



APPLICATION FOR SPECIAL EXCEPTION

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

Do not write in this space.

Case # 021-005

Date filed: 5-6-21

Hearing Date: 5-25-21

Total Fees Received: 416

Signed: [Signature]

ZBA

Name of applicant: Patricia L. Kelly

Address: 695 Main Street, Fremont, N.H.

Phone: 895-4446 (H) 603-957-0956 (C) 895-6000 (W)

Owner: Same as
(if same as applicant, write "SAME AS")

Location of property Map # 2 Lot # 67

695 Main Street
(street address)

Zoning District of Property: Main Street + Flexible Use Residential

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

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

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 A SPECIAL EXCEPTION

Description of proposed use showing justification for a special exception as specified in the zoning ordinance Article 5 Section 503

Removing deteriorating steps due to weather, replacing with covered landing designed to make the front of the house aesthetic to the original house.

Explain how the proposal meets the special exception criteria as specified in article _____ section _____

Of the zoning ordinance: (List all criteria from ordinance)

Criteria 1- Is the use one that is ordinarily prohibited in the district?

No

Criteria 2- Is the use specifically allowed as a special exception under the terms of the ordinance

Yes - the expansion must intrude no further into any setback area than does the existing structure.

Criteria 3- Are the conditions specified in the ordinance for granting the exception met in the particular case?

yes

Signed: Patricia L. Kelly Date 5-4-21
(Actual property owner)

SPECIAL EXCEPTION:

Certain sections of the Zoning Ordinance provide that a particular use of property in a particular zone will be permitted by Special Exception if specified conditions are met. The necessary conditions for each Special Exception will be granted if you can show that the conditions stated in the ordinance are met.

If you are applying for a Special Exception you will probably also need a determination from the Planning Board (relative to subdivision or site plan review). Even in those cases where no Planning Board approval is needed, presenting a site plan to the Planning Board will assist in relating the proposal to the overall zoning. This should be done before you apply for a Special Exception.

**SPECIAL EXCEPTION
APPLICATION and PROCEDURE**

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

- a. Obtain a letter of denial from the Board of Selectmen or Building Inspector.
- b. Compile a typed list of the names and addresses of all current abutters. This is to be obtained from the Fremont Selectmen's Office. An abutter is anyone whose property physically abuts the subject property or is directly across a street or river. Please include the subject property, applicant, and anyone whose seal or stamp appears on the plan.
- c. 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. This is for proof and record of mailing. The hearing will not be scheduled before the 30-day time frame has lapsed from the date of mailing requests to pertinent officials.
- d. Applications can be left at the Town Hall at 295 Main Street in Fremont; or Mailed to the Town at the address above. Submit a check made payable to the Town of Fremont with your application for the fees due.

CHECKLIST FOR APPLICATION

This Application Includes:

☒ Letter of Denial
☒ 6 sets of plans
☒ cover letter of intent
☒ current abutters list
☒ proper check amount
☒ NA letter of approval to allow representation

FEE SCHEDULE

SPECIAL EXCEPTION

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

\$200.00 = \$ 200

ADVERTISING

(current rate of expense)

~~\$140~~
~~\$115.00~~ = \$ 140

ABUTTER NOTIFICATION (per abutter)

(See (B) above for definitions of an abutter. This covers two certified mailings.

1376
~~\$12.59~~ = \$ 78

TOTAL FEES SUBMITTED \$ 418 —

**Patricia L Kelly
695 Main Street
Fremont NH 03044
(603)895-4446**

May 6, 2021

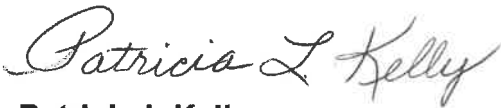
**Town of Fremont
295 Main Street
Fremont NH 03044**

ZONING BOARD

Members:

As I submit my Application For Special Exception, I state that my intent is to remove precast cement stairs and wood railings that are severely dilapidated due to age and weather and replace them with a "farmers porch" to help protect the new larger landing & stairs from the elements with a covered roof.

