

Fritz Koepfel <fritz@thewentworth.com>

August 19, 2013 7:13 PM

To: 'Frank H Benesh' <frank_benesh@alum.mit.edu>, 'Frank H Benesh' <frank.h.benesh@bankofamerica.com>, frank.benesh@roadrunner.com, frank.h.benesh@icloud.com
FW: Hardship

Good Evening Frank:

I am sorry that you did not receive the email sent this morning. Is it ok if I only send you information at alum.mit.edu?

Thanks for your consideration and best wishes,

Fritz Koepfel
Owner
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From: Fritz Koepfel [mailto:fritz@thewentworth.com]
Sent: Monday, August 19, 2013 10:17 AM
To: 'frank.benesh@roadrunner.com'
Cc: 'Claude Pigeon'
Subject: Hardship

Hello Frank:

As you suggested I have spent some time on attempting to absorb the definition of "hardship" as it relates to the decision making process for the ZBA members. It states clearly that: "Only when some characteristics of the particular land (I assume this applies to structures as well) in question makes it different from others can hardship be claimed!"

Other than our good neighbor the Jackson Community Church no buildings in the village of Jackson reaches the height of the existing Wentworth Hotel. No accommodations are available on the top floor of the main building. The top floor of the hotel is only used for storage and for two offices. Both offices have secondary egresses. The Jackson Town Fire Trucks are equipped with 35 foot ladders and they could easily reach the existing window sills on the top floor of the hotel. The highest window sills are 33 feet off the ground. The new addition if permission is granted would have matching window and roof lines with the existing Main Building and would assure that the buildings look integrated and as if built during the same time period. Once the two buildings are consolidated, each floor will have 16 rooms and three egresses easily reachable due to their locations. Assuming that this height ordinance was created for life safety reasons, you could not possibly apply life safety reasons to deny the planned Thornycroft project.

Other than our neighbor the Jackson Community Church, no building in the village of Jackson is as tall and as old as the present main building of the Wentworth. By us asking for a height variance from you and your board would therefore not be creating an opportunity for a precedent, for others in the village of Jackson (except the Church). In other words, no precedent could be created if the members of the ZBA approved the variance requested, because of our "uniqueness" (age and present height).

The planned Thornycroft addition is unique in that it is surrounded by trees on all sides. In the east from a large pear tree making the building practically invisible from the parking lot and the road. In addition, on the Wildcat River side there are trees on both sides of the river impairing the view. On the south side the pines along Main Street are hiding most of the view of the new Thornycroft. From the west the view is obstructed from the trees on Wentworth Hall Avenue and from the trees surrounding the hotel pool and lining William Bates Drive. (William Bates was the architect of the Main Building of the Wentworth built in 1882 - 1883). On the north side the buildings on Joshua Drive's view of the new Thornycroft addition is obstructed from a large stand of soft wood on the field with the pool between Joshua Drive and William Bates Drive. In other words the visual impact of any new building is minimal even if built the same height as the existing Main Building. It is obvious that we would not cut these trees as we are interested to retain the privacy that these trees provide to the entire of setting of the hotel. Assuming that this height ordinance was created to avoid obstructing views from neighbors, you could not possibly use that reason to deny the planned Thornycroft project.

The demands of today's guests are different than when the Wentworth Main Building was opened in 1883. While many tourists coming to Jackson appreciate the quaint feel our village projects when it comes to personal comfort and security one has to keep up with modern hotels. This is especially true in the size of the rooms provided. The majority of our renovated guest bedrooms have private sitting areas (parlors) in addition to spacious bedrooms and very generous bathrooms. We have added 9 outdoor private hot tubs in dormers, turrets, balconies and an inner court yard which are now our best selling suites. All our renovated bedrooms have king beds, fireplaces, and either large two person Jacuzzis or private hot tubs. Eight of our newly renovated rooms have steam showers. These are some of the things a sophisticated traveler in the romantic market expects when visiting a resort area. To accomplish this I had to sacrifice 7 rooms bringing the original inventory from 58 to 51 rooms. The only way we can remain competitive is if we are able to provide generous space that is well appointed and equipped with the most modern amenities.

This is where my definition of hardship comes into play. In view of all the above, I frankly would have a hard time understanding that you would deny a variance for a planned addition due to a minimal infringement on your zoning ordinance in terms of 6,000 cubic feet out of a total of 181,000 cubic feet (or .033% of the total building mass) for a new addition that would enhance and compliment something that was built 130 years ago.

Thank you so much for your favorable consideration. Best wishes,

Fritz Koepfel
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