

June 16, 2009

Board of Adjustment
Town of Jackson
PO Box 268
Jackson, NH 03846

To the Board of Adjustment,

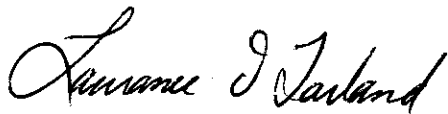
Enclosed is an application to the Board of Adjustment for an Area Variance in order to obtain a building permit to renovate an existing addition on my primary residence at 143 Ridge Road.

A variance to ordinance section 2.2.3 is needed in order to increase the pitch of a very shallow (approximately 1:12) roof which is partially within an abutting setback. As documented in this application, the increase in roof pitch is necessary to remedy issues of safety and structural integrity, and also serves to improve the aesthetic appeal and (consequently) collective property values in the neighborhood.

I purchased the property in 2003 with the intention of investing in improvements to upgrade it. This renovation was planned as part of a more extensive project undertaken in 2005 to add a second story to the main house. The second story has been added, and I now wish to complete this project by rebuilding the shabby and structurally deficient addition according to the overall design that was initiated and approved in 2005.

I hope that you will agree that this application seeks to abide with the spirit of the ordinance by applying "necessary flexibility" to achieve orderly development, remedy issues of safety, and promote the general welfare of the town.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Lawrence J. Garland".

Larry Garland

LAURANCE D. GARLAND 07/96
P.O. BOX 314
JACKSON, NH 03846-0314


54-153-114

1144

May 27 20 09

PAY TO
THE ORDER OF Town of Jackson

Seventy five only \$ 75⁰⁰

DOLLARS  Security Features
Included.
Details on Back.

BLUE CLASSIC

CITIZENS BANK NH
~~for~~ R12-106
FOR Building permit - ZBA

Laurance D Garland MP

⑆011401533⑆ 3302441675⑈ 1144

**APPLICATION FOR AREA VARIANCE
BOARD OF ADJUSTMENT
PO Box 268, Jackson, N.H. 03846**

Revised 01/08

An Area Variance (also called a dimensional variance) is one which involves physical aspects of a property such as building height or size, setback, frontage or lot size. If you have questions about an area variance or this application, additional information can be found in the application instructions or by contacting the Chairman, Jackson Board of Adjustment.

Do not write in space below:

Case No. _____ Date Filed _____
ZBA Signature _____ Public Hearing _____
Decision _____

Applicant Signature Larry D. Garland Date June 16, 2009

TAX LOT NUMBER: _____ R12 Lot 106 _____

Name of applicant _____ Larry Garland _____

Address _____ PO Box 314, Jackson NH _____

Owner _____ Same _____
(if same as applicant write, same)

Location of property _____ 143 Ridge Road _____
(street, number, sub-division)

Acres 0.82 _____ or Sq. Ft. _____

A **variance** is requested from section 2.2.3 of the zoning ordinance to permit:

reconstruction of an existing structure to allow safe and ordinary use which is currently not possible due to structural defects. This structure is an addition on the east side of the main house which sits partially within an abutting setback. To properly rebuild this structure requires an increase in roof pitch to remedy issues of safety and structural integrity. The rebuilt structure will conform to the existing footprint.

In order for a variance to be granted all of the following conditions must apply:

1. The value of **surrounding property** will not be diminished because:

In addition to the structural defects that need to be remedied, the current structure is poorly built and looks "shabby". Reconstruction would enhance the appearance by integrating the design of the addition with the main house. This addition is at the rear of the house, hardly visible from the street. The abutting landowner supports this project (letter attached) as it will upgrade and improve each of our property values.

2. The variance will not be contrary to the **public interest** because:

The public interest will be better served by an updated and visually enhanced structure that integrates with the main house in a pleasing manner rather than detract as an eyesore. The increased property value will eventually be reflected in a higher appraised value and increased property taxes paid to the town.

3. Special conditions exist such that literal enforcement of the ordinance results in **unnecessary hardship**. To establish unnecessary hardship for an area variance, you must prove that:

a. An area variance is needed to enable the applicant's proposed use of the property given the special conditions of the property because:

The shallow-pitched roof does not shed winter precipitation and ice dams easily form which cause leaks and water damage. Water has accumulated in electrical ceiling fixtures. Presently, I must climb up onto the roof after any accumulation of solid/mixed precipitation and shovel it off. This represents both an unnecessary hardship and an unsafe practice. Furthermore, the roof of the main house (one story higher) sheds accumulations of snow and ice onto the shallow roof of the addition below, and meltwater from the main roof drips onto the lower roof causing ice dams and leakage. The lower roof was not designed to withstand these loads.

b. The benefits sought cannot be achieved by some other method reasonably feasible for the applicant to pursue, other than an area variance because:

The structure is not on a foundation, it sits on a shallow footing less than 12" below grade. This footing frost heaves in winter causing the addition to flex, thereby compromising the structural integrity of any roof above. More importantly, the frost heaves cause the outside-entry door to bind so severely that it does not provide safe egress. A frost-free foundation cannot realistically be placed under the existing structure, thus necessitating the demolition and reconstruction of the addition on a frost-free foundation using the existing footprint.

4. **Substantial justice** is done because:

I purchased the property in 2003 with the intention of investing in improvements to upgrade the property. The space within the addition is integral to and an important functional part of the main house. The proposed improvements provide for my safe and ordinary use of the property while enhancing property values and the general benefit to the town. There are no negative impacts to abutters, as the abutting property owners on that side of my property have expressed their support in this project (letter attached).

5. The variance is consistent with the **spirit of the ordinance** because:

The planned renovation is necessary as a matter of safety: to prevent leaks caused by flexing (due to frost heaves) that accumulate in electrical ceiling fixtures, to obviate the need for me to climb a ladder onto the roof in winter conditions to clear the roof from precipitation, and to provide a structure designed to withstand the shedding of snow and ice from the second story roof of the main house above.

Upgrading and improving this structure would constitute "orderly development" of this property, and would contribute positively to the growth and general welfare of the town.

The following additional information must be completed regarding the property in question:

Is any Use or Structure currently Non-Conforming? YES X NO _____
If yes, explain in detail:

The structure to be reconstructed sits partially within the setback of an abutting property.

Does the property in question including all existing or proposed building, signs, driveways, and septic systems meet Jackson Zoning Ordinance requirements and applicable state regulations? YES X NO _____
If no, explain in detail:

ADDITIONAL INFORMATION: Summarize below any information from preliminary discussions with any state agency personnel in regard to the case. In addition, attach copies of any correspondence from state agencies, or Jackson officials and boards pertaining to the property.

There have been no preliminary discussions with state agencies or state personnel.

