

TOWN OF SUNAPEE ZONING BOARD OF ADJUSTMENT

**A PUBLIC HEARING WILL BE HELD AT THE TOWN MEETING ROOM LOCATED
AT 23 EDMONT ROAD, ON THURSDAY, APRIL 4, 2019 AT 7:00 PM ON THE
FOLLOWING CASES:**

**Elect Chairman and Vice-Chairman
Appoint Alternate-Bill Larrow**

CONTINUED CASE

Case #19-02

Parcel ID:

0106-0005-0000

Seeking a variance

per Article IV, Section 4.10

To permit dog sitting business.

1002 Main St. Georges Mills

George & Susan Neuwirt

NEW CASES

Case #19-03

Parcel ID:

0115-0009-0000

Seeking a variance

per Article VI, Section 6.12

**to permit expanding the "envelope"
of a non-conforming structure inside
the 50-foot setback and expanding
the structure into the front road
setback when it would be non-
conforming and raising the ridge 10-
inches.**

22 Burma Rd.

Lynn Arnold, Fred Bealieu

NOTE:

**In the event the meeting is cancelled, the Agenda will be continued
to the next scheduled Zoning Board meeting.**

Case #19-04
Parcel ID:
0115-0009-0000

Seeking a variance
per Article III, Section 3.10
to permit tearing down an existing
camp and building a new retirement
home. The proposal includes a
garage attached to the house and
encroaches in the front road
setback. Seeking 25-feet of relief.
22 Burma Rd.
Lynn Arnold, Fred Bealieu

Case #19-05
Parcel ID:
0115-0009-0000

Seeking a variance
per Article VI, Section 6.13
to permit a new garage to be
attached to house within the 50-foot
setback by 6 square feet.
22 Burma Rd.
Lynn Arnold, Fred Bealieu

MISCELLANANOUS:

Review Draft Variance Application
Review Minutes from Previous
Meeting.

NOTE:

In the event the meeting is cancelled, the Agenda will be continued
to the next scheduled Zoning Board meeting.

Town of Sunapee
23 Edgemont Rd., Sunapee NH
Phone (603) 763-3194 / Website www.town.sunapee.nh.us
Email zoning@town.sunapee.nh.us

CASE# _____
Draft

Zoning Board of Adjustment (ZBA) Variance Application

Questions? Please contact the Zoning Administrator. All dates and deadlines are published on the ZBA calendar; see Page 6. For helpful guidelines on completing this application, see page 4-5.

Attach additional sheets of paper as necessary.

- 1. Landowner(s) Name(s): _____
- 2. Parcel ID: _____ 3. Zoning District: _____
- 1. Project Location (Street & #): _____
- 2. Mailing Address: _____
- 3. Phone Number: _____
- 4. Email: _____

ABUTTERS LIST: You must prepare a list of all abutting property owners and attach it to your application. If you have any difficulty, consult the town office, but the accuracy of the list is your responsibility. You can download an abutters list by using the Tax Maps/GIS on the town's website (under Assessing Department).

FEEES: ___ Application Fee: \$150 Make check payable to Town of Sunapee.
 ___ Abutter Notification Fee: \$6.85* per abutter. Make payable to US Post Office.

* NOTE: Rates are subject to change based on current rates set by the US Post Office. This is the rate effective February 2019. If the postage rate changes, or if the amount of the check is incorrect, you will be asked to submit a new check and the application may be held up until the correct amount is received. For the most current rate, please check with the town office.

ATTACHMENTS: To assist the board, please attach sketches, photos, surveys, plot plans, pictures, construction plans, or whatever may help explain the proposed use. Include copies of any prior Zoning or Planning decisions concerning the property. If you have something in writing stating that your proposed project does not meet zoning, please attach that to this application. It may be a letter, email or denied permit. A professional survey by a licensed surveyor is strongly recommended for variances related to setback requirements. For properties located in the Shorelines Overlay District, a professional survey is required.

Applications will not be considered complete unless all the questions are answered, the fees are paid, and an Abutters Mailing List is attached.

GENERAL DESCRIPTION: This is a place to give a general summary of the proposed project as an introduction and overview for the public hearing. For example, where is the property located? Describe the property. Give area, frontage, side and rear lines, slopes, natural features, etc. What do you propose to do? Why does your proposal require an appeal to the board of adjustment?

Attach additional sheets of paper as necessary.

