

# TOWN OF JACKSON

## OFFICE OF THE SELECTMEN

January 5 2015

Mr. Stephen Weeder  
PO Box 447  
Jackson NH 03846

Dear Mr Weeder,

I recently received and reviewed a building permit application submitted by you for the construction of a screen porch located at map R18 Lot 12 on Candy Cane lane. I am denying your building permit, because of zoning rules in the Town of Jackson zoning ordinance.

In review of the Town of Jackson zoning ordinance Section 5: River Conservation District; 5.2.3 District Boundaries; Section 4.3.1.3 Setbacks. Section 5.2.3 talks about 75 foot setback which this screen porch would be in. Section 4.3.1.3 talks about that you cannot build any structures with in these setbacks.

In issuing the denial of a building permit this presents you with the opportunity to apply to, and seek relief through an application to, the Zoning Board of Adjustment. If you decide to appeal my decision the appeal to the Zoning Board of Adjustment must be submitted within thirty days of this notice of denial. You can contact Frank Benesh, the Chair of the Zoning Board of Adjustment through the town offices. He would be the person to obtain an application to that Board.

Sincerely,

Kevin Bennett

Building Inspector Town of Jackson

RESIDENTIAL/COMMERCIAL 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 12/29/2014

Map & Lot Number R 18 LOT 12

Street Name and Number 10 CANDY CANE LANE

Class VI Road: YES or  (Circle one)

Village District \_\_\_\_\_ or Rural Residential District  (Check one)

Property Owner Information:

Name CHARLES, LYNNE STAMEY Telephone #'s \_\_\_\_\_

Mailing Address \_\_\_\_\_

Email Address \_\_\_\_\_

Contractor Information:

Name TAMARACK CONSTRUCTION CO Telephone #'s 383-6376 - 520-1655

Mailing Address \_\_\_\_\_

Email Address \_\_\_\_\_

Reason for Permit:

Structure: New \_\_\_\_\_ Addition  Alterations \_\_\_\_\_ Wind Generation Facility \_\_\_\_\_

Specify changes: SCREEN PORCH SEE PLAN

Intended Use: \_\_\_\_\_

Dimensions of New Structure or Addition: \_\_\_\_\_

Does this property or part of this property receive a "CURRENT USE" Taxation - RSA 79-A? 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 SEE PLANS Back of property 17

