



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

RECEIVED
JUL 06 2023

BY: g

Do not write in this space.

Case # 023-002

Date filed: 7/6/23

Hearing Date: 7/25/23

Total Fees Received: ck #641

Signed: TS

Location of property Map # 7 Lot # 16

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 Casazza

Address: 74 Tibbets Rd Fremont NH 03044
03049

Phone: 603 898 3301

Other contact information: 978 727 7046

Name of owner: Same AS
(if same as applicant, write "SAME AS")

Address: _____

Phone and Email: Speedydog@Comcast.net

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 9 Section 901 of the Zoning Ordinance to permit:

Want to add a shed to property while keeping the least
amount of disturbance to wet areas and wooded areas.

Facts supporting this request:

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

most of the neighbor hood have sheds/vehicle structures on
the opposite side of the road from their home. There is unusable
property on Lot 15, and plenty of room on the side of Lot 17.

2. The spirit of the ordinance is observed because;

The shed observe all sides setbacks, BUT will be within
25'10' of the front setback.

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 or change of use. Will not
impair Road/Traffic line of site. This will help to keep
our yard appearance as it will store items that otherwise

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. would be on
(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special ^{The lawn or} conditions of the property that distinguish it from other properties in the area: ^{Property.}

(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 also split by the
Road which makes existing set backs unable to support
construction of a shed

AND;

(ii) The proposed use is a reasonable one.

The shed is for storage of yard tools, Lawn mower, Snow blower
and lawn furniture. All storage will be reasonable in a Residential
area.

