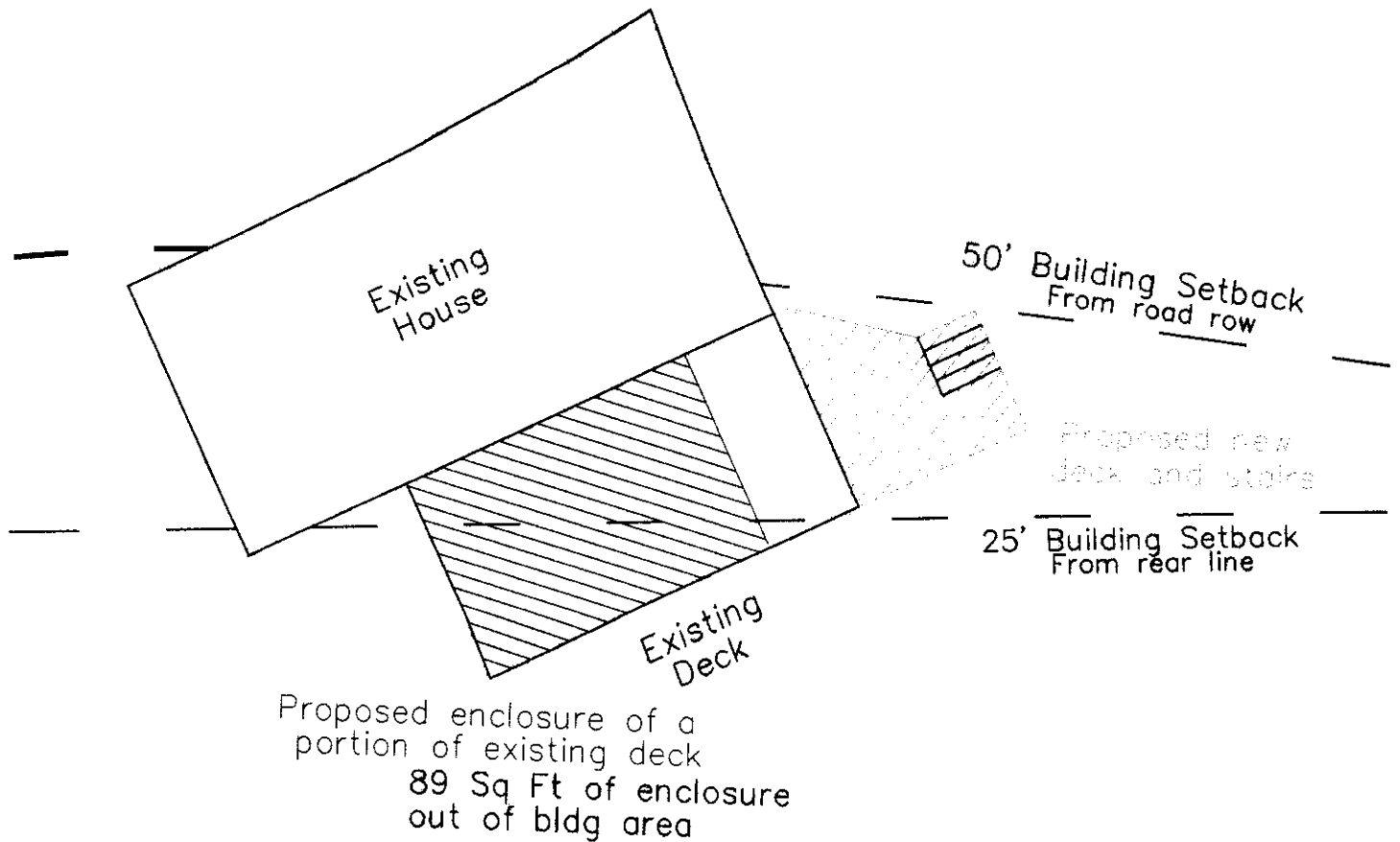


Proposed Improvements



Inset Scale: 1"=10'

20'



40

60

DATE: 6/16/2010

DRAWING NO: 10-15

PRECISION: 1/12,500

AF

JH

References:

- 1) Elevations interpolated from USGS Jackson Quad sheet.