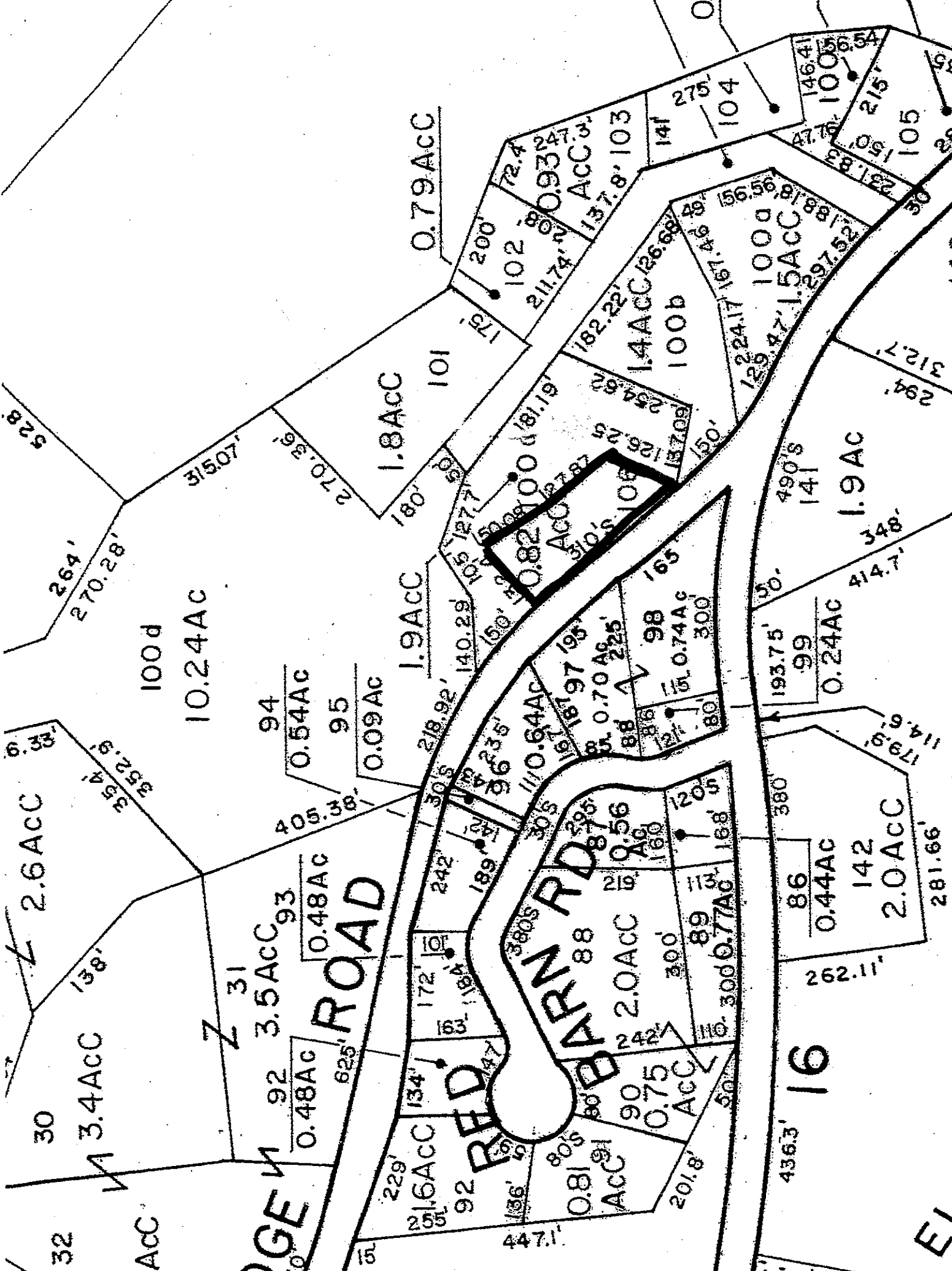
LIST OF ABUTTERS

- | | |
|--------------------|---|
| R12 Lot 100c | Allan C. Stam, Jr.
33 Meserve Hill Road
PO Box 695
Jackson, NH 03846 |
| R12 Lots 97 and 98 | Robert J. Pelletier
c/o Goody, Clancy & Assoc.
420 Boylston Street
Boston, MA 02116-3886 |

Attach all pertinent document and correspondence.

NOTE: This application is not acceptable unless all required statements have been made. Use additional attachments or separate sheet to provide answers to questions not already covered if the space provided is inadequate.

IMPORTANT NOTICE: Board of Adjustment By-Laws state that information from the applicant and/or his representatives must be provided to the Board no less than 7 calendar days prior to the date of the public hearing.