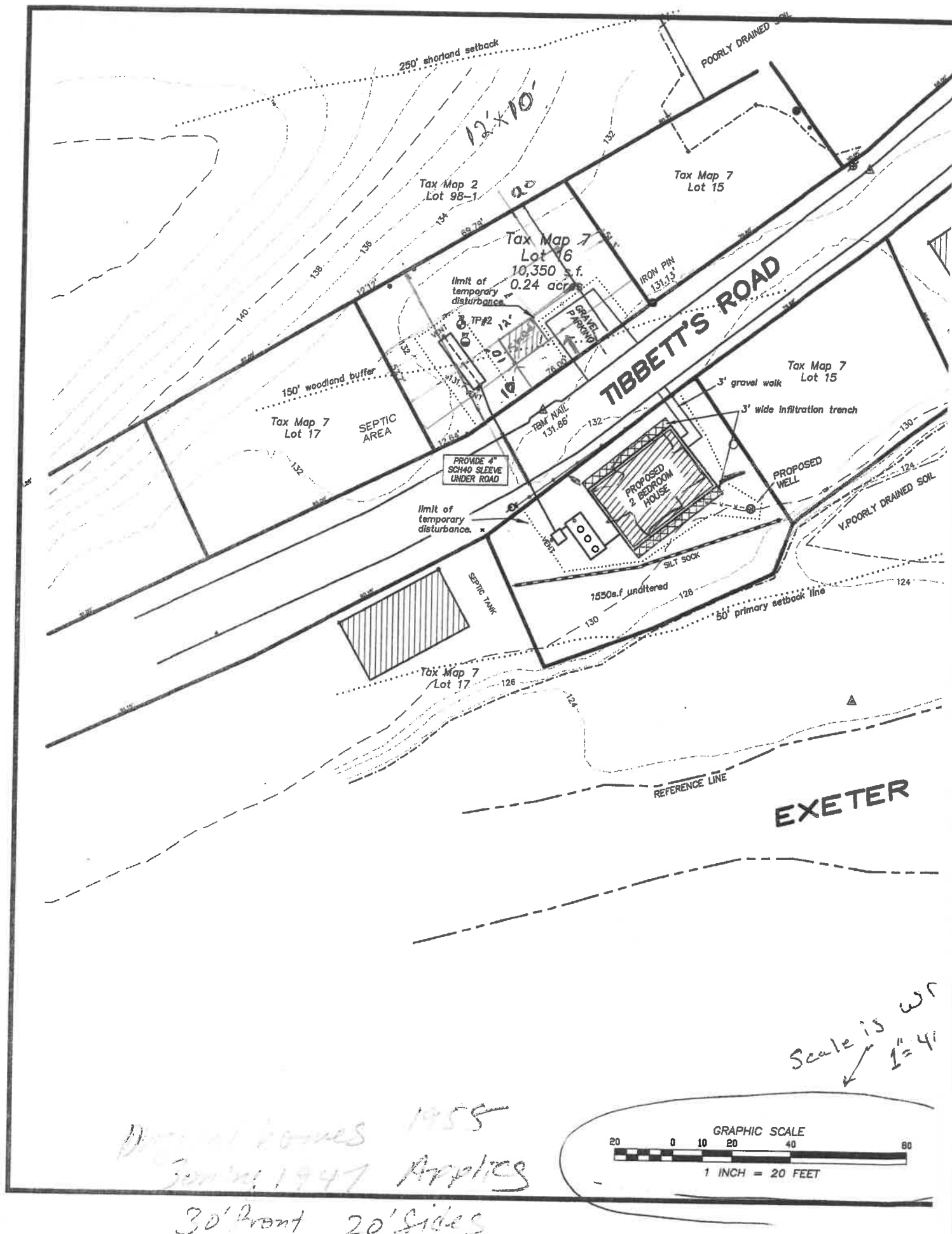
OR

(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 front setback
is greatly limited due to the split of lot by the Road,

Signed: William C. [Signature]

(Actual property owner)