SPECIFIC REASON THE VARIANCE IS NECESSARY: A Variance is requested from Zoning

Ordinance, Article _____, Section _____ to permit _____

Landowner(s): _____ Parcel ID#: _____

Property Address: _____

Facts in support of granting the variance:

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

2. If the variance were granted, the **spirit** of the ordinance would be observed because: _____

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

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because: _____

5. **Unnecessary Hardship**

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

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because: _____

- and -

ii. The proposed use is a reasonable one because: _____

b. Explain how, if the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it. _____

NOTE:

For person(s) with physical disabilities,
please see RSA 674:33 regarding alternative hardship criteria for a Variance.

SIGNATURE: I understand that the public hearing will be held at the scheduled date and time unless a request is made by me for a new hearing. Any rehearing will require a new public notice and notification to abutters, the cost of which will be borne by the applicant. Further, I hereby give permission to the ZBA members and zoning officials to visit the subject property prior to the public hearing. To the best of my knowledge, the above is true and correct.

Landowner(s) Signature(s)

Date

APPENDIX A

Helpful Guidelines for Completing the Variance Application, Part 1

This information shall not be construed as legal advice or interpretation of the law in any way or form.

The Zoning Administrator is available to help you with this application. If you have any questions, please call, email or stop by the town office. The Zoning Administrator can be reached at (603) 763-3194 or zoning@town.sunapee.nh.us.

PURPOSE OF ZONING: For more information about the “Purpose of Zoning” see Sunapee Zoning Ordinance Article I, Section 1.20 “Purpose” and NH RSA 674:17 “Purposes of Zoning Ordinances” (as may be amended).

ABOUT THE 5 VARIANCE QUESTIONS: (SEE APPENDIX B) A variance is an authorization which may be granted under special circumstances to use your property in a way that is not permitted under the strict terms of the zoning ordinance. The Zoning Board of Adjustment (ZBA) must determine that the variance request satisfies the following 5 criteria. Please note that all criteria must be satisfied in order for a variance to be granted. Please provide a written response along with any other supporting documentation for each of the following criteria. Attach additional pages if necessary. Failure to satisfactorily prove any single criteria will result in denial of the application. The Applicant has the burden of proof. Applicants should be prepared to present information pertinent to the variance being requested. To obtain a legally granted variance, you must demonstrate/prove that the proposal satisfies ALL FIVE of the variance criteria.

MORE INFORMATION: It is recommended that you become familiar with the Sunapee Zoning Ordinance, as well as the state statutes that cover planning and zoning (New Hampshire RSA Chapters 672- 678). You can purchase a copy of the Sunapee Zoning Ordinance at the town office, or download a copy from the town’s website (www.town.sunapee.nh.us). The State’s RSAs can be viewed online at <http://www.gencourt.state.nh.us/rsa/html/indexes/default.html>.

WHAT HAPPENS NEXT: The board will promptly schedule a public hearing upon receipt of your properly completed application. Public notice of the hearing will be posted and printed in a newspaper and notice will be mailed to you and to all abutters at least five days before the date of the hearing. You and all other parties are invited to appear in person (or by agent or counsel) to state reasons why the appeal should or should not be granted. After the public hearing, the board will reach a decision. An official Notice of Decision will be made available within 5 business days, along with the minutes of the hearing.

IF THE VARIANCE IS GRANTED, HOW LONG DO I HAVE TO BUILD IT? If after a period of twenty four (24) months from the date a Variance or Special Exception is granted by the Zoning Board of Adjustment, the applicant has neither applied for nor received a Certificate of Compliance from the Board of Selectmen, the Variance or Special Exception will become void. An extension may be granted by the Zoning Board of Adjustment. Reference Article X, Section 10.16 (e).

WHAT IF I DISAGREEE WITH THE BOARD’S DECISION? Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty (30) days of the date of the hearing. The necessary first step before any appeal may be taken to the courts, is to apply to the Zoning Board for a rehearing. The motion for a rehearing must set forth all the grounds on which you will base your appeal. See New Hampshire Statutes, RSA Chapter 677 for details.

APPENDIX B

Helpful Guidelines for Completing the Variance Application – Part 2

**This information shall not be construed as legal advice
or interpretation of the law in any way or form.**

SOURCE: State of NH Office of Strategic Initiatives, 2018 Handbook for Local Officials
for The Board of Adjustment in New Hampshire.