SUC SURVEY COMPANY, INC.



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

01/2010

Do not write in space below:

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

Applicant Signature Stephen Healy Date 6/17/10

TAX LOT NUMBER: V-9 Lot 26

Name of applicant John Healy

Address 73 Westbury ST. Avon
CT. 06001

Owner same
(if same as applicant write, same)

Location of property 65 ThornHill Rd. Jackson NH
03846
(street, number, sub-division)

Acres see map or Sq. Ft. _____

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on separate pages if the space provided is inadequate.

A **variance** is requested from section _____ of the zoning ordinance to permit: To
create a screen porch on a portion of an existing deck which partially falls within the rear set
back area.

Facts supporting this request:

- I. Granting the variance would not be contrary to the public interest: _____
- II. This screen porch will not affect the public interest in any way.
- III. _____

2. The **spirit of the ordinance** is observed because:
This modest improvement will not affect the use and enjoyment of abutting property.

3. Granting the variance would do substantial justice because:

 The deck overlooks a wet area that is breeding ground for biting insects making the use of the deck very limiting. A screen porch would improve this situation.

4. For the following reasons, the values of the surrounding properties will not be diminished: The screen porch would improve the aesthetic appeal of this property.

5. Owing to the special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

a. no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because:

 This lot has significant length and road frontage however it is very narrow in depth and between the road set back and rear boundary setback very little buildable area remains.

b. The proposed use is a reasonable one because:

 The deck exists. Endorsing the construction of the screen area will serve to make it usable.

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:

 Portions of the house and deck are within set back areas. (See plan)

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 ___ NO X

If no, explain in detail:

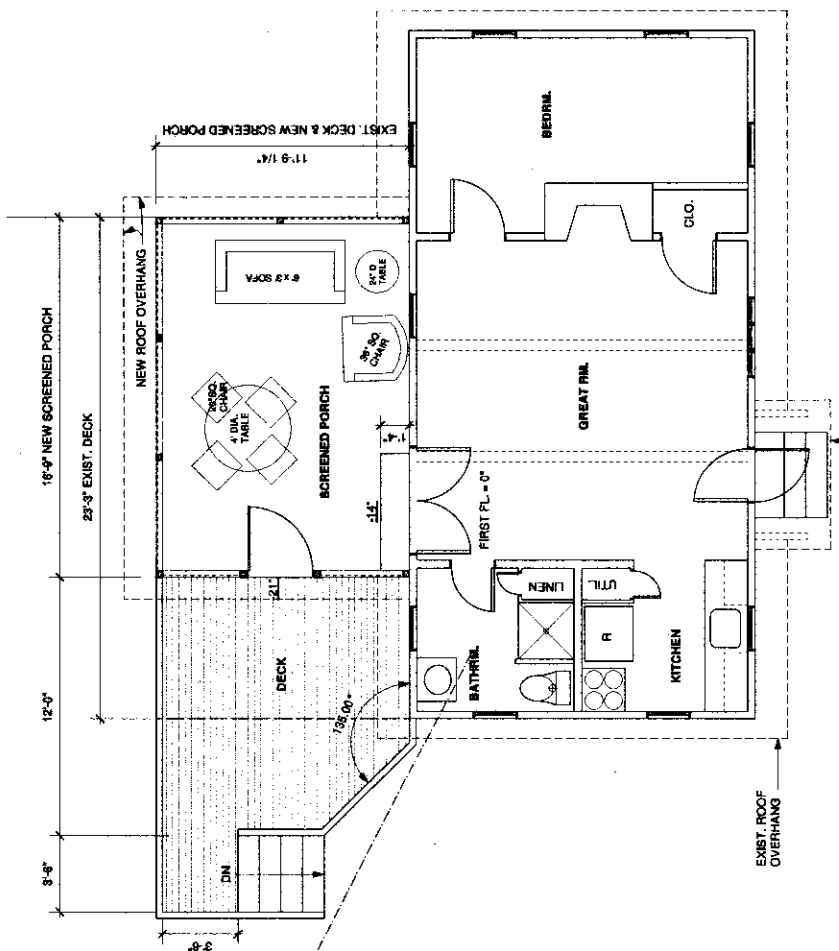
Existing conditions appear to have been created prior to Town of Jackson and State of N. H. regulations.