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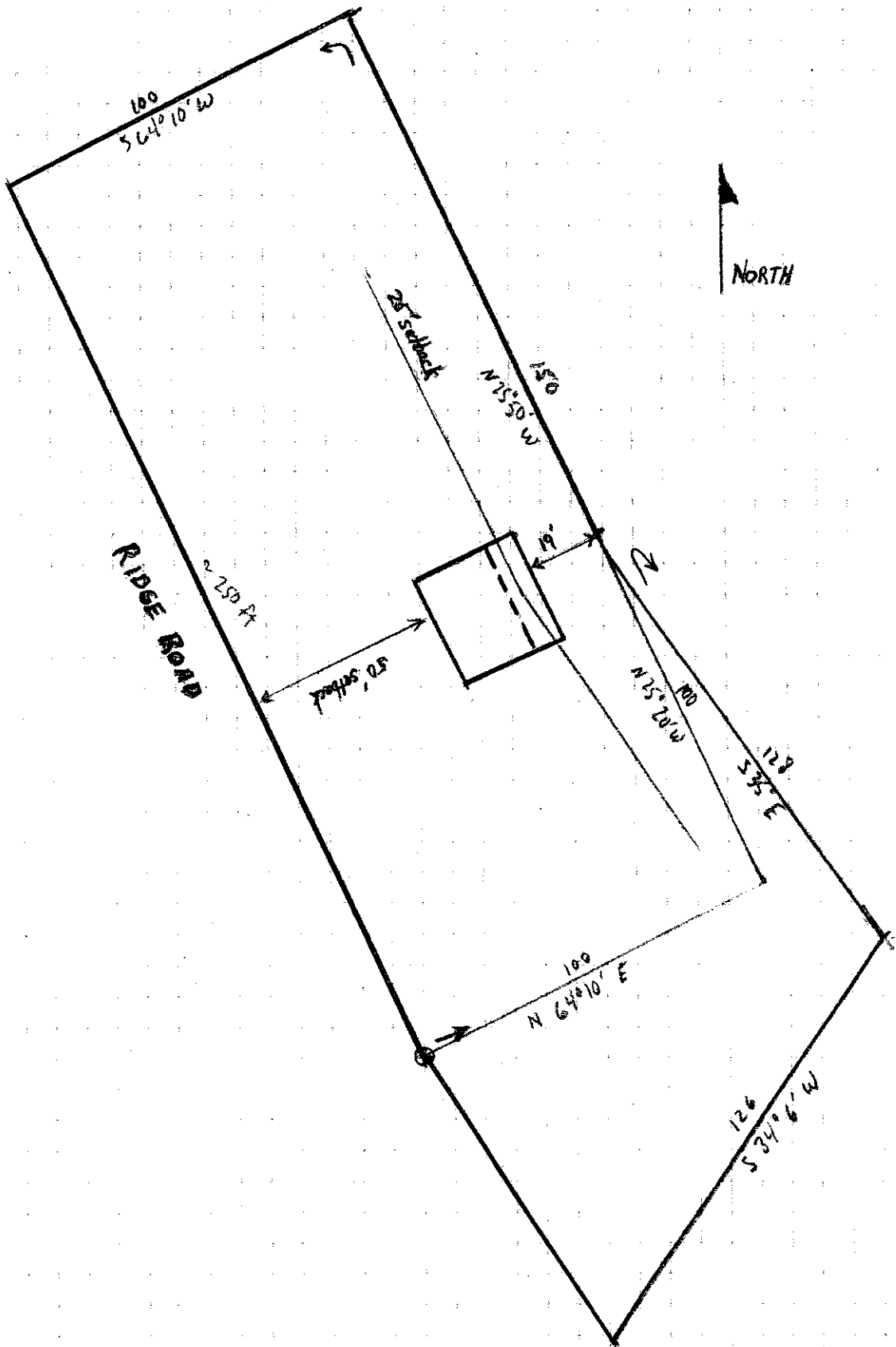
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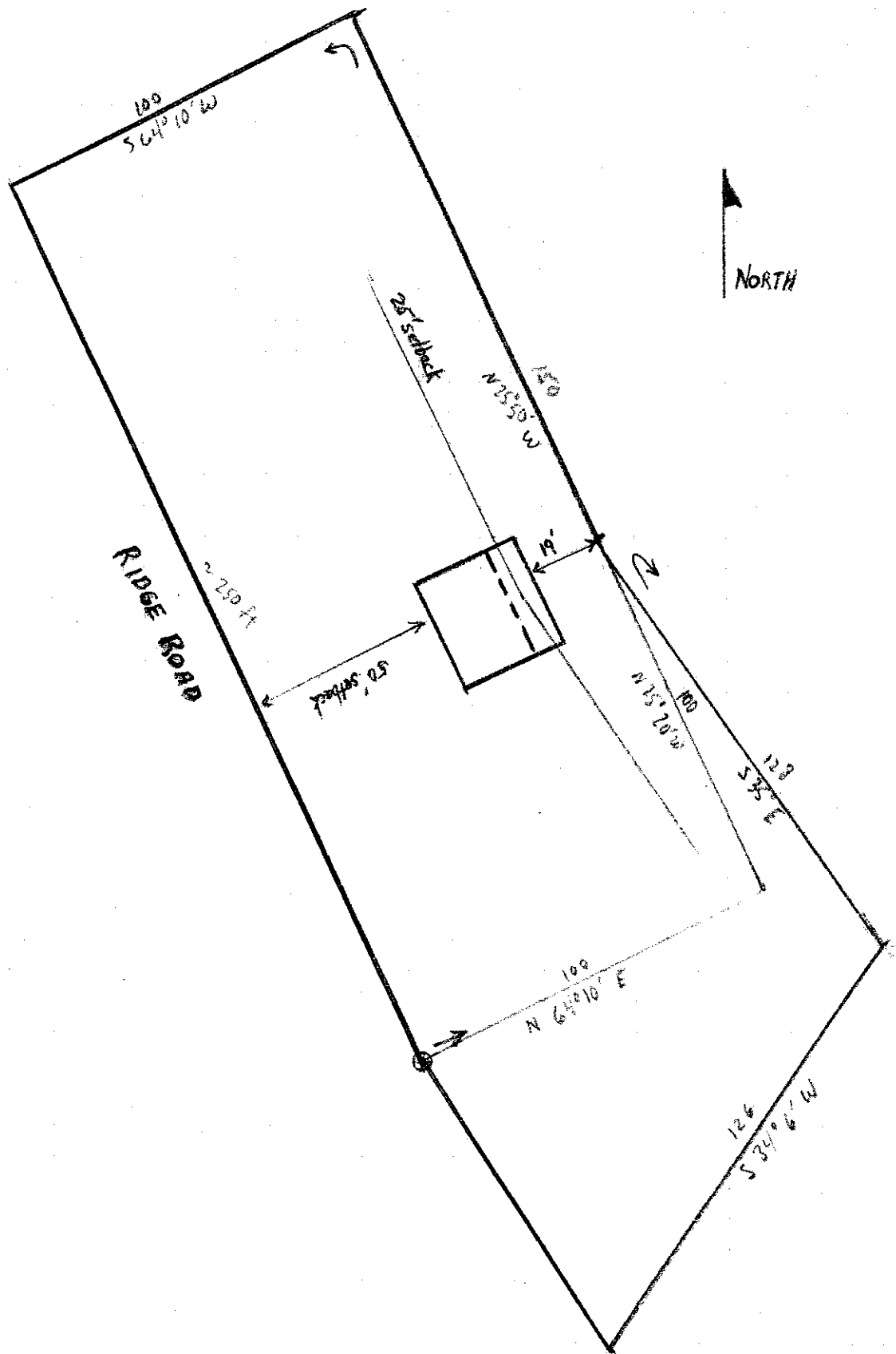
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137.8' 103



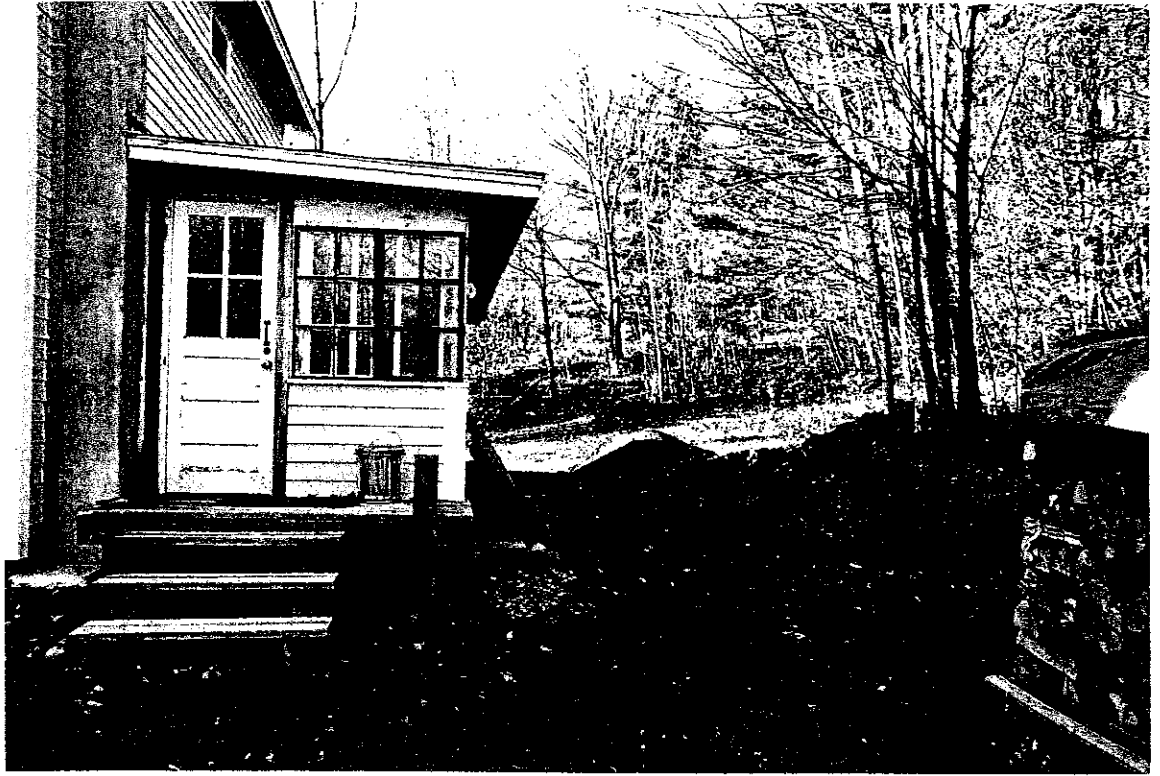
R12 LOT 106

1" = 40'



