence (such as indicated in Article IX Section H) must be sent by the applicant via certified mail with return receipt requested or date stamped by the recipient. This is for proof of date of delivery.
4. Applications can be left at the Town Hall at 295 Main Street in Fremont; or mailed to the Town of Fremont at the above address. The proper check amount for the fees due made payable to the Town of Fremont must be included with your application.

CHECKLIST FOR APPLICATION

This Application Includes:

- ☒ Letter of denial *9/22/21 from Building Inspector*
- ☒ 6 sets of plans
- ☒ cover letter of intent *9/23/21 received via email 9/21/21*
- ☒ current abutters list
- ☒ proper check amount
- ☐ letter of approval to allow representation

FEE SCHEDULE

VARIANCE

For the first request, and \$50.00 for each additional request if a separate Zoning Article

\$200.00 = \$ 200-

ADVERTISING

(current rate of expense)

\$115.00 = \$ 125-

ABUTTER NOTIFICATION (per abutter)

(See "2" above for definitions of an abutter.)

\$ 12.59 = \$ 132.9 = 117-

TOTAL FEES SUBMITTED = \$ 8442 -

ch # 1069

**INSTRUCTIONS TO APPLICANTS APPEALING TO
THE ZONING BOARD OF ADJUSTMENT**

Leanne Miner

Subject:

FW: Cover letter of intent for Variance Application

Dear Leanne,

This letter is to serve as our letter of intent for our variance application as requested for Article 9, section 901 of the Zoning Ordinance. It is our intention to have a 20' X 10' shed constructed on our lot 1-18 on Map 002 at 70 Thunder Road, Fremont NH. The shed will be located 390' from the rear property line, 77' from the front property line, over 100' from the east side of the property, and 12' from the west side of the property. Locating the shed within 30' of the west side setback requires us to apply for a variance.

There is a significant buffer of woodlands on our west sideline separating us from our neighbor at lot 1-17. The variance will not negatively impact our neighbor's views, property values, or in any way detract from the visual appeal of the neighborhood. Our lot is long and narrow and, therefore, restricts the possible locations for a shed. The rear of the property drops off quickly and the slope is not conducive for a shed location. The shed will be of wood construction and sheathed in vinyl siding of the same colors as the exterior of the house. The shed will be used to store lawn and garden equipment such as a lawnmower, rakes, shovels, and etc.. We request that the Town of Fremont and the Zoning Board of Adjustment review our request and return a favorable finding on the matter. Thank you and the Board members for your consideration. Please do not hesitate to contact me at the phone number below with any questions prior to your meeting.

Sincerely,

Valerie and John Ferris

"Ferris"

jrferris79@gmail.com

603-856-3783

70 Thunder Road

Fremont, NH 03044

*** This e-mail is from an external source. ***

THUNDER ROAD

ROAD R.O.W.

50' FRONT SETBACK

EXISTING HOUSE

LEACH BED

30' SIDE SETBACK

PROPERTY LINE

390

PROPOSED Shed

DOCKS for Shed

390' (North)

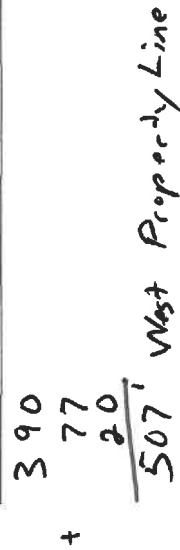
77' (North)

100' (East)

12' (West)

PROPOSED
Shed

P.O. BOX 271
CHESTER, NEW HAMPSHIRE 03036
PH: (603) 887-6979
WWW.GREGSAK.COM





TOWN OF FREMONT
Building Inspector/Code Enforcement
PO Box 120
Fremont NH 03044-0120

9-22-21
John Ferris
70 Thunder Road
Fremont, NH 03044

Telephone 603 895 3200 x 309
Facsimile 603 895 3149
BuildingInspector@fremont.nh.gov

Map 2 Lot 001-018

Re: Storage Shed

John:

The building permit submitted for a storage shed must be denied.

Because your building lot was established in the year 2003 the minimum setbacks are 50 feet from the front and 30 feet from the rear and sides. The project you propose does not meet the minimum set back from the side of your property.

Laurence A. Miner

Building Inspector, Code Enforcement