<u>VARIANCE CRITERIA GUIDELINES</u>	
Statutory Requirements (RSA 674:33, I(b))	Explanation
<i>APPLICANT MUST SATISFY ALL OF THE FOLLOWING</i>	
1. The variance is not contrary to the public interest.	The proposed use must not conflict with the explicit or implicit purpose of the ordinance, and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”
2. The spirit of the ordinance is observed.	As it is in the public’s interest to uphold the spirit of the ordinance, these two criteria are related.
3. Substantial justice is done.	The benefit to the applicant should not be outweighed by harm to the general public.
4. The values of surrounding properties are not diminished.	Expert testimony on this question is not conclusive, but cannot be ignored. The board may also consider other evidence of the effect on property values, including personal knowledge of the members themselves.
5. Literal enforcement of the ordinance would result in unnecessary hardship. Unnecessary hardship can be shown in either of two ways: First is to show that because of special condition of the property that distinguish it from other properties in the area: (a) There is no fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property; and (b) The proposed use is a reasonable one. <i>Alternatively</i> , unnecessary hardship exists if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.	The applicant must establish that the property is burdened by the zoning restriction in a manner that is distinct from other land in the area. (a) Determine the purpose of the zoning restriction in question. The applicant must establish that, because of the special conditions of the property, the restriction, as applied to the property, does not serve that purpose in a “fair and substantial” way. (b) The applicant must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. <i>Alternatively</i> , the applicant can satisfy the unnecessary hardship requirement by establishing that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

ATTACH ZBA CALENDAR
HERE

Zoning

From: georgem.neuwirtconstruction@comcast.net
Sent: Friday, March 8, 2019 3:26 PM
To: Zoning
Cc: gmnconstruction@comcast.net
Subject: FW: Pet Sitting

Additional
Materials
for Case
19-02

Hi Nicole,

I had a nice conversation with the state today to help clarify some of last night's issues. Could you please forward this to the board members?

Thanks so much for your help,
Susan Neuwirt

From: Heisler, Cindy <Cindy.Heisler@agr.nh.gov>
Sent: Friday, March 8, 2019 3:20 PM
To: 'georgem.neuwirtconstruction@comcast.net' <georgem.neuwirtconstruction@comcast.net>
Subject: RE: Pet Sitting

Hi Susan,

There is no requirement at the state level to be licensed or inspected to have a doggy daycare, boarding kennel or to do pet sitting. None of these activities transfers live animals to the public, they are caring for dogs belonging to other people.

The license requirement under RSA 437 is for animal shelters, pet vendors or commercial kennels – all businesses that are transferring live animals customarily used as household pets to the public with or without a fee. The definitions of each can be found under RSA 437:1 Definitions; at the following link:

<http://www.gencourt.state.nh.us/rsa/html/XL/437/437-mrg.htm>

A group license is for an owner or keeper of 5 or more dogs who needs to annual register them with the

town. <http://www.gencourt.state.nh.us/rsa/html/XLV/466/466-6.htm>

<http://www.gencourt.state.nh.us/rsa/html/XLV/466/466-4.htm>

Thank you,

Cindy
Cynthia M. Heisler
NH Dept. of Agriculture, Markets & Food
Division of Animal Industry
PO Box 2042
25 Capitol St., 2nd Fl.
Concord, NH 03302-2042
603-271-2404
Fax 603-271-1109

From: georgem.neuwirtconstruction@comcast.net [mailto:georgem.neuwirtconstruction@comcast.net]

Sent: Friday, March 08, 2019 2:52 PM

To: Heisler, Cindy

Subject: Pet Sitting

Hi Cindy,

Thank you so much for speaking with me on the phone today. I just would like to verify in writing that for me to pet sit dogs in my home in NH that I do not need a license or inspection from the state of NH. The only way I would need this is if I was transferring (selling) dogs to the public. This is true regardless of the number of dogs I would be sitting in my home.

Also, the phrasing of five or more dogs needing a group license refers to the normal town licensing of a pet owner's dog. The group license is a discounted rate from the town for owning five or more dogs. This also is nothing that would apply to me as a dog sitter in my home.

Thank you helping me to understand this issue.