R12 LOT 106

1" = 40'



Allan C. Stam, Jr., M.D.
Kathleen R. Stam
33 Meserve Hill Road
PO Box 695
Jackson, NH 03846-0695
Telephone: 603-383-6205
stamackr@yahoo.com

June 11, 2009

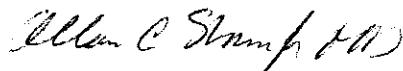
Larry Garland
143 Ridge Road
PO Box 314
Jackson, NH 03846

Dear Larry,

This letter is written in support of your request for a variance to rebuild the 8-foot by 30-foot addition on the east side of your house. We do not believe our property value will be diminished, nor do we believe it will be contrary to the public interest.

Please feel free to include this letter with your application to the zoning board.

Sincerely,


Allan C. Stam, Jr., M.D.


Kathleen R. Stam

003812

RECEIVED
CARROLL COUNTY REGISTRY

2003 MAY 02 PM 3:46

Celine H. Chase, Deputy
REGISTER OF DEEDS

2100

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

****2 THOUSAND 1 HUNDRED AND 00 DOLLARS

MO.	DAY	YEAR	AMOUNT
05	02	2003	\$ ****2100.00

VOID IF ALTERED

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I, **JUDITH L. THURLOW**, a married woman, having a mailing address of PO Box 391, Town of Jackson, County of Carroll, State of New Hampshire (03846), for consideration paid, grant to **LAURANCE D. GARLAND**, having a mailing address of PO Box 314, Town of Jackson, County of Carroll, State of New Hampshire (03846), with

WARRANTY covenants:

Two certain tracts or parcels of land, with the buildings thereon, situate in the Town of Jackson, County of Carroll, State of New Hampshire, bounded and described as follows:

PARCELONE: A certain tract or parcel of land situated in the Town of Jackson, County of Carroll, State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe on the Easterly side of Jackson Ridge Road, so-called, said bound of beginning being the Southwest corner of land of these grantees as previously deeded by this grantor; thence North 64° 10' East along land of these grantees a distance of one hundred (100) feet to an iron pipe, the southeast corner of land of these grantees as previously deeded by this grantor; thence North 25° 20' West along the easterly line of land of these grantees as previously deeded by this grantor a distance of one hundred (100) feet to an iron pipe; thence South 35° East along land of grantor a distance of one hundred twenty-eight (128) feet to an iron pipe; thence South 34° 06' West along land of this grantor a distance of one hundred twenty-six (126) feet to an iron pipe on the easterly side of the above-mentioned roadway; thence northerly along the easterly side of said highway a distance of fifty-nine (59) feet to the bound of beginning.

Surveyed by Thaddeus Thorne, October 28, 1964.

Meaning and intending the same premises conveyed by Warranty Deed of Ruth Guptill et al to Hayes dated October 30, 1964, recorded in the Carroll County Records, Book 384, Page 402.

PARCEL TWO: A certain tract of land situated in Jackson, said County and State, bounded and

described as follows:

Beginning at an iron pipe on the easterly side of Jackson Ridge Road, a town road in said Jackson; thence North 64° 10' East a distance of 100 feet to an iron pipe; thence North 25° 50' West a distance of 250 feet to an iron pipe; thence South 64° 10' West a distance of 100 feet to an iron pipe on the easterly side of said above road; thence southerly along the easterly side of said above road as it runs a distance of 250 feet, more or less, to the bound of beginning.

Said above described parcel of land being bounded on the North, East, and South by land of Guptill and on the West by Jackson Ridge Road, and being a portion of land deed to Irving Guptill by Elizabeth A. Meserve recorded in Carroll County Records, Book 158, Page 376.

ALSO conveying the right to construct and maintain a well or spring or other waterworks and to construct and maintain a water pipeline over land of the grantor within 80 feet of the easterly line of the above described land herein deeded.

Surveyed by Thaddeus Thorne September, 1963.

Meaning and intending the same premises conveyed by Warranty Deed of Ruth M. Guptill et al to Hayes, dated September 16, 1963, recorded in the Carroll County Records, Book 372, Page 428.

MEANING AND INTENDING to describe and convey the same premises conveyed to Judith L. Thurlow by Warranty Deed of Michael L. Wilson and Lisa E. Wilson dated September 11, 1998, recorded at the Carroll County Registry of Deeds at Book 1785, Page 777.

SUBJECT TO Agreement between Dennis Lufkin, Executor under the Last Will and Testament of Annie E. Hayes and Michael Wilson and Lisa Wilson dated April 30, 1997, and recorded at the Carroll County Registry of Deeds at Book 1699, Page 878, pursuant to which the Grantees shall maintain and care for the fence and gravesite of Annie Hayes's dog, "Bristles" until March 30, 2006.

We, Judith L. Thurlow and David J. Thurlow, husband and wife, hereby release all our rights of homestead and any other interests in and to the above described premises.

WITNESS my hand this 2 day of May, 2003.

WITNESS


JUDITH L. THURLOW

WITNESS


DAVID J. THURLOW

REC-14076002

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL, SS.

Personally appeared the above named, Judith L. Thurlow and David J. Thurlow, and acknowledged the foregoing instrument as their voluntary act and deed, before me this 2 day of May, 2003.

Fay E. Meenan
Notary Public/Justice of the Peace
My Comm. Expires: 4-6-04
Print or Type Name: FAY E. MEENAY

Y:\Lynne\DEEDS\thurlow to garland.wpd

BR 2143760000



TOWN OF JACKSON

OFFICE OF THE SELECTMEN

June 8, 2009

Mr. Laurance Garland
PO Box 314
Jackson, NH 03846

Dear Mr. Garland:

As you are aware, during the Selectman's Board meeting on June 4, 2009, your building permit request was denied. For your convenience, enclosed is a copy of the memo from Bergeron Technical Services, with their recommendation of denial due to conflict with the Jackson Zoning Ordinance 2.2.3. In order to proceed with your plans, you will need to obtain variance from Jackson's Zoning Board. The present chairman is Frank Benesh (tel: 383-8229).