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.

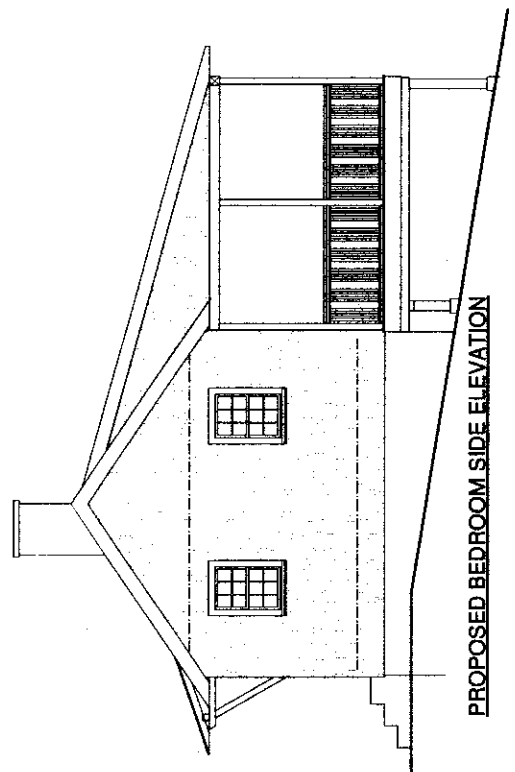
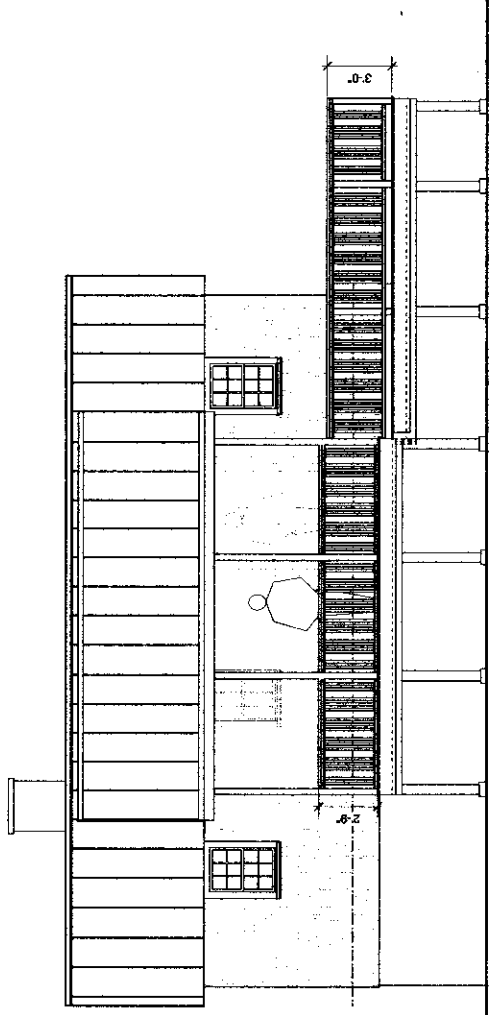
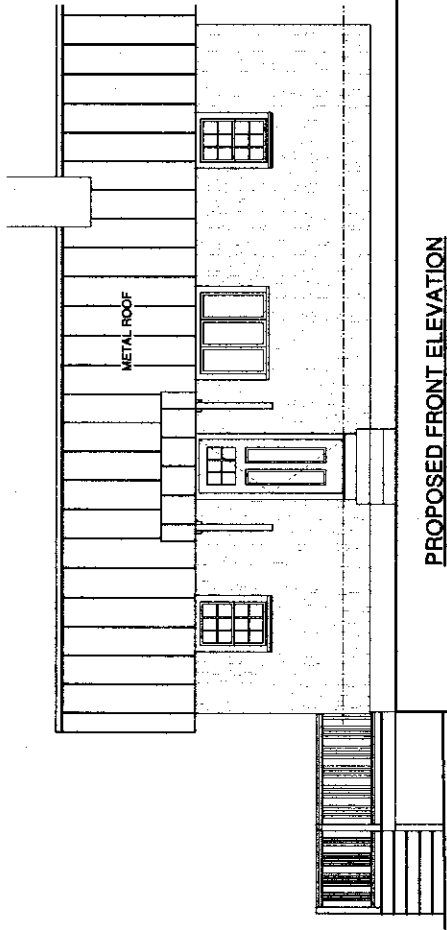
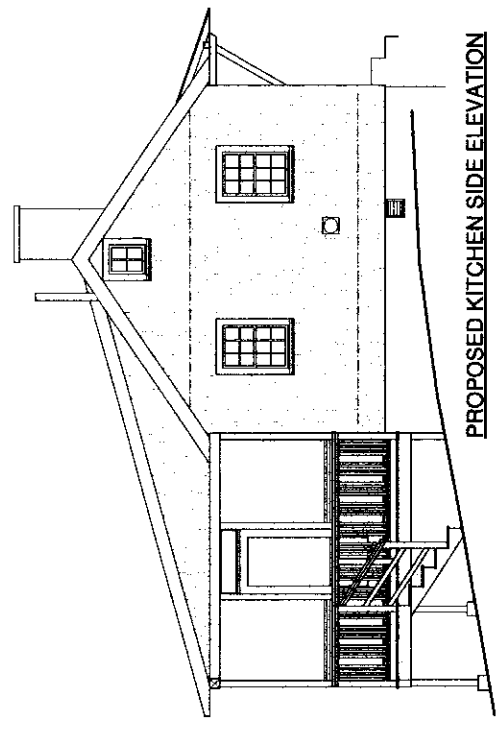
Attach all pertinent document and correspondence.