Sincerely,

Susan Neuwirt
Sunapee, Nh



TOWN OF SUNAPEE
23 Edgemont Road
Sunapee, New Hampshire 03782-0717
www.town.sunapee.nh.us

DATE: March 7, 2019
TO: ZBA
FROM: Nicole Gage, Zoning Administrator
RE: Case #ZBA19-03, 19-04 & 19-05 / Variances
22 Burma Rd., 0115-0009-0000 / ARNOLD & BEALIEU

Comments:

1. Zoned RR (Rural Residential) w/ Shorelines Overlay District
2. I did not find any planning/zoning history on this property.
3. I sent the proposal to the Highway Director on 3/7/19 for written comments.
4. Comment: Right now, the camp is a "*Pre-Existing Non-Conforming Structure*" because it does not meet the 50-foot Waterfront Setback in 3.40, and it was built in 1940 which pre-dates zoning adoption. Once it is torn down and replaced, the new structure would be considered a "*Non-Conforming Structure*" with a Variance. See Definitions in Article XI.

RECEIVED

MAR 06 2019

TOWN OF SUNAPEE

CHECK # 11157
\$150.00 P.V.

CASE# ZBA19-03

Meeting date April 4th, 2019

Town of Sunapee
Zoning Board of Adjustment

Variance

1. Landowner(s) Name(s): Lynn Arnold/Fred Bealieu 2. Parcel ID# 0115/0009
3. Zoning District: RR
4. Project Location (Street & #): 22 Burma RD
5. Mailing Address: 9 Shore Drive Holland Mass
6. Phone Number 860-593-9668
7. Reason the Variance is necessary: We are dealing w/ A very small lot + development is limited without seeking Relief from the ordinance.

•All applications seeking relief from setback requirements on lakefront properties must be accompanied with a professional recorded survey of the property and building location(s).

•Important-Your property has to be identified with your street number or name-without this identification your hearing may be continued to a later date.

•Please use the abutter list form, which is attached, for your abutters' mailing list.

•IMPORTANT: Review application deadline dates for a timely submission.

•Base Fee-See Zoning Administrator for Fee Schedule.

Please sign the following statement: I understand that the public hearing will be held at the scheduled date and time unless a request is made by me for a new hearing. Any rehearing will require a new public notice and notification to abutters, the cost of which will be borne by the applicant. Further, I hereby give permission to the ZBA members to visit the subject property prior to the public hearing. To the best of my knowledge, the above is true and correct.

M. S. M. (Agent) 3/5/19
Landowner(s) Signature(s) Date

24.4 → 25.Ft 2

A Variance is requested from Zoning Ordinance, Article 6 Section 6.12 to permit:

We are expanding the "Envelope" of a non conforming structure inside the 50 Ft setback and expanding the structure into the front road setback where it would be non-conforming. We are raising the ridge 10 inches

Landowner(s): Lynn Arnold / Fred Beau lieu Parcel ID#: 0115/0009

Property Address: 22 Burma RD.

FACTS SUPPORTING THIS REQUEST:

1. The proposed use would not diminish surrounding property values because:

This will be a brand new home that will have a positive impact on surrounding property values.

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

The property is staying as a single family residence.

3. Denial of the variance would result in unnecessary hardship per the following:

a. the zoning restriction as applied to the property interferes with the reasonable use of the property, considering the unique setting of the property in its environment because:

The Property is very small and as such limits development without seeking relief from the ordinance. Far from hardship we are asking that the board consider the small home being built & the garage as a traditional / conventional build in N.H. and is very reasonable. The land slopes down towards the 50 Ft setback and as a result there is only one location for a garage.

b. no fair and substantial relationship exists between the general purposes of the zoning ordinance and the specific restriction on the property because:

The property will continue to be used as a single family home

c. the variance would not injure the public or private rights of others because:

It is staying as a single family residence.

4. Granting the variance would do substantial justice because:

The new home would be used as a retirement home + stay as a single family residence.

5. The use is not contrary to the spirit of the ordinance because:

The property is staying as a single family residence.

RECEIVED

MAR 06 2019

TOWN OF SUNAPEE

CASE# ZBA 19-04

Town of Sunapee
Zoning Board of Adjustment

CHECK # 11157
150.00
Poy

Variance

1. Landowner(s) Name(s): Lynn Arnold/Fred Beaulieu 2. Parcel ID# 0115/0009
3. Zoning District: RR
4. Project Location (Street & #): 22 Burma RD, Sunapee NH
5. Mailing Address: 9 Shaw Drive Holland Mass
6. Phone Number: 860-593-9668 ~~2000~~ 25 FT
7. Reason the Variance is necessary: We Need a 25 Ft Relief from the requirement of having the structure at least 50 Ft from the road. The lot is very small and development limited without relief from the ordinance.