Since your building permit was denied, enclosed is your check #1144 for \$75.00 which is the value portion of your building permit fee that is refundable.

Thank you for your cooperation.

Sincerely,

Linda M. Dresch
Town of Jackson

*Permit Denied
Needs Variance.*
Inter-Office Memorandum

Date: 3-Jun-09

To: Board of Selectmen
Town of Jackson

From: Andrew Chalmers, Bergeron Technical Services LLC.

Re: Map R12 Lot# 106

Subj.: Garland remodeling; 143 Ridge Road

Dear Selectmen,

In reviewing the application for a building permit at R12 Lot 106 we find that the existing building is encroaching 7'- 4" (6' of building plus additional 16" overhang) into the rear setback. It appears that the past Board of Selectmen had issues around granting a building permit for this structure; on August 8th, 2005 the Board denied a permit because the proposed work would increase the volume of the structure in this set-back. On August 15th the Selectmen reversed the decision and granted the permit... there is no note in regards as to why this was reversed.

While the work is to be contained in the existing footprint, of the house, raising the roof line has the effect of increasing the volume of this nonconforming building. We cannot recommend issuing this building permit based on the Jackson Zoning Ordinance.

2.2.3 A Non-Conforming Structure or Building may be moved, enlarged, altered, restored or replaced within the boundaries of the lot it occupied at the time this ordinance took effect, providing that the change does not make the structure more non-conforming in any way. By way of example and not limitation, "more non-conforming in any way" means that a structure or building positioned within a proscribed Setback (Sections 4.3.1.2 and 4.3.2.3) may not be altered in such a way that the structure or building extends for a greater width, a further depth, nor to a greater height, which would have the effect of increasing the volume of the structure or building within the proscribed Setback area. Similarly, a structure or building that exceeds the permissible Building Height (Section 4.1.3) may not be altered in such a way that the structure or building extends to a greater height, nor may the volume of the structure or building exceeding the Height limit be increased. (amended 3/12/2001 and 3/14/2006)

Sincerely,



Andrew C. Chalmers
Building Inspector/ Project Administrator
Bergeron Technical Services, LLC

Cc:file

356-0022

May 27, 2009

Building Permit Application
Town of Jackson
PO Box 268
Jackson, NH 03846

This is to request a building permit for the renovation of an addition on my primary residence at 143 Ridge Road. This renovation was previously approved under building permit B-512 issued on August 15, 2005 as part of a project to add a second story to the main house. The second story was constructed in September-December 2005 under the permit, however, the scope and cost of renovating the addition along with construction of the second story was too expensive for me to complete in 2005. I am now seeking to complete this project in 2009.

The addition to be rebuilt is an 8' 4" by 31' one-story structure. The purpose in renovating this addition is to remedy a number of defects in its construction.

- a) It does not sit on a frost-free foundation. The "footing" is less than 12" below grade and the structure frost-heaves in winter, binding the doorway so severely that it does not open without considerable force, rendering it unsafe for egress.
- b) The addition is poorly constructed as a year-round, weatherized space. It is difficult and expensive to heat as it is not weather tight.
- c) The plans for the 2005 project removed the first floor bathroom (to allow for a stairway) with the expectation of placing a half bath in the space of the addition. Until this addition is renovated, there is no bathroom facility on the first floor.
- d) The roof on the addition is pitched at 1:12, hence, it does not shed snow and ice. If it is not mindfully hand-shoveled after each snowfall, ice dams easily form and water damage occurs. The plans for renovation pitch this roof at 8:12 to shed precipitation.

The original 2005 permit was granted in variance of the town's zoning ordinance because this addition sits partially within the 25-foot setback of an abutting property line. The plans for renovating the addition utilize the same footprint as the existing structure, and it is believed that the use of this footprint is grandfathered. At the time the 2005 permit was issued, the selectmen assured this owner that variance would be allowed for the renovation of this addition as is now being requested.

Thank you for your consideration.

Sincerely,

RESIDENTIAL BUILDING PERMIT APPLICATION
TOWN OF JACKSON

PO Box 268
Jackson, New Hampshire 03846
Phone: 603-383-4223 Fax: 603-383-6980

Permit Number Issued _____

Date of Application _____

Map & Lot Number B-12 Lot 106

Street Name and Number 143 RIDGE ROAD

Village District _____ or Rural Residential District (Check one)

Property Owner Information:

Name LARRY GARLAND Telephone #'s 603-383-4566

Mailing Address PO Box 314, JACKSON NH 03846

Email Addresses lgarland@outdoors.org

Contractor Information:

Name MICHAEL DEWAR Telephone #'s 603-383-0885

Mailing Address PO Box 341, INTERVALE NH 03845

Email Addresses _____

Reason for Permit:

Structure: New _____ Addition _____ Remodeling Alterations _____

Specify changes if remodeling or doing alterations: Existing structure to be demolished and rebuilt on a frost-free foundation conforming to existing footprint.

Intended Use: Utility: Entry/mudroom, laundry, pantry, toilet with hand-washing sink

Dimensions of New Structure or Addition: 8'4" x 31'

Is this property or part of this property in Current Use? Yes _____ No Explain _____

See RSA Chapter 79-A Current Use Taxation. "Current use" is an assessment of land value for taxation purposes meant to encourage the preservation of open space. Land presently within 'current use' cannot be part of the buildable area of the lot unless removed from current use.

Structure Setback Requirements: 50' from the edge of any road right-of-way (typically the edge of the road right of way and the front property line are one in the same), 25' from any abutter property line and 50' from the near bank of any year-round stream or body of water which is a property boundary. The village district has additional requirements for along route 16A and for frontage on a road right of way. Please refer to the Zoning Ordinance Specify the setback distances: Facing the road 50 Back of property 19*