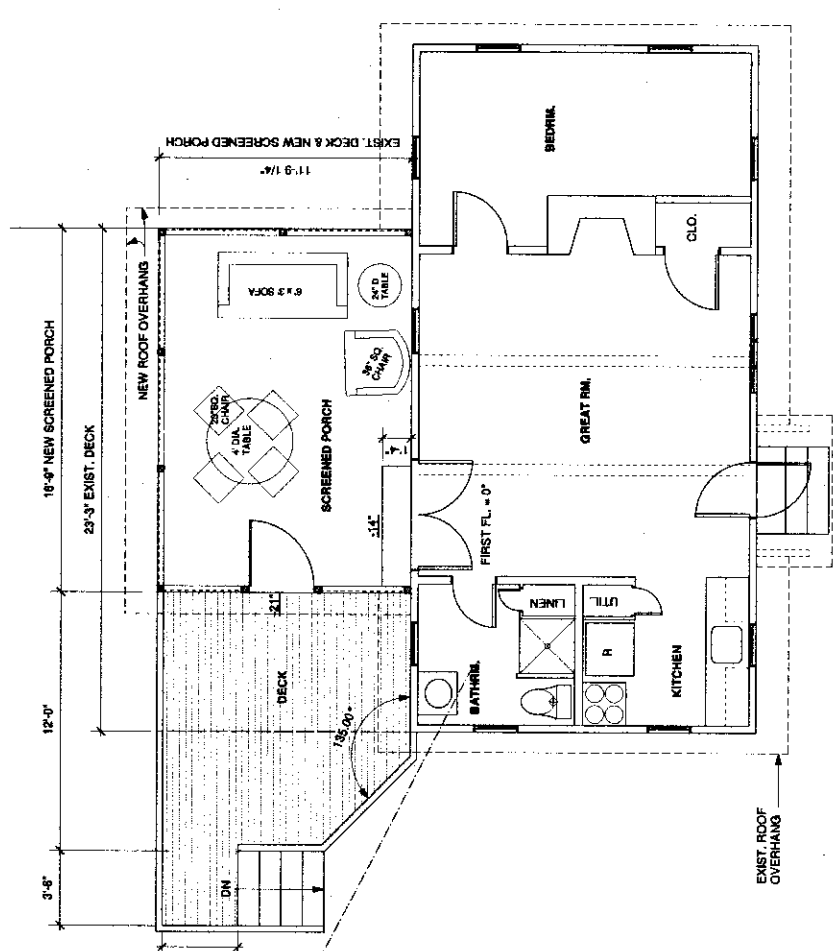
IMPORTANT NOTICE : Board of Adjustment By-Laws state that information from the applicant and/or his representatives must be provided to the Board no less than 7 calendar days prior to the date of the public hearing.