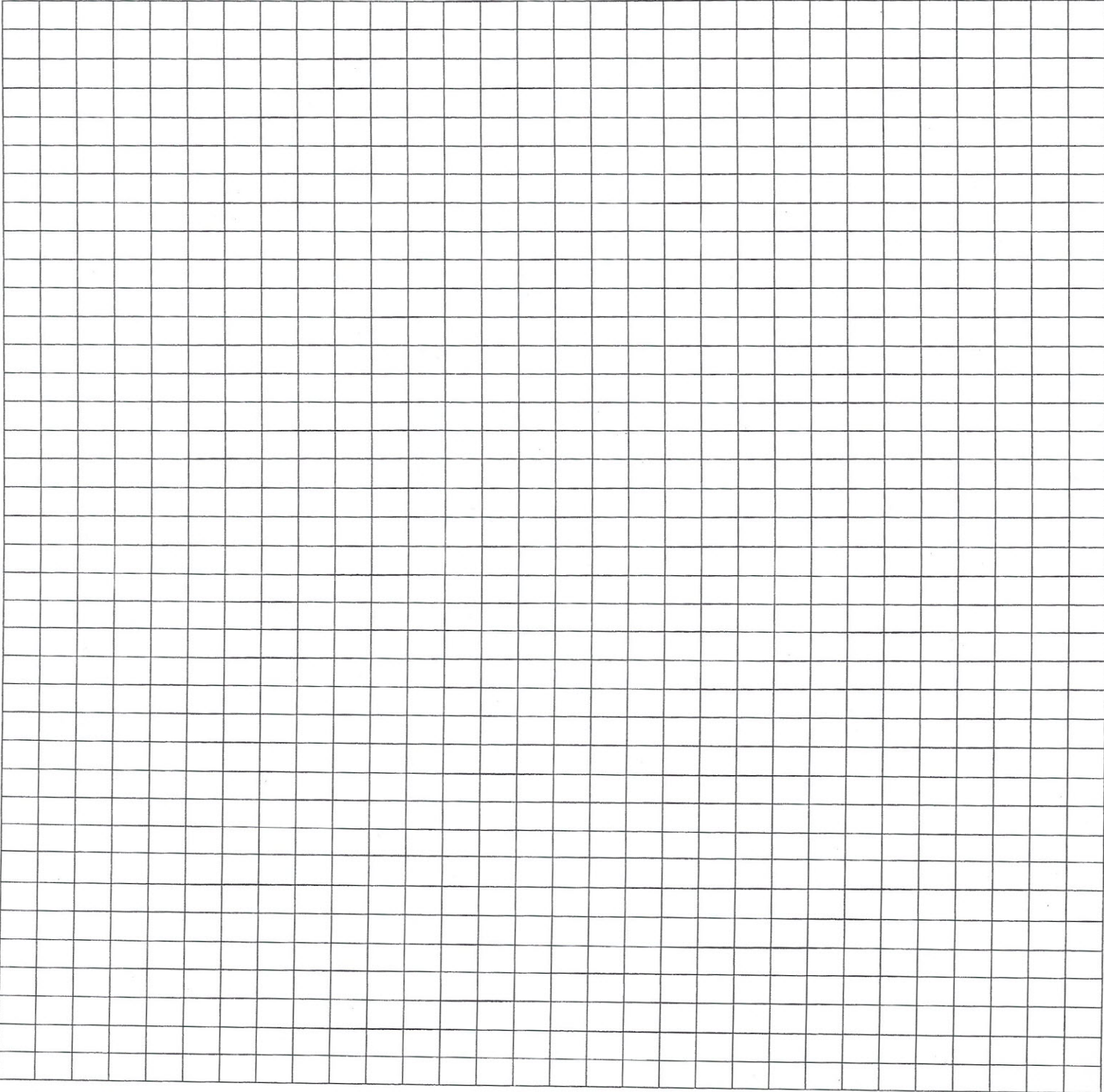
Side of property 17 Other Side of Property 17