Side of property (north) 140 Side of Property (south) 130

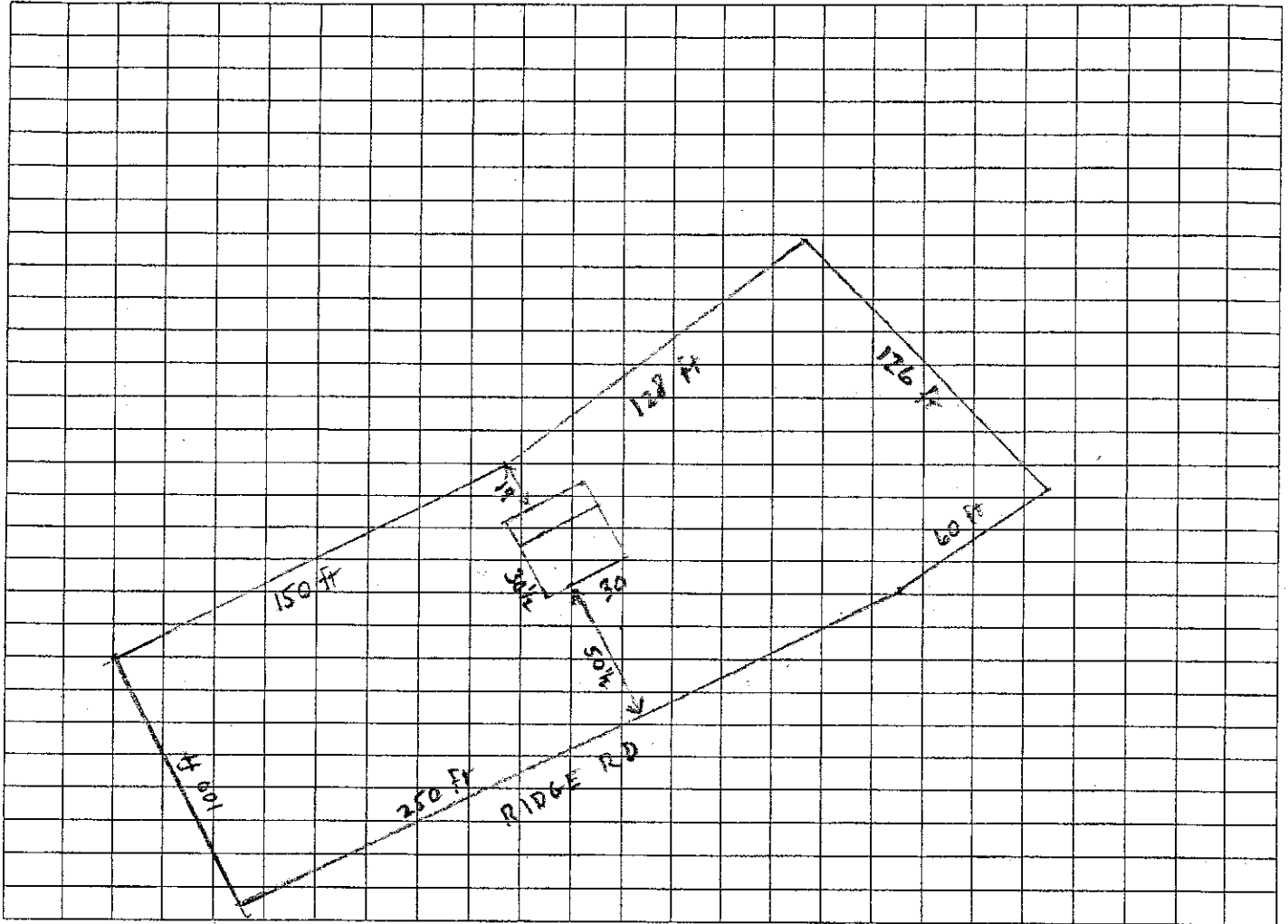
Length of frontage on the street 310

* Existing structure to be rebuilt infringes on setback. Renovated structure will utilize the same footprint which is understood to be grandfathered.

SITE PLAN DETAIL

In the space below draw the exact shape of your lot and mark the boundary distances: Show all present and proposed structures in their correct location on the lot.

~~1 SQUARE EQUALS 5 FEET~~ 1 inch = 60 feet



Special Flood Hazard

Is this land in an area of Special Flood Hazard? YES _____ No

Please see Section 10 of the Jackson Zoning Ordinance for details on flood areas.

Floor Plans: Provide dimensioned floor plans for all floor levels specifying each room with its designated purpose to be kept on file at the town office.

Exterior elevation plans: Provide dimensioned exterior elevation plans for new construction or work that will change the roofline. See the Zoning ordinance for height requirements. Please be aware these plans shall be permanent records kept on file at the town office.

CONSTRUCTION TYPE: (applicable to proposed work on permit) Check all that apply.

Foundation:

Concrete 4" Ft @ 8"
 Cem. Block _____
 Stone _____
 Piers _____

Basement:

Full _____
 3/4 _____
 1/2 _____
 1/4 _____
note: crawlspace.

Insulation:

Blanket _____
 Walls _____
 Roof _____
 Attic *(ceiling)*

Exterior Walls:

Clapboard Hardiplank
 Wide Siding _____
 Wood Shingles _____
 Stucco _____
 Brick _____
 Vinyl Siding _____
 T-11 _____
 Log _____

Interior Finish:

Drywall _____
 Plaster _____
 Paneling _____
 Knotty Pine _____

Floors:

Basement _____
 First Floor pine + linoleum
 Second Floor _____
 Third Floor _____

Bedrooms:

Specify number 0

Electric:

Type of Service 100 amp

Heating:

Electric _____
 Hot Water _____
 Hot Air _____
 Fireplace _____
 Wood Stove _____
 Steam _____
 No Heat _____

Plumbing:

number of Baths 1/2
 Laundry Room _____
 Garbage Disposal _____
 Kitchen Sinks # _____
 Other _____
 No Water _____

Out buildings: include size of building

Garage NA
 Barn NA
 Shed NA
 Deck NA
 Patio NA
 Swimming Pool NA
 Other _____

PERMITS AND APPROVALS:

Site Disturbance:

Type: Driveway _____ Excavation Foundation Well _____ Septic _____
 Blasting: Contractor Name _____ Phone _____
 License Number: _____ Proposed start date of project: _____

Driveway Permit:

For any new construction of a driveway or relocation of a driveway on a town road a Driveway Permit must be obtained and approved by the Jackson Highway Department. The telephone number is 603 383-4341. For State Roads (Rte 16, 16A 16B and Carter Notch Road to Meloon Road) contact the Department of Transportation engineer in Lancaster NH 603-788-4641.
 Copy of driveway permit is attached: Yes _____ No _____ Not Applicable _____

Septic System:

All new construction needs a septic system design approved by the town engineer and the State of New Hampshire Department of Environmental Services. Bedrooms may not be added to any existing structure without an approved town and state septic system design.

Non-Conforming Lot Size: For any lot which is non-conforming to minimum lot size, no septic system shall be approved which accommodates more than (2) bedrooms. See Zoning Ordinance Section 6 for Minimum Lot Size requirements.

Septic Approval # _____

Demolition:

According to Federal and State Law any building scheduled for demolition or partial demolition, including those buildings to be utilized for a fire service training burn, must first be evaluated and cleared of any asbestos containing material. There are no exceptions to this requirement.

Description of structure wood frame Proposed Date of Demolition _____

Name & Contact information of person responsible: MICHAEL DEWAR

Permit to Install and Operate Oil Burning Equipment:

A state approved Division of Fire Safety permit to install and operate oil burning equipment to be in compliance with RSA 153:5. Applications for this permit are available at the Jackson Town Office and must be approved by the Fire Chief and in compliance with State Fire Code (Fir 602) as adopted by the State Fire Marshal. Inspected and approved by the Jackson Fire Department.

Additional Items of Note:

Water Testing & Wells: The state of New Hampshire encourages all owners to have new and existing wells tested.

Water : Dug Well Drilled Well _____ Community Well _____ Town Water _____

Water course if applicable: _____

Is this property located within the Jackson Water Precinct boundary? No

Is the property in compliance with the Jackson Water Precinct requirements? _____

Please call Jackson Water Precinct 383-6539 for more information.

