



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 # 021-008

Date filed: 9-21-21 (rec'd via mail)

Hearing Date: 10-26-21

Total Fees Received: 455.00 ck 9037

Signed: [Signature]

ZBA

Location of property

Map #

002

Lot #

105-02902-105-029

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:

WILLIAM & KELLY LOYD

Address:

57 KELSEY DRIVE FREMONT, NH MAST TREE 03044

Phone:

KELLY'S CELL 603-702-0742

Other contact information:

E-MAIL KLKitchenANDbATH@icloud.com

Name of owner:

"SAME AS"

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

Address:

"SAME AS"

Phone:

Other contact information:

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 12 Section 1203 of the Zoning Ordinance to permit:
1201.5

Facts supporting this request:

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

IT WILL NOT HARM PUBLIC PEOPLE OR PETS.
IT WILL BE NEAT & CLEAN
IT WILL BE SIMILAR IN SHAPE TO EXISTING SHAPES

2. The spirit of the ordinance is observed because;

?

3. Substantial Justice is done because;

A SHED WILL PROTECT OUR EQUIPMENT FROM WEATHER
THE NEIGHBORHOOD WILL LOOK NEATER
OUR ENTIRE PROPERTY IN BUFFER ZONE.

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

WE VALUE AND CARE ABOUT AESTHETIC'S

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;

I BELIEVE THIS TO BE TRUE

AND;

(ii) The proposed use is a reasonable one.

YES. ITS NOT EVEN CLOSE TO BEING UNREASONABLE.
ITS PROTECTING PERSONAL PROPERTY AND BRINGS US
OR EQUAL TO OUR NEIGHBORS.

(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.

SHARD SHIP IS 100' BUFFER ZONE
OUR ENTIRE LOT IS IN IT

Signed:

(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
✓ 6 sets of plans 9-21 L map prepared
✓ cover letter of intent 9-21-21 received via US Mail
_____ current abutters list map
✓ proper check amount 9-9-21 #9037
NA 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 = \$ 200.00

ADVERTISING

(current rate of expense)

125
\$115.00 = \$ 125

ABUTTER NOTIFICATION (per abutter)

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

\$12.59 = \$ 130
13410

TOTAL FEES SUBMITTED = \$ 455 see attache

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

William & Kelly Loyd 57 Kelsey Drive Fremont NH 03044

Letter of Intent

Sept 14, 2021

To whom it may concern,

Our intent is to secure a permit via an approved variance, to place a 16'X20' shed to the left side of our property.

Currently the 100' foot buffer zone does not allow adequate placement of the shed, while still maintaining a 55' foot setback from the street -that of 57 Kelsey Drive Fremont NH 03044

This current 100' buffer zone applies to our entire 2.49 acres lot from left to right facing the home from the street.

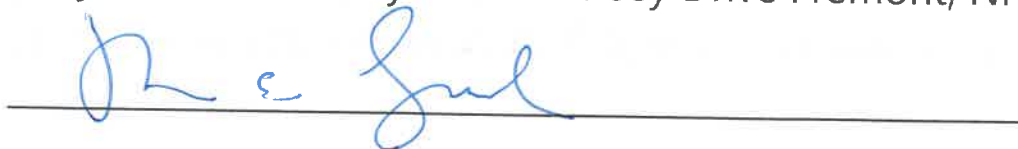
The size of the shed, is in direct relationship to the size of the equipment needed to maintain this large lot.

This shed will also protect our investment in equipment not exposing it to the weather, theft, or unsightly mess.

Thank you for your time.

Sincerely,

Kelly and William Loyd of 57 Kelsey Drive Fremont, NH 03044



75' PROTECTIVE
WELL RADII

LOT #29 & 30

108,603 SF
2.49 AC

EDGE OF WETLAND

PROP. WELL
116' TO SYSTEM
100' MIN.

14' W
12' D
EXISTING

PROPOSED
4 BEDROOM
DWELLING

16' X 20'
SHED

47' 4"

54' 10"

S.T.

7' X 3'

SEPTIC SYSTEM
SETBACK

MID PT. CONT.
ELEV. = 97.00'

521.93'

N 64° 40' 40" W

SPK SET AT
ELEV. = 99.61'

SPK SET AT ELEV. = 100.00'

RIVER FRONT DRIVE
57 KELSEY DRIVE

1" = 20' SCALE

LOT # 28

98

187.03'
N 24° 20' 56" E

98

100

96

MATCH LINE

SEPTIC SYSTEM
SETBACK

110.00' CONT.
CEV=97.00'

TELEV=100.00'



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

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

9-29-21
William & Kelly Lloyd
57 Kelsey Drive
Fremont, NH 03044
002-105-029

RE: Shed Installation

Dear Ms. Lloyd,

This office cannot approve a building permit for the construction of a shed on your property as shown on the attached plan because it is located within the 100 foot buffer of the wetland. Installation of any structure in a wetland buffer is in violation of Fremont Zoning Ordinance Article 12, Section 1201.5 (Uses Permitted). A variance to this regulation must be obtained before a building permit will be reviewed.

Laurence A. Miner



Building Inspector, Code Enforcement

Enclosed: Plan Received by Land Use Office dated 9/21/21

