

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 [Signature] Date 5/6/14

TAX LOT NUMBER: _____

Name of applicant DAVID ARMSTRONG

Address PO BOX 321 JACKSON NH 03846

Owner DAVID AND REBECCA ARMSTRONG
(if same as applicant write, same)

Location of property 21 MILL ST, JACKSON, NH
(street, number, sub-division)

Acres 0.9 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 16-2 of the zoning ordinance to permit:

Facts supporting this request:

1. Granting the variance would not be contrary to the public interest:

No evidence that granting the variance would have any ~~negative~~ negative impact on public interest.

2. The spirit of the ordinance is observed because:

The expansion will conform to existing architecture ~~into~~ aesthetics and construction

3. Granting the variance would do **substantial justice** because:

We would be afforded the same opportunity for access and privacy as our neighbors.

4. For the following reasons, the values of the surrounding properties will not be diminished:

On the contrary, improvements to our property can only enhance value of surrounding 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:

b. The proposed use is a reasonable one because:

The current layout of the property restricts addition of a porch that would afford privacy to the north facing side of the house. Current porch faces 17th St. of Westworth and is very exposed. If the variance is granted, the expansion would afford level access to the house main entrance. Our father-in-law is a frequent visitor, now in his 85's and experiences ambulation issues. Neighboring properties either have or can build porches within ordinance. Layout of new lot/property requires a variance.

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

Is any Use or Structure currently Non-Conforming? YES NO

If yes, explain in detail:

Existing porch is non-conforming secondary to distance from road.
The porch expansion is a natural expansion of non conforming use

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

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.

Existing porch is in need of immediate repair. Only level access to house is currently over grass through a shed with significant threshold height.

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.

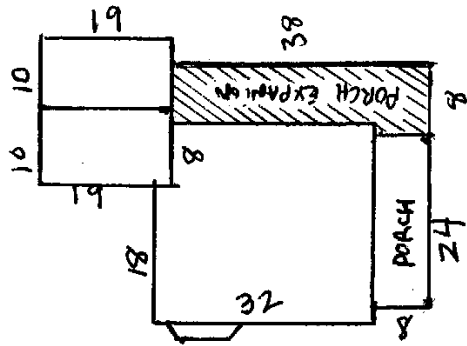
220

STREAM

200

1 cm = 10 FT

PORCH HEIGHT 10 FT



JACKSON FIRE DEPT

Town of Jackson Fire Department
P.O. Box 268
Jackson N.H. 03846
April 24, 2014
Building Permit Application

Rebecca Armstrong
21 Mill St.
Jackson, N.H. 03846

Dear Rebecca Armstrong,

Building Permit denial

Good morning, and thank you for allowing me to visit your property and assess the scope of the work you are planning. As we discussed on 4/23/14, I agree that your front porch is in need of major repairs for your safety and to insure the protection of your new investment. I am able to grant the building permit for the repairs, however as you have included the possibility of an addition to the existing porch, I must deny the entire permit.

In accordance with the Town of Jackson Zoning ordinance Amended March 13, 2012 section 4.3.2.3 Which states: No building, structure, porch, or portion thereof shall be located on a lot nearer any lot line, year round stream or body of water than the minimum setbacks set forth below (amended 3/8/05)

1) From the sideline of any public or Private Road right of way Except Rt 16A Fifty (50) feet.

After measuring your actual existing porch location, it appears that you are about 10 feet from the town road way.

You may appeal this decision to the Zoning board of adjustment for review and final determination.

Respectfully



Robert P. Goudreau, CFPS
Building Inspector
Building Safety
cc: jfd file

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **JACKSON COMMUNITY CHURCH**, both with a mailing address of Post Office Box 381, Jackson, County of Carroll, State of New Hampshire, 03846, for consideration paid, grant to **DAVID W. ARMSTRONG and REBECCA M. ARMSTRONG**, husband and wife, of 128 Chatham Road, Stow, County of Oxford, State of Maine, 04037, as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY COVENANTS, the following:

A certain tract or parcel of land, with the buildings thereon, situate in Jackson, County of Carroll and State of New Hampshire bounded and described as follow, to wit:

Beginning at a stake on the West side of the Saw Mill Road so-called and on the North side of Charles Drew Road; thence Westerly by said Drew Road to the East line of Wentworth Hall Company land; thence Northerly by the said Wentworth Hall Company land a straight line to the Pawn Brook so-called; thence Easterly down said brook to the said Saw Mill Road; thence by said road to the first mentioned bound.

Meaning and intending to describe and convey those premises conveyed by Fiduciary Deed of Estate of Edwin C. Meserve to the Grantor herein, dated August 22, 1963 and recorded at the Carroll County Registry of Deeds at Book 374, Page 207.

The above described property is part of the homestead of the grantors.

EXECUTED, this 30 day of May, 2013.

JACKSON COMMUNITY CHURCH

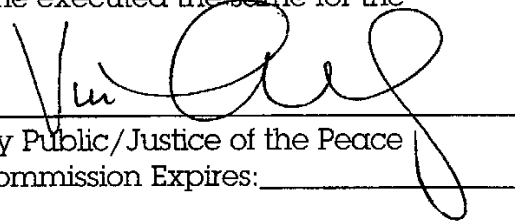


Marvin A. Bihn, Member of the Committee
of the Church Council

STATE OF NH

COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 30 day of May, 2013 by Marvin A. Bihn, Member of the Committee of the Church Council known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.



Notary Public/Justice of the Peace
My Commission Expires: _____