All applications seeking relief from setback requirements on lakefront properties must be accompanied with a professional recorded survey of the property and building location(s).

Important-Your property has to be identified with your street number or name-without this identification your hearing may be continued to a later date.

Please use the abutter list form, which is attached, for your abutters' mailing list.

IMPORTANT: Review application deadline dates for a timely submission.

Base Fee-See Zoning Administrator for Fee Schedule.

Please sign the following statement: I understand that the public hearing will be held at the scheduled date and time unless a request is made by me for a new hearing. Any rehearing will require a new public notice and notification to abutters, the cost of which will be borne by the applicant. Further, I hereby give permission to the ZBA members to visit the subject property prior to the public hearing. To the best of my knowledge, the above is true and correct.

[Signature] (Agent) 3/4/19
Landowner(s) Signature(s) Date

See a Notched Authorization

3

A Variance is requested from Zoning Ordinance, Article ~~3.10~~ Section 3.10 to permit:

We are proposing a tear down of an existing camp + build a new retirement home. the proposal includes a garage that is attached to the house and encroaches on the front setback (road) setback. Seeking ²⁵ ~~30~~ Ft of Relief.

Landowner(s): Lynn Arnold / Fred Beaulieu Parcel ID#: 0115/0009

Property Address: 22 Burma RD.

FACTS SUPPORTING THIS REQUEST:

1. The proposed use would not diminish surrounding property values because:

there are many properties on Burma RD that have a reduced front setback due to structures too close to the road. This is a new house and will not diminish property values.

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

The property will continue as a single family residence.

3. Denial of the variance would result in unnecessary hardship per the following:

a. the zoning restriction as applied to the property interferes with the reasonable use of the property, considering the unique setting of the property in its environment because:

The lot is very small and slopes toward the lake the house is in the 50 Ft setback and there really is no other place for a garage to go because of this. A garage is a reasonable request and is very traditional to have in New Hampshire.

b. no fair and substantial relationship exists between the general purposes of the zoning ordinance and the specific restriction on the property because:

The Property will continue to support a single family Residence just like it does now

c. the variance would not injure the public or private rights of others because:

The use of the property stays the same - A single family Residence.

4. Granting the variance would do substantial justice because:

The lot is very small and justice would be served by the continued use of the property as it is now. A garage in New Hampshire is very customary + traditional based on our change of seasons.

5. The use is not contrary to the spirit of the ordinance because:

The use of the property stays as a single family home

RECEIVED

MAR 06 2019

TOWN OF
SUNAPEE
CHECK #11157
\$150.00 PAV

Town of Sunapee
Zoning Board of Adjustment

Variance

1. Landowner(s) Name(s): Lynn Arnold/Fred Beaulieu Parcel ID# 0115/0009
3. Zoning District: RR
4. Project Location (Street & #): 22 Burma RD
5. Mailing Address: 9 Shore Drive Holland Mass
6. Phone Number 860
7. Reason the Variance is necessary: The addition of the garage is designed in the 50 Ft setback to the Pond by 6 sq Ft.

**All applications seeking relief from setback requirements on lakefront properties must be accompanied with a professional recorded survey of the property and building location(s).*

**Important-Your property has to be identified with your street number or name-without this identification your hearing may be continued to a later date.*

**Please use the abutter list form, which is attached, for your abutters' mailing list.*

**IMPORTANT: Review application deadline dates for a timely submission.*

**Base Fee-See Zoning Administrator for Fee Schedule.*

Please sign the following statement: I understand that the public hearing will be held at the scheduled date and time unless a request is made by me for a new hearing. Any rehearing will require a new public notice and notification to abutters, the cost of which will be borne by the applicant. Further, I hereby give permission to the ZBA members to visit the subject property prior to the public hearing. To the best of my knowledge, the above is true and correct.

M. J. Met (Agent) 3/6/19
Landowner(s) Signature(s) Date

A Variance is requested from Zoning Ordinance, Article 6 Section 6.13 to permit:

A new garage to be attached to house w/in
the 50 Ft setback by 6 Square Feet.