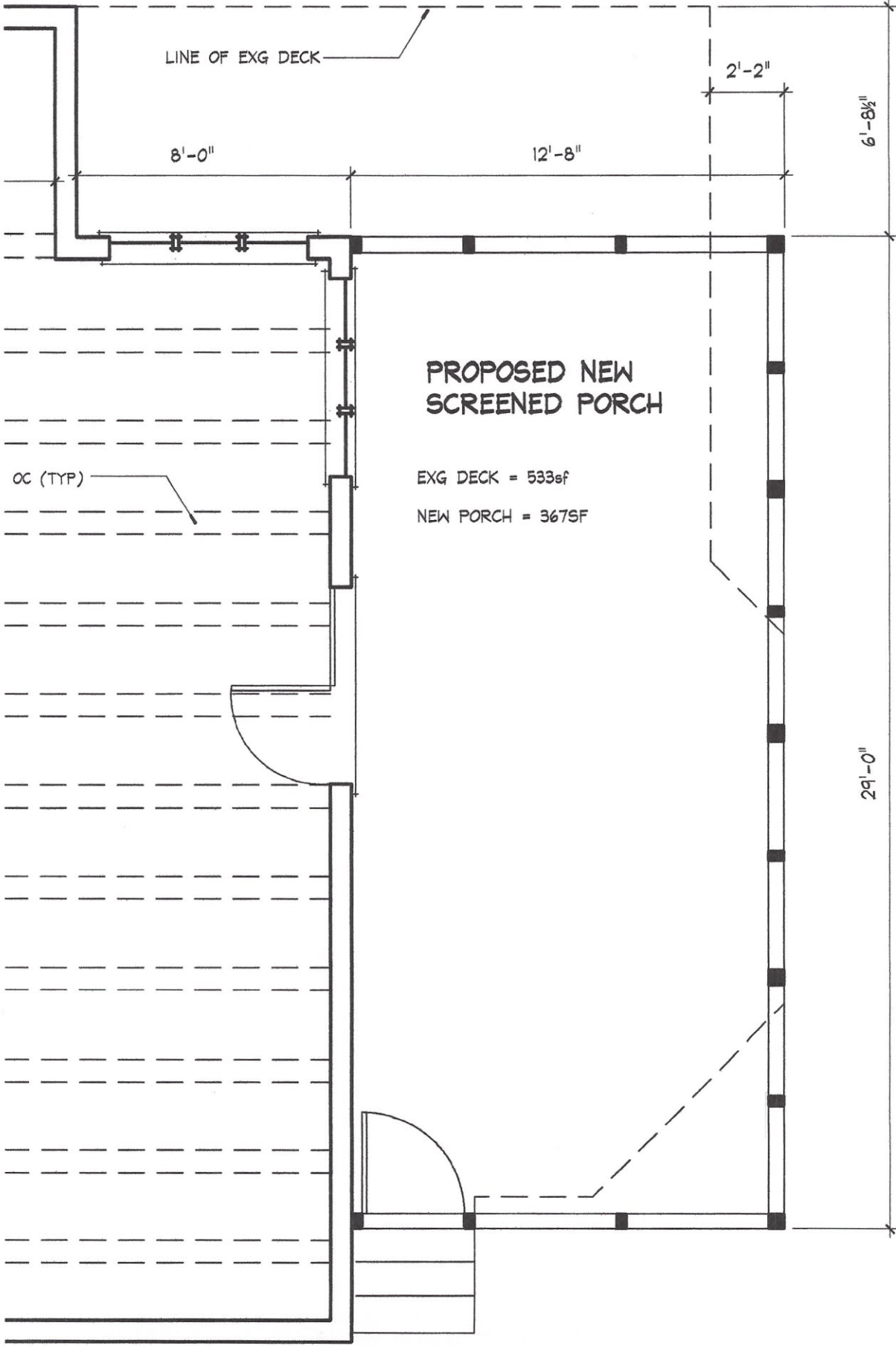
Length of frontage on the street 17

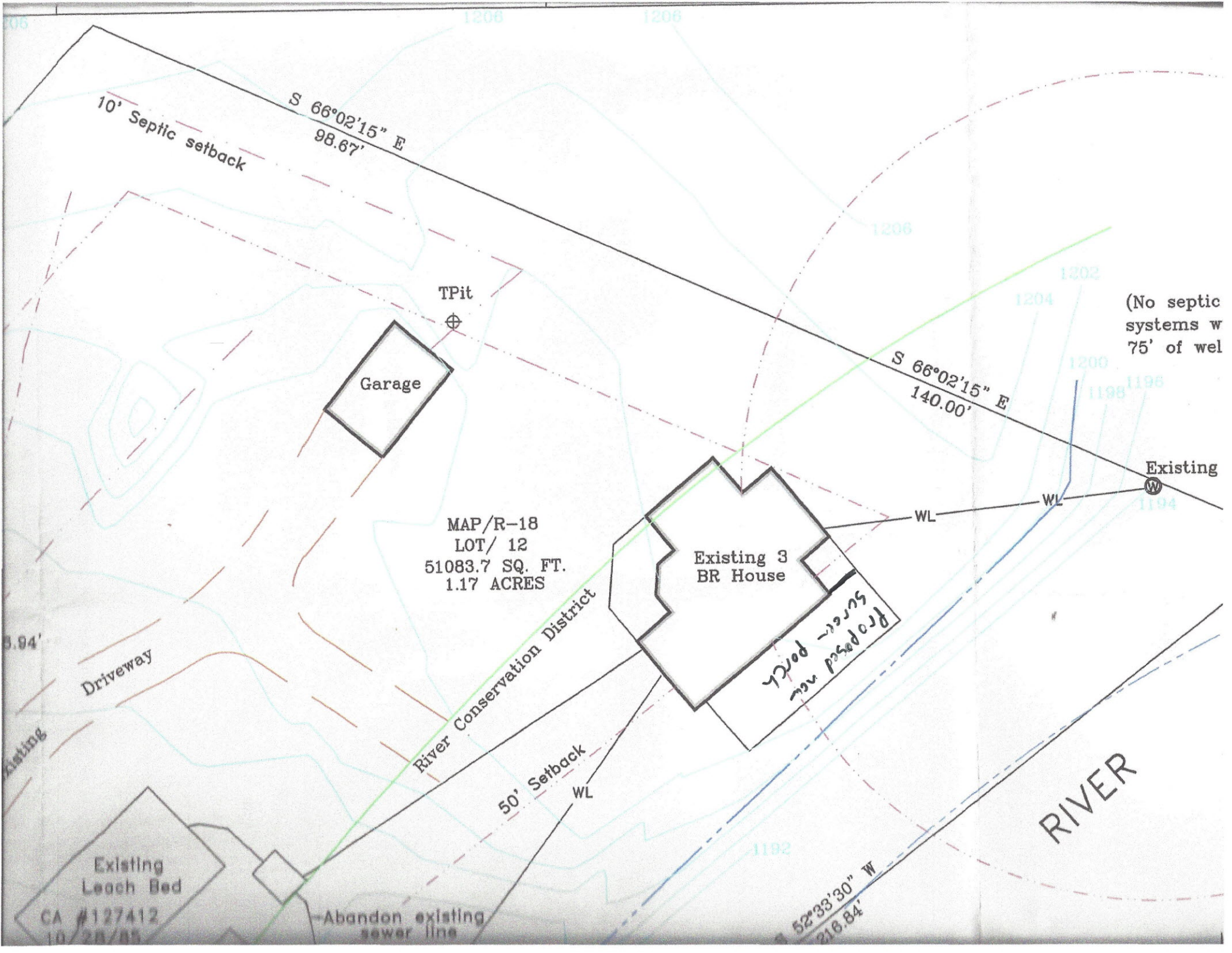
# SITE PLAN DETAIL

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 TEN FEET







10' Septic setback

S 66°02'15" E  
98.67'

TPit

Garage

MAP/R-18  
LOT/ 12  
51083.7 SQ. FT.  
1.17 ACRES

Existing 3  
BR House

Proposed new  
sewer port

S 66°02'15" E  
140.00'

(No septic  
systems w  
75' of wel

Existing

Driveway

River Conservation District

50' Setback

RIVER

Existing  
Leach Bed

CA #127412  
10/28/85

Abandon existing  
sewer line

S 52°33'30" W  
216.84'

**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.

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

**Foundation:**

Concrete \_\_\_\_\_  
Cem. Block \_\_\_\_\_  
Stone \_\_\_\_\_  
Piers  \_\_\_\_\_

**Basement:**

Full \_\_\_\_\_  
3/4 \_\_\_\_\_  
1/2 \_\_\_\_\_  
1/4 \_\_\_\_\_