Well Radius:

For any lot, the entire well radius to the extent possible shall be located on this lot. If the well radius cannot be located entirely on the lot, it shall be located to the extent possible within the well radius of any abutting lot or within land which is non-build able under state and local regulation. The purpose of this requirement is to protect water quality on all lots. An applicant shall be expected to release the town in connection with protective well radii in the same manner as the State of New Hampshire under RSA 485-A:30-b. This release shall be recorded at Carroll County Registry of Deeds.

Steams & Rivers: Please refer to the Jackson Zoning Ordinance

Hardwired Smoke Detectors shall be installed in accordance with the requirements of the International Residential Code 2000. Single and multiple-station smoke alarms are to be installed in each sleeping room and in the vicinity outside of each separate sleeping area and on each additional story of the dwelling including basements but not including crawl spaces and uninhabitable attics. When there is more than one smoke alarm required within the dwelling unit the alarm devices shall be interconnected in such manner the actuation of one alarm shall activate all of the alarms in the unit. See R317.1 and R317.1.1 of the IRC 2000.

All sleeping area receptacles require ARC fault protection. See NEC 2005 Section 210.12 (B).

All bathroom receptacles require GFCI fault protection. See NEC 2005 Section 210.8.

All garage receptacles require GFCI fault protection. See NEC 2005 Section 210.8.

RESIDENTIAL BUILDING PERMIT FEES:

Please note: A building permit is not required for a project of less than \$10,000 unless work extends outside of the current foot print.

Construction Less than \$10,000 and Extends Outside Footprint:

The fee for work that extends outside the building footprint (such as decks and sheds) and is valued at less than \$10,000, is \$25. In the event a building permit is not issued, the fee will not be refunded.

Construction \$10,000 & above:

- 1 check for a non-refundable \$75 base fee to process the application.
- 1 check for 0.0025 per dollar value for the estimated value of the work.

Permit Application Processing Fee \$75

Permit Fee - estimated value of work \$ 30,000 x 0.0025 = 75

IN THE EVENT THAT A BUILDING PERMIT IS NOT ISSUED, \$75 IS NON-REFUNDABLE..

Permitted work must be completed within one year from the date of issuance. RSA 676:15 provides penalties for noncompliance of \$100 per day for exceeding one year requirement. Permit renewal fees are \$25 for Construction Less than \$2,500 and \$75 for Construction \$2,500 & above.

RSA 676:17 (B) shall be subject to a civil penalty of \$275 per day for failure to secure an approved building permit.

I understand and accept that approval granted by the Town of Jackson, based upon information supplied herein, does not relieve me from having to comply with any local ordinances, State or Federal Laws.

I hereby certify that the information herein is true and the above site work/construction will be accomplished in accordance with the data submitted. I have read and understand the zoning regulations, which are applicable to this construction, and I understand the Board of Selectmen will verify compliance.

Applicant Signature: _____ Date: _____

Board of Selectmen Approval:

Date of Approval _____

BUILDING PERMIT APPLICATION TOWN OF JACKSON

PO Box 268
Jackson, New Hampshire 03846
Phone: 603-383-4223 Fax: 603-383-6980

Permit Number Issued _____ Property Owner Laurence D. Garland
Date of Application _____ Address 143 Ridge Rd, PO Box 314
Map & Lot Number R-12 Lot 106 Telephone # 383-4566
Street Name Ridge Road (formerly Jackson Ridge Road)
Contractor Name/Address/Tel No. ~~Desmarais & Associates~~ Desmarais & Associates, PO Box 262, Eaton Ctr NH 03832
Contact name and phone number for questions on Building Permit owner as above

Village District or Rural Residential District (circle one)

Estimated Value of Work \$ _____
Permit Fee \$ _____

- Is this Land in Current Use? Yes (No)
- Is this land in an area of Special Flood Hazard? Please see Section 10 of the Jackson Zoning Ordinance for details on flood areas. No

Reason for Permit: Site Disturbance: Type _____
Structure: New _____ Addition 2nd floor Remodeling _____ Alterations ✓

Specify changes if remodeling or alterations: Remove existing roof, add 2nd story;
~~repair foundation under roof addition, extend roof w/ 8:12 pitch~~

Intended Use Residential
Dimensions of New Structure or Addition same as existing: 30 ft x 22 ft

Specify the setback distances: Facing the road 50+ ft Back of property 19 ft
Side of property 140 ft (North) Side of property 15+ ft (South)
Feet of frontage on street 330+ ft

WATER TESTING: The state of New Hampshire encourages all owners to have new and existing wells tested.

Water: Dug Well ✓ Drilled Well _____ Community Well _____ Town Water _____
Water course if applicable N/A

Is this property located within the Jackson Water Precinct boundary? No
Is the property in compliance with the Jackson Water Precinct requirements? _____
Please call Jackson Water Precinct 383-6539 for more information.

SITE DISTURBANCE

Blasting: Contractor Name _____ Phone Number _____ License Number _____
Proposed Date _____
Demolition: Description of structure remove & replace existing roof
De-forestation: _____
Driveway: _____

Excavation: ~~repair foundation under existing building~~
Well: _____

CONSTRUCTION:

Foundation:

Concrete ~~existing addition~~
Cem. Block main house
Stone _____
Piers _____

Basement:

Full main house only
 $\frac{3}{4}$ _____
 $\frac{1}{2}$ _____
 $\frac{1}{4}$ _____

Insulation:

Blanket _____
Walls
Roof _____
Attic _____

Exterior Walls:

Clapboard ~~refinished~~
Wide Siding _____
Wood Shingles _____
Stucco _____
Brick _____
Vinyl Siding _____
T-11 _____
Log _____

Interior Finish:

Drywall
Plaster _____
Paneling _____
Knotty Pine _____

Floors:

Basement slab
First Floor pine
Second Floor ? carpet
Third Floor _____

Bedrooms:

Specify number 2

Electric:

Type of Service 100 amp

Heating:

Electric _____
Hot Water _____
Hot Air
Fireplace _____
Wood Stove
Steam _____
No Heat _____

Plumbing:

number of Baths 1
Laundry Room in basement
Garbage Disposal _____
Kitchen Sinks # 2
Other _____
No Water _____