Respectfully Submitted

A handwritten signature in cursive script that reads "Patricia L Kelly". The ink is dark and the signature is fluid.

Patricia L Kelly



Subject: RE: Patricia Kelly Porch
Date: 5/5/2021 6:48:48 AM Eastern Standard Time
From: buildinginspector@fremont.nh.gov
To: bkelly3776@aol.com

Ben: Because the house at 695 Main Street is considered a nonconforming building built in the 1950's the "farmers porch" addition you are planning to build does not fit into the existing set backs for your property. Article 5 Section 503 of the Fremont Ordinances explains the appeal process to rectify this matter. The Zoning Board of Appeals is the committee for which you must present your case to continue with this building process. At this time I must deny the building permit for which you applied. Once the zoning issue has been resolved you may once again apply for a building permit.

Regards

Laurence A. Miner

Building Inspector, Code Enforcement

From: bkelly3776@aol.com <bkelly3776@aol.com>
Sent: Tuesday, May 4, 2021 5:17 PM
To: Building Inspector <buildinginspector@fremont.nh.gov>
Subject: Patricia Kelly Porch

Hello Larry:

Leanne said that i needed to get a letter from you denying the building permit for her porch to add to the package showing the need for special exception.

Thank you in advance

Ben Kelly

603-895-6000

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

House, Patio & Bulkhead	1603 Sq Ft
Shed & Cement Ramp	196 Sq Ft
Paved Driveway & Walkways	1098 Sq Ft
Proposed "Farmers Porch"	156 Sq Ft

Total:	3053 Sq Ft
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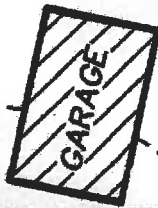
Lot Sq Ft 25000	12.221% Coverage
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Tax Map 2
Lot 67
0.57 acres

EXISTING
WELL
(pre '89)

APPROXIMATE
WATER LINE



TBM HUB
196.62'

TBM HUB
196.75'

60.3'