**Insulation:**

Blanket \_\_\_\_\_  
Walls \_\_\_\_\_  
Roof \_\_\_\_\_  
Attic \_\_\_\_\_

**Exterior Walls:**

Clapboard \_\_\_\_\_  
Wide Siding \_\_\_\_\_  
Wood Shingles \_\_\_\_\_  
Stucco \_\_\_\_\_  
Brick \_\_\_\_\_  
Vinyl Siding \_\_\_\_\_  
T-11 \_\_\_\_\_

**Interior Finish:**

Drywall \_\_\_\_\_  
Plaster \_\_\_\_\_  
Paneling \_\_\_\_\_  
Knotty Pine \_\_\_\_\_

**Floors:**

Basement \_\_\_\_\_  
First Floor \_\_\_\_\_  
Second Floor \_\_\_\_\_  
Third Floor \_\_\_\_\_

Log \_\_\_\_\_

**Bedrooms:**

number \_\_\_\_\_

**Electric:**

Type of Service \_\_\_\_\_

**Heating:**

Electric \_\_\_\_\_  
Hot Water \_\_\_\_\_  
Hot Air \_\_\_\_\_  
Fireplace \_\_\_\_\_  
Wood Stove \_\_\_\_\_  
Steam \_\_\_\_\_  
No Heat \_\_\_\_\_

**Plumbing:**

# Full Baths \_\_\_\_\_ # 1/2 \_\_\_\_\_  
Laundry Room \_\_\_\_\_  
Garbage Disposal \_\_\_\_\_  
Kitchen Sinks # \_\_\_\_\_  
Other \_\_\_\_\_  
No Water \_\_\_\_\_