74 Tibbetts Road Abutters

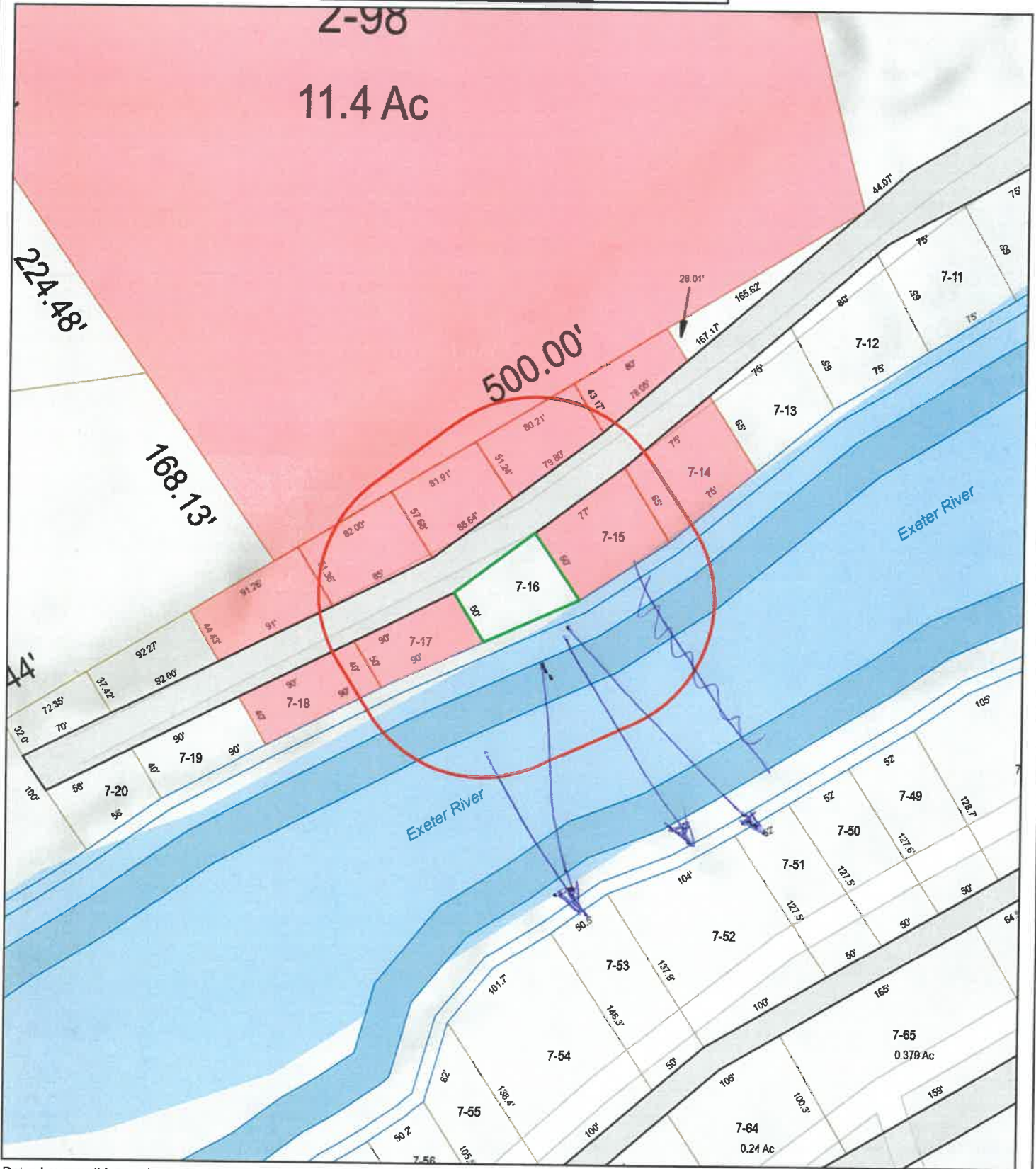
Town of Fremont, NH

1 inch = 100 Feet



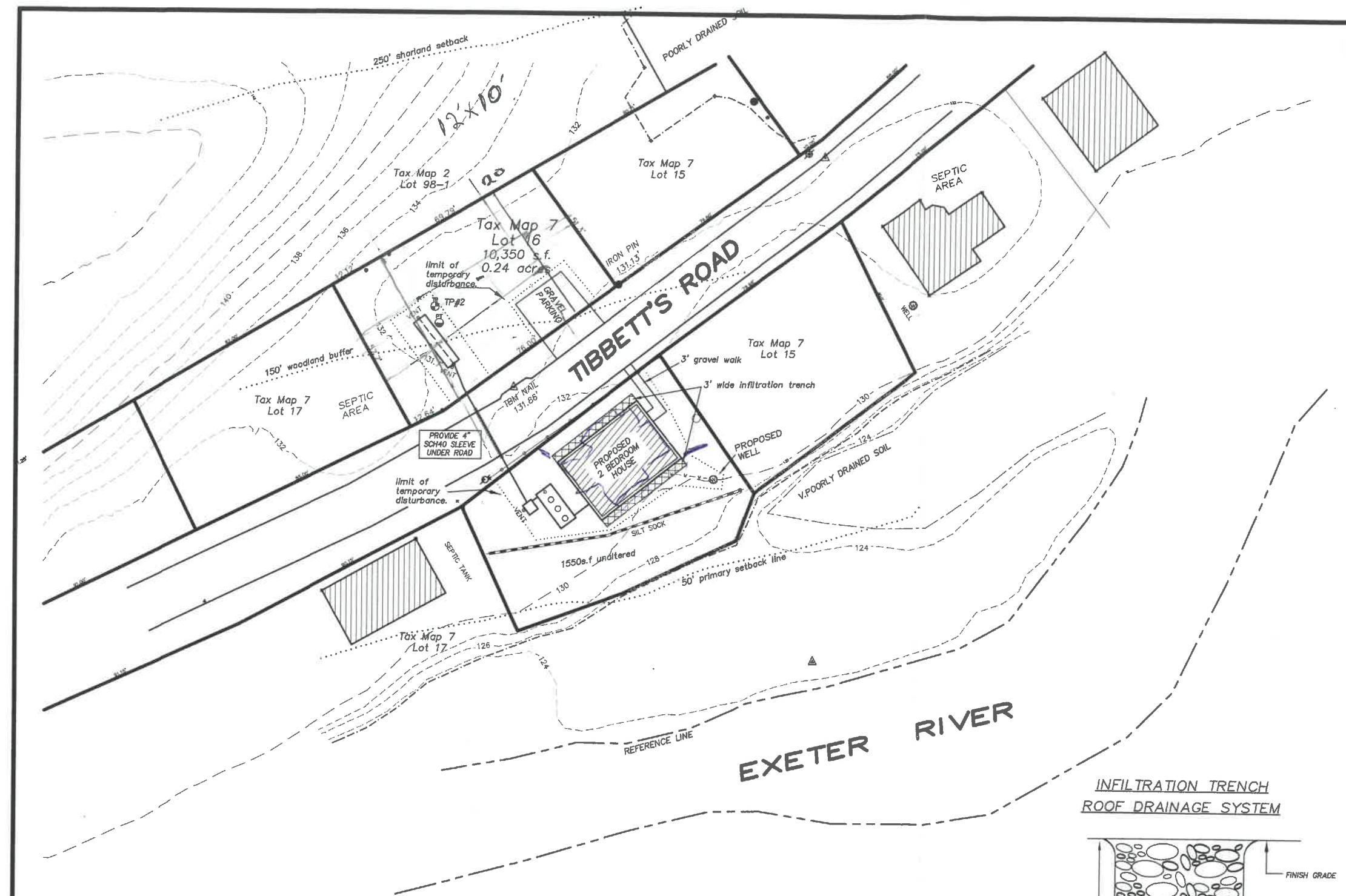
www.cai-tech.com

July 13, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Parcel Number	Property Address	Last Name	First Name	Owner Address	Owner City	Owner State	Owner Zip
002-098-000-000	909 MAIN STREET	RILEY	PAUL & DIANE	909 MAIN STREET	FREMONT	NH	03044
007-014-000-000	66 TIBBETTS ROAD	CARA STONER	ERIC P EMOND	66 TIBBETTS ROAD	FREMONT	NH	03044
007-015-000-000	70 TIBBETTS ROAD	CASAZZA, WILLIAM & JEAN	<i>Duplicate</i>	21 MERRILL AVENUE	SALEM	NH	03079
007-017-000-000	78 TIBBETTS ROAD	ALLEN	TRISHA K & TIMOTHY P	78 TIBBETTS ROAD	FREMONT	NH	03044
007-018-000-000	82 TIBBETTS ROAD	GIANNUSA	RONALD	82 TIBBETTS ROAD	FREMONT	NH	03044
7-051	65 Riverside Drive	Devin Kulberth	Ava Tomaso	65 Riverside Drive	FREMONT	NH	03044
7-052	67 Riverside Drive	HILLER TTEES	SCOTT & KIMBERLY	67 Riverside Drive	FREMONT	NH	03044
7-053	71 Riverside Drive	Todd	Sherilyn	71 Riverside Drive	FREMONT	NH	03044
007-015-000-000	70 TIBBETTS ROAD	CASAZZA	WILLIAM & JEAN	21 MERRILL AVENUE	SALEM	NH	03079



- NARRATIVE;**
- 1) REPLACE PRIOR HOUSE WITH NEW 2 BEDROOM HOUSE
 - 2) REMOVE CONCRETE FOUNDATIONS.