Landowner(s): Lynn Arnold/Fred Beau lieu Parcel ID#: 0115/0009

Property Address: 22 Burma RD

FACTS SUPPORTING THIS REQUEST:

1. The proposed use would not diminish surrounding property values because:

The property is going to stay supporting
a single family Residence and will have a
Beautiful New house and Garage built.

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

Public interest in this case is not being
infringed upon because this area is where
people want to retire too.

3. Denial of the variance would result in unnecessary hardship per the following:

a. the zoning restriction as applied to the property interferes with the reasonable use of the property, considering the unique setting of the property in its environment because:

Having a sloping lot to the lake adversely
affects the possible locations of a garage
the lot is small and the proposal being
presented is reasonable + thoughtful

b. no fair and substantial relationship exists between the general purposes of the zoning ordinance and the specific restriction on the property because:

The property is very small + the request presented is very reasonable.

c. the variance would not injure the public or private rights of others because:

The property will continue to support a single family residence as it does now

4. Granting the variance would do substantial justice because:

We would be replacing a worn out camp w/ a new home. Justice is served by the development of a very small pi of property in a thoughtful way

5. The use is not contrary to the spirit of the ordinance because:

The property will stay in use supporting a single family home. The drainage will be improved so that the pond is protected better and the land will perform better as a result of the development.

ZBA

March 8, 2019

23 Edgemont RD

Sunapee NH

We authorize George Neuwirt of George M. Neuwirt Construction to sign documents related to permitting on our behalf for our property at 22 Burma Road, Sunapee, NH.