**Out buildings: include size of building**

Garage \_\_\_\_\_  
Barn \_\_\_\_\_  
Shed \_\_\_\_\_  
Deck \_\_\_\_\_  
Patio \_\_\_\_\_  
Swimming Pool \_\_\_\_\_  
Other \_\_\_\_\_

**PERMITS AND APPROVALS:**

**Site Disturbance:**

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

**Driveway Permit:**

Copy of driveway permit is attached: Yes \_\_\_\_\_ No \_\_\_\_\_ Not Applicable \_\_\_\_\_

**Septic System:**

Note: New septic loads may not be added to any existing structure without an approved town and state septic system design.

Septic Approval # \_\_\_\_\_

**Non-Conforming Lot Size:** See Zoning Ordinance Section 6 for Minimum Lot Size requirements.

**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? \_\_\_\_\_  
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-buildable 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.

**Streams & Rivers:** Please refer to the Jackson Zoning Ordinance

**Plumber:** \_\_\_\_\_

License Number: \_\_\_\_\_

**Electrician:** \_\_\_\_\_

License Number: \_\_\_\_\_

**Gas Fitter:** \_\_\_\_\_

License Number: \_\_\_\_\_

**RESIDENTIAL/COMMERCIAL BUILDING PERMIT FEES:**

**A 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, 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.

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

A 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).

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.

The fees are calculated based upon gross area (total square feet of all floors) of the proposed work and type of construction. The gross SF is multiplied by the adjusted SF construction cost. The construction cost is determined by using regionally adjusted Building Valuation Data (BVD). The BVD is a national average construction cost for building to the minimum standards of the Building Code. Building Valuation Data is updated twice a year by the International Code Council and is available for viewing at the Town Office. All fees will be collected prior to the issuance of the Building Permit.

Example:

Type of construction: R-2 Residential, 1 and 2 family, V-B  
Area: unfinished basement 1,200 SF x \$19.20 = \$23,040  
1<sup>st</sup> floor 1,200 SF x \$130.43 = \$156,516  
2<sup>nd</sup> floor 800 SF x \$130.43 = \$104,344  
Misc (ex: deck, shed) 1,000 SF x \$45.05 = \$45,050  
Total SF Construction Cost = \$328,950  
\$328,950 (total construction cost) x .0025 (permit fee multiplier) = \$822.38

*307. SF @ \$100. 36,700.  
x .0025  
91.75*

- There is a non-refundable base fee to process the application of \$25.
- Permit Fee: 0.0025 per dollar value for the estimated value of work requiring an inspection using the ICC Building Valuation Data.

Permit Application Non-Refundable Processing Fee: \$25 \_\_\_\_\_  
Permit Fee - estimated value of work \$ 36,700 x 0.0025 = 91.75

Permit Application + Permit Fee = Total Amount Due: \$116.75  
Please make check payable to the "Town of Jackson"

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, THE APPLICATION FEE IS NON-REFUNDABLE.**

Permitted work must be completed within one year from the date of issuance. Application for a renewal permit may be submitted. Permit renewal fees are \$25 for All Projects. Failure to secure an approved Building Permit may result in fines pursuant to RSA 676:17

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 project will be accomplished in accordance with the information submitted. I have read and understand the Town of Jackson Zoning Ordinance as it applies to this project and I understand the Building Inspector will act to enforce both the Zoning Ordinance and the State of New Hampshire Building Code.

Owner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Building Inspector Approval: \_\_\_\_\_ Date of Approval: \_\_\_\_\_

Fire Inspector Approval: \_\_\_\_\_ Date of Approval: \_\_\_\_\_



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$367.5F @ \$100. = 36,700.$   
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 $\underline{\hspace{1cm}}$   
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Owner(s) Signature: *Lynne Stoney* Date: 12/30/14

Owner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Building Inspector Approval: \_\_\_\_\_ Date of Approval: \_\_\_\_\_

Fire Inspector Approval: \_\_\_\_\_ Date of Approval: \_\_\_\_\_