 - 3) CONSTRUCT NEW FOUNDATION AND HOUSE
 - 4) REMOVE OLD SEPTIC SYSTEM AND INSTALL NEW CLEAN SOLUTION SEPTIC SYSTEM.
 - 5) FILL OLD DUG WELL AND INSTALL NEW DRILLED WELL.
 - 6) INSTALL 3'X3' INFILTRATION TRENCH ON ROOF DRIP LINE OF HOUSE.

EXISTING LOT COVERAGE	
PARKING AREA & DRIVEWAY	= 516 sf
PRIMARY STRUCTURE	= 965 sf
WALKWAYS & PATIO	= 86 sf
SHED	= 186 sf
TOTAL IMPERVIOUS AREA	= 1,667 sf
(16% lot coverage)	

PROPOSED LOT COVERAGE	
PARKING AREA & DRIVEWAY	= 500 sf
PROPOSED BUILDINGS	= 936 sf
WALKWAYS & DECK	= 65 sf
TOTAL IMPERVIOUS AREA	= 1,501 sf
(14.5% lot coverage)	
TEMPORARY IMPACT AREA = 3,500 sf total	

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PROPOSED SITE PLAN

TAX MAP 7 LOT. 16
74 Tibbets Road
Fremont, NH
FOR
Adam Lamond
P.O. Box 784
East Hampstead NH 03826

3/11/22
DATE: 11/3/21

SCALE: 1"=20'



CORNERSTONE SURVEY INC.
KEVIN E. HATCH L.L.S.



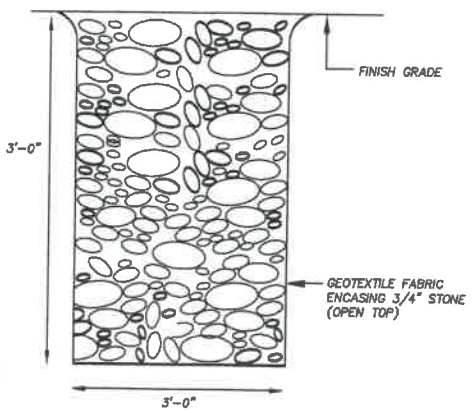
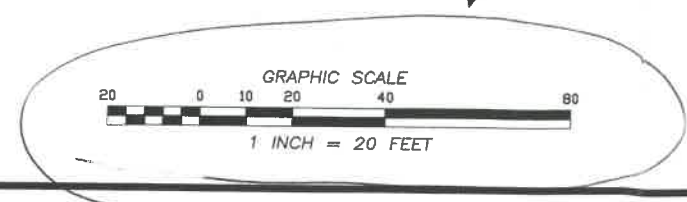
(603) 887-6647

26 WHITETAIL LANE
CHESTER, NH 03036

1709site.DWG

21-1709

Original homes 1955
Zoning 1947 Applying
30' Front 20' Sides



LONG TERM MAINTAINANCE;
IF STONE BECOMES CLOGED WITH SEDIMENT, THE
CONTAMINATED STONE SHALL BE REMOVED OFF SITE AND
REPLACED WITH CLEAN STONE