Out buildings: include size of building

Garage N/A
Barn N/A
Shed N/A
Deck N/A
Patio N/A
Swimming Pool N/A
Other _____

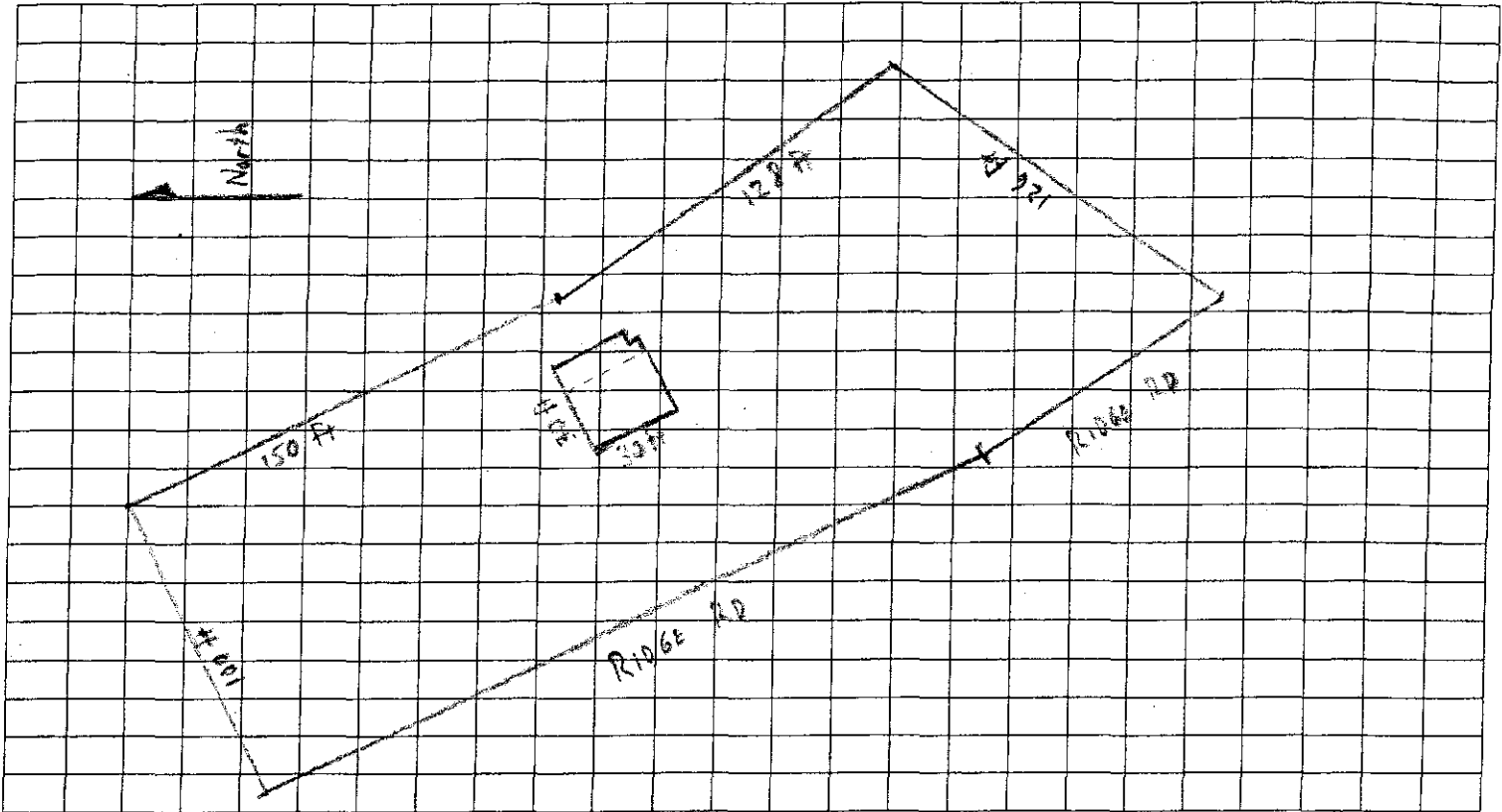
DEMOLITION: Federal Law requires any building scheduled for demolition must first be evaluated for and cleared of any asbestos containing material. This evaluation must be performed whether the building is simply demolished or the fire service utilizes it for a training burn. There are no exceptions to this requirement.

The Department of Health & Human Services recommends that before any construction work is done on homes built before 1978 should call for a booklet entitled "Protect your family from lead in your home" 1-800-897-LEAD (5323).

SITE PLAN DETAIL

In the space below draw the exact shape of your lot and mark the boundary distances: Show all present and proposed structures in their correct location on the lot.

~~1 SQUARE EQUALS 5 FEET~~ 1" = 60 ft



DRIVEWAY: Any new construction of a driveway or relocation of a driveway, a Driveway Permit must be obtained and approved by the Jackson Road Agent: Arthur E. Fernald 603-383-4341. For State roads (Rt. 16, 16A, 16B and Carter Notch Road to Meloon Road) contact the Department of Transportation engineer in Lancaster NH. 603-788-4641.

Copy of driveway permit is attached Yes _____ No _____

PERMIT TO INSTALL AND OPERATE OIL BURNING EQUIPMENT: A permit is required to install and operate oil burning equipment to be in compliance RSA 153:5. Applications for this permit are available at the Jackson Town Office and must be approved by the Fire Chief and in compliance with State Fire Code (Fir 602) as adopted by the State Fire Marshal.

HARD WIRED SMOKE DETECTORS: must be installed in accordance with Life Safety Codes pursuant to RSA: 153:10all (as follows) Every Single family dwelling that is built or substantially rehabilitated after January 1, 1982, shall be equipped with an automatic fire-warning device.

ELEVATION PLANS: Should accompany the application for new construction or work that will change the roofline. See zoning ordinance for height requirements. Please be aware these plans must be permanent records kept on file at the town office. These plans must be no larger than legal size.

FLOORPLANS: Plans for the first and second floor must be provided specifying each room with designated purpose to be kept on file at the town office. These plans must be no larger than legal size.

SETBACK REQUIREMENTS: ARE 50' FEET FROM THE ROAD OR RIGHT OF WAY, AND 25' FEET FROM THE SIDES AND BACK.

STREAMS & RIVERS: Please refer to the Jackson Zoning Ordinance

SEPTIC SYSTEM: All new construction needs a septic system design approved by the town engineer and the State of New Hampshire Department of Environmental Services. Bedrooms may not be added to any existing structure without an approved town and state septic system design. Septic system approval# _____

Copy of driveway permit is attached Yes _____ **(No)** _____

Permitted work must be completed within one year from the date of issuance.

RSA 676:15 provides penalties for noncompliance of \$100 per day for exceeding the one year requirement.

RSA 676:17 (B) shall be subject to a civil penalty of \$275 a day for failure to secure an approved building permit.

Building Permit Fee: (based on per dollar value)

\$1,001-\$9,999= \$25.00

\$10,000 & ABOVE \$75 Plus .0025

PLEASE NOTE:

- **A Building Permit is not required for a job value of \$1,000.00 or less.**
- **Any project that exceeds the original estimate in excess of \$10,000. in total value, will be subject to an additional charge of \$50.00 plus .0025.**

This approval does not relieve me from compliance with any other Town of Jackson Zoning Ordinances and Subdivision Regulations.

I hereby certify that the above information is true and the above site work/construction will be accomplished in accordance with the data submitted. I have read and understand the zoning regulations, which are applicable to this construction, and I understand that the Board of Selectmen will verify compliance

Applicant Signature: _____

Board of Selectmen Approval

Address _____

Phone # _____

_____ Date of Approval _____

Place in a Conspicuous Location

TOWN OF JACKSON, N.H.

BUILDING PERMIT

_____ has been issued

Permit No. B-512 to erect (), alter ()

2nd story addition/install stairway from basement to 2nd floor

at Ridge Road, R-12, 100

19 2005 _____
Code Enforcement Officer

Permit must be returned to Town Office upon completion