CONDITIONS AS PART OF AN APPROVAL: The Board of Adjustment is authorized to place conditions on a variance and failure to comply with those conditions may be a violation. If conditions are included as part of an approval, they must be recorded with or on the plat.

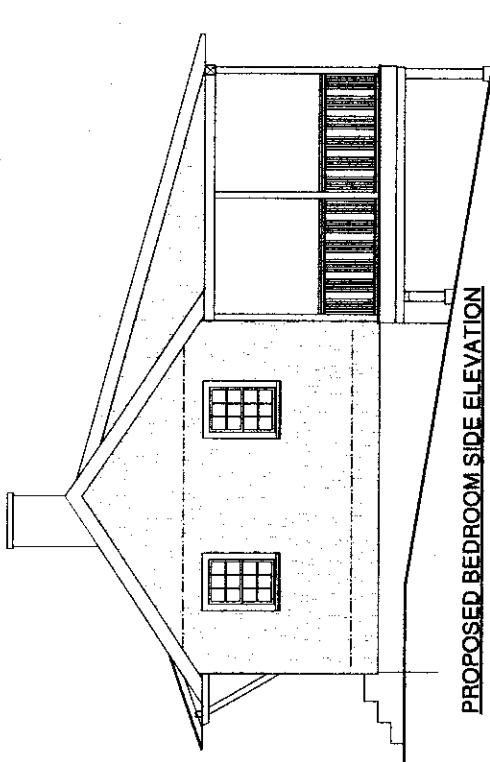
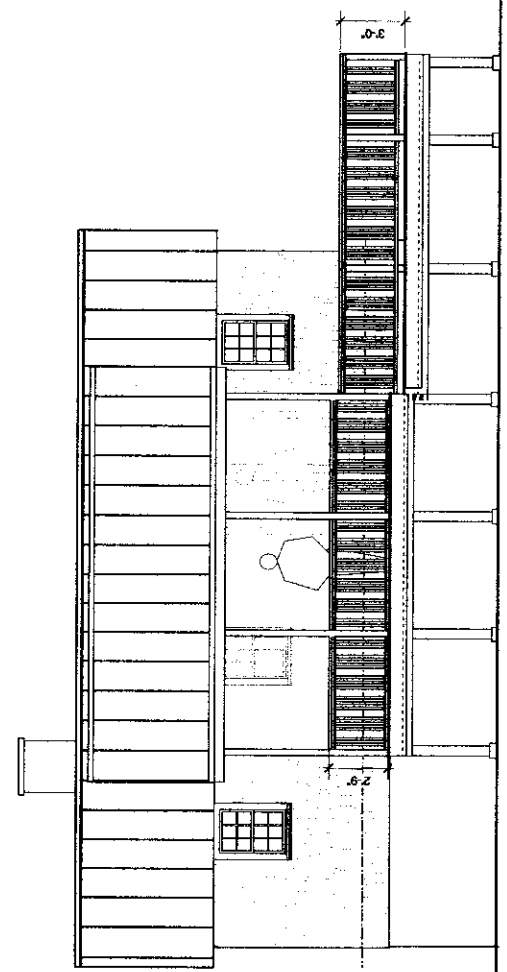
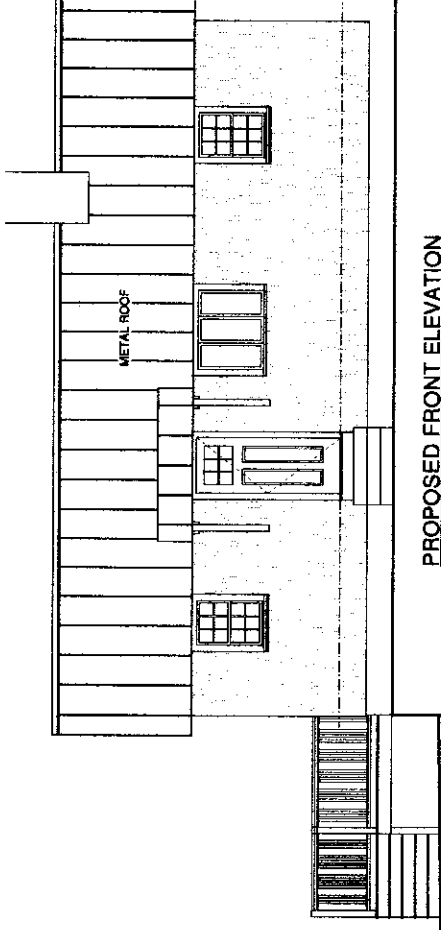
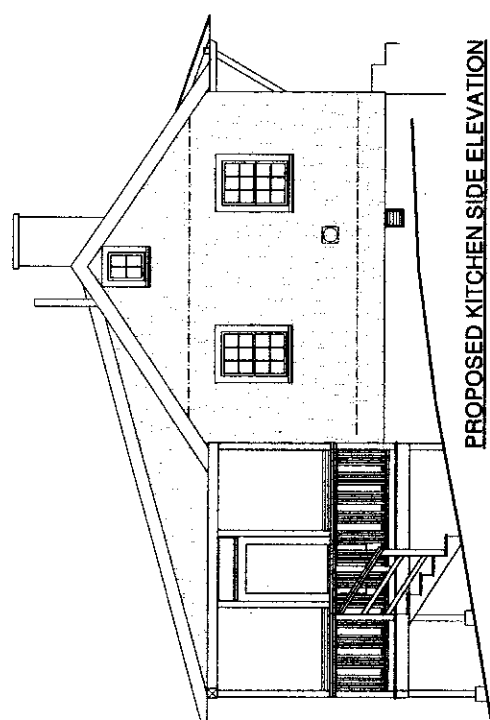


HEALY CAMP - JACKSON, N.H.





HEALY CAMP - JACKSON, N.H.
PROPOSED PLAN OPTION B
0 10 20 FT
SCALE : 1/8" = 1'-0"
MAY 15, 2010



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 5/19/10

Map & Lot Number V-9 LOT 26

Street Name and Number 65 THORNHILL RD

Village District _____ or Rural Residential District _____ (Check one)

Property Owner Information:

Name JOHN HEALY Telephone #'s _____

Mailing Address 73 WESTBURY, AVON, CT 06001

Email Address _____

Contractor Information:

Name TAMARACK CONSTRUCTION Telephone #'s 383-6576

Mailing Address PO BOX 447 JACKSON, NH

Email Address _____

Reason for Permit:

Structure: New _____ Addition _____ Alterations _____ Wind Generation Facility _____

Specify changes: CONSTRUCT A SCREEN PORCH ON TO EXISTING DECK FOOT PRINT, EXPAND DECK LANDING, NEW ROOF, NEW SIDING

Intended Use: OUT DOOR SPACE WITH PROTECTION FROM INSECTS

Dimensions of New Structure or Addition: APPROX 11'-9" X 14'-9" (SEE PLAN)