200F

TP #1

DECK

DRIVEWAY

EXISTING
2 BEDROOM
HOUSE

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



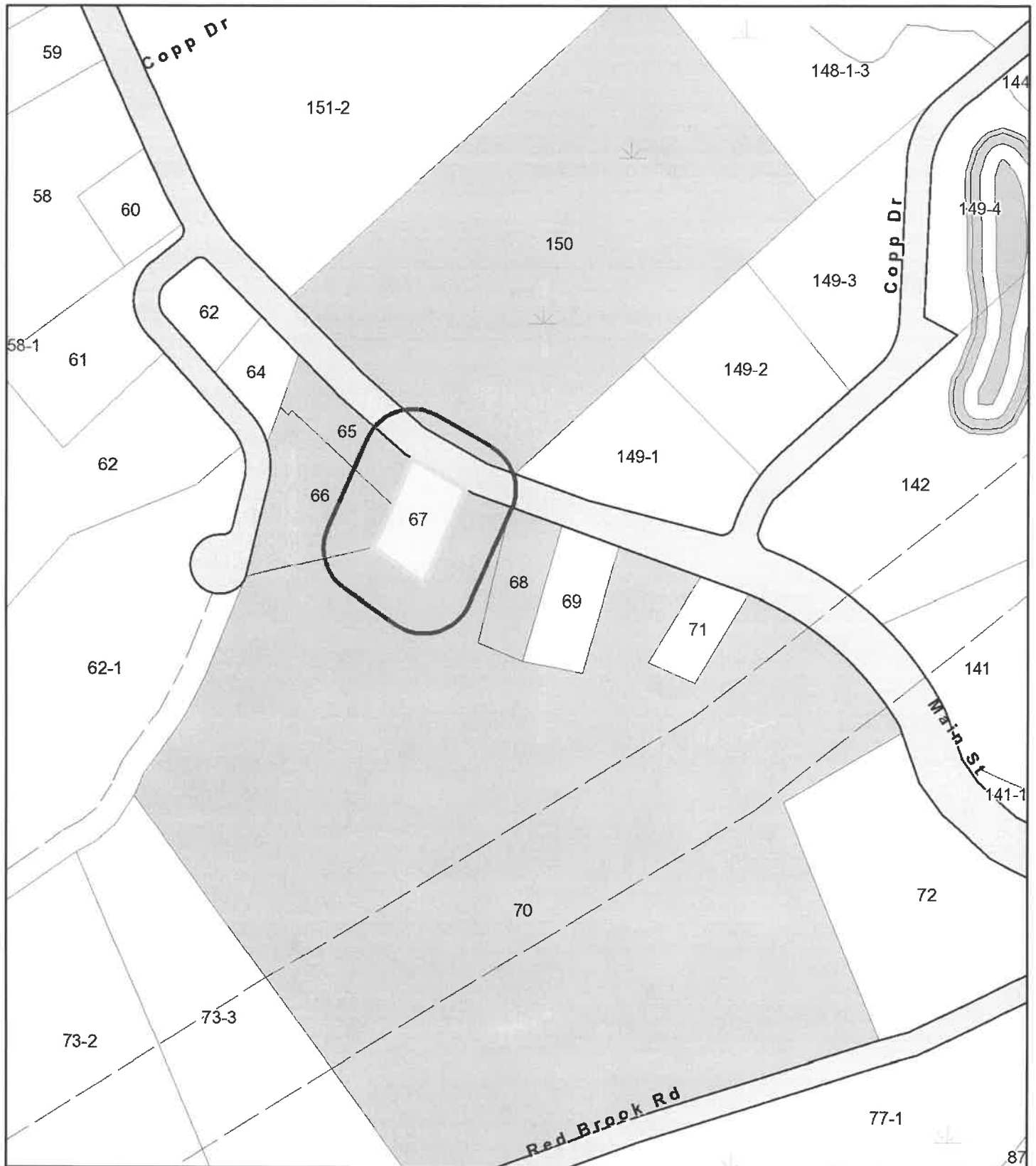
Fremont, NH

1 inch = 275 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions.

May 6, 2021

www.cai-tech.com



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100 foot Abutters List Report

Fremont, NH

May 06, 2021

Subject Property:

Parcel Number: 002-067-000-000 ✓
CAMA Number: 002-067-000-000 ✓
Property Address: 695 MAIN STREET ✓

Mailing Address: KELLY, PATRICIA L ✓
695 MAIN STREET
FREMONT, NH 03044

(A)

1

Abutters:

Parcel Number: 002-065-000-000 ✓
CAMA Number: 002-065-000-000 ✓
Property Address: 687 MAIN STREET ✓

Mailing Address: NEWMAN, DINICE M & STEVEN J ✓
687 MAIN STREET
FREMONT, NH 03044

(A)

2

Parcel Number: 002-066-000-000 ✓
CAMA Number: 002-066-000-000 ✓
Property Address: 31 LEBLANC ROAD ✓

Mailing Address: PEEL, TINA ✓
25 SHANNON DRIVE
BRENTWOOD, NH 03833

(A)

3

Parcel Number: 002-068-000-000 ✓
CAMA Number: 002-068-000-000 ✓
Property Address: 701 MAIN STREET ✓

Mailing Address: HARTFORD, WARREN J ✓
701 MAIN STREET
FREMONT, NH 03044

(A)

4

Parcel Number: 002-070-000-000 ✓
CAMA Number: 002-070-000-000 ✓
Property Address: MAIN STREET ✓

Mailing Address: PALMER, TIMOTHY P & GERALDINE M ✓
706 MAIN STREET
FREMONT, NH 03044

(A)

5

Parcel Number: 002-150-000-000 ✓
CAMA Number: 002-150-000-000 ✓
Property Address: 688 MAIN STREET ✓

Mailing Address: O'BRIEN, MARY E ✓
688 MAIN STREET
FREMONT, NH 03044

(A)

6

~~engagement~~ 7



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5/6/2021

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