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 feet' 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 feet 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. Setback requirements may also be affected by Section 5, River Conservation District, of the Zoning Ordinance. The village district has additional requirements that apply 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 60' ± Back of property 14' ±

Side of property 80' ± Other Side of Property 160' ±

Length of frontage on the street 280' ± (SEE PLAN)

CONFIDENTIAL BUILDING PERMIT FEES:

Building Permit APPLICATION Must Be Submitted For ALL PROJECTS

Although a building permit is not required for Alterations within the footprint of an existing building or structure if the alterations have an estimated value of less than \$10,000, a Building Permit Application must be submitted.

Note: When a permit is not required (circumstances outlined above) the Town of Jackson will not require or provide inspections of the work. Inspections may be required under the State of New Hampshire Building Code, RSA 155-A. It is the obligation of the contractor and / or owner to request inspections. Inspections will be performed by the contractor.

Alterations to an Existing Building or Structure Extending Outside the Existing Footprint :

A building permit is required for alterations that extend outside the footprint of an existing building or structure (i.e. including but not limited to decks and attached sheds) valued at less than \$10,000. The permit fee is \$25. In the event a building permit is not issued, the fee will not be refunded.

Note: Alteration is specifically defined at Section 3.4 of the Jackson Zoning Ordinance. The definition reads: "Alteration" means any structural change to a building and change of present design or use where compatible and consistent with existing uses.

Permit Fees are required for all projects except Alterations under the circumstances described above or when the project is exempt from permit under NH State Building Code:

- 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 Non-Refundable Processing Fee \$75
Permit Fee - estimated value of work \$ 35,000 x 0.0025 = \$ 87.50

Note: Project value is subject to review by the Town of Jackson based on the area of the project and estimated costs per square foot, giving consideration to the work to take place.

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 non-compliance of \$100 per day for exceeding one year requirement. Application for a renewal permit may be submitted. Permit renewal fees are \$25 for Projects with a permitted estimated value less than \$2,500 and \$75 for projects with a permitted value of \$2,500 & above.

RSA 676:17 provides that any individual failing to secure an approved building permit shall be subject to a penalty of \$275 to \$550 per day and may be guilty of a misdemeanor or a felony.

COPY

To: The Jackson Board of Selectmen

From: Andy Chalmers

Re: Map V 09 Lot 26

Subj: Building Permit Application

Thursday, May 20, 2010

Dear Selectmen,

The applicant has applied for a building permit to construct a screened porch onto the existing footprint, expand the deck landing, and install new roof and siding.

I would not recommend granting this application.

The deck that the applicant proposes to enclose is greater than 50% inside of the rear property setback. The Town of Jackson Zoning Ordinance section 2.2.3 addresses nonconforming structures or buildings.

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.

This proposed application would increase the encroachment into the setback and would increase the volume and the square footage of the interior of floor space within the structure. This clearly does not conform to Jackson's zoning ordinance. These proposed changes are not dictated by consideration for safety, snow disposal, or building code requirements therefore the most recent amendment to the zoning ordinance does not apply in this case.

If the Board were to grant this application I would request that the applicant submit a plan detailing how they are planning on dealing with the existing structural issues with both the structure and the deck.

Sincerely,



Andrew C Chalmers
Building Inspector

Map V2 Lot 10S1-C13 Building Permit Review

tamarackconstruction

From: <trhstar@aol.com>
To: <tamarackconstruction@myfairpoint.net>
Cc: "Healy John McL." <john.healy@utc.com>
Sent: Thursday, June 17, 2010 3:11 PM
Subject: Tamarack Construction Representation

June 17, 2010

I hereby appoint Tamarack Construction Company, Inc. to act for and on my behalf in connection with the permit application for zoning variance at 65 Thorn Hill Road, Jackson, NH.

Jennifer Healy