Respectfully



Lynn Arnold

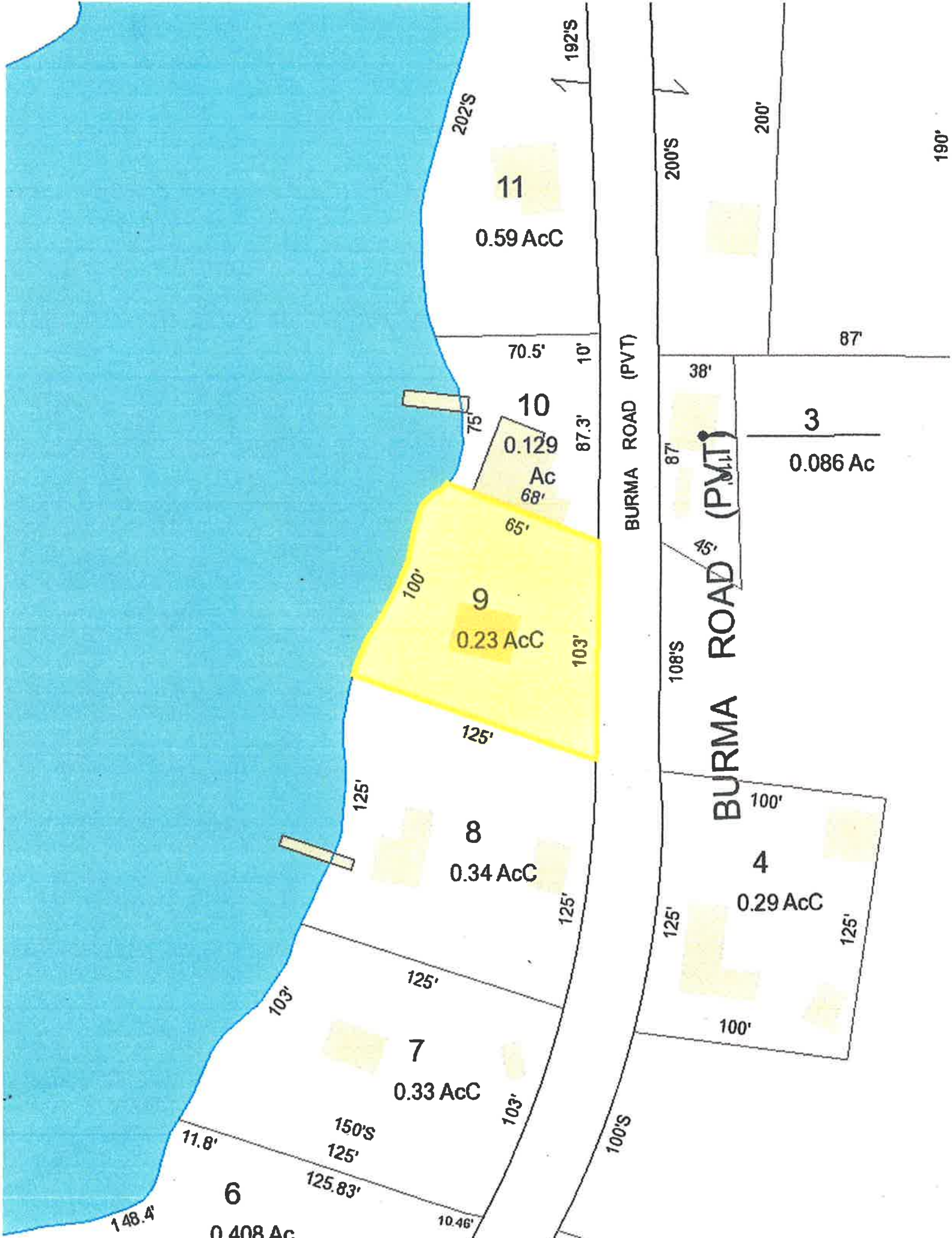


Fred Beaulieu

9 Shore Drive

Holland, MA 01521

860-593-9668



190'

ZBA

January 28, 2019

23 Edgemont RD

Sunapee NH

My name is Fred Beaulieu and I own a home at 22 Burma RD in Sunapee. This letter is to authorize George Neuwirt of George M. Neuwirt Construction to sign documents related to permitting on my behalf.

A handwritten signature in cursive script that reads "Fred Beaulieu".

Fred Beaulieu

9 Shore Drive

Holland, MA 01521

860-593-9668

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	36		Camp				
Model	01		Residential				
DESIGN/APPEAL	03		Average				
Stories	1						
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	07		K PINE/A WD				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2							
Heat Fuel	01		Coal or Wood				
Heat Type	01		None				
A/C	01		None				
Total Bedrooms	01		1 Bedroom				
Total Bthrms	1						
Total Half Baths							
Total Xtra Fixtrs							
Total Rooms	3						
Bath Style	01		Below Avg.				
Kitchen Style	02		Average				
			MIXED USE				
			Code	Description	Percentage		
			1016	OTH LAKE WF	100		
			COST/MARKET VALUATION				
			Adj. Base Rate:			67.52	
						46,319	
			Net Other Adj:			5,000.00	
			Replace Cost			51,319	
			AYB			1940	
			EYB			1976	
			Dep Code				
			Remodel Rating				
			Year Remodeled				
			Dep %			39	
			Functional Obslnc			0	
			External Obslnc			0	
			Cost Trend Factor			1	
			Condition				
			% Complete				
			Overall % Cond			61	
			Apprais Val			31,300	
			Dep % Ovr			0	
			Dep Ovr Comment				
			Misc Imp Ovr			0	
			Misc Imp Ovr Comment				
			Cost to Cure Ovr			0	
			Cost to Cure Ovr Comment				

FSP							
EAF						24	
BAS						24	
10							
EAF							20
UST							
4							
						1010	
4							20

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
WDK	WOOD DECK			L	54	13.00	2010		0		50	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	440	440	440		29,709
EAF	Attic, Expansion, Finished	192	480	192		12,964
FSP	Porch, Screen, Finished	0	192	48		3,241
UST	Utility, Storage, Unfinished	0	40	6		405
Ttl. Gross Liv/Lease Area:		632	1,152	686		51,319



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
ARNOLD, LYNN F BEAULIEU, ALFRED D 9 SHORE DR HOLLAND, MA 01521 Additional Owners:		3 Below St	3 Public Sewer	3 Unpaved	7 Waterfront	Description	Code	Appraised Value	Assessed Value	2413 SUNAPEE, NH VISION
						RESIDENTL	1016	31,300	31,300	
						RES LAND	1016	164,100	164,100	
						RESIDENTL	1016	400	400	
SUPPLEMENTAL DATA										
Other ID: 0115-0009-0000		PP Y								
SEPTIC APPR		LAKE FRON 100								
UTILITY		LOT DEPTH								
DES PERMITS		MULTIPLE								
Routing # 1224										
SUBDIVISION										
GIS ID: 0115-0009-0000		ASSOC PID#								
Total								195,800	195,800	

RECORD OF OWNERSHIP					BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
ARNOLD, LYNN F					2048/ 809	09/04/2018	U	I	109,500	FD	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
HUFF, BRENDA					2048/ 807	09/04/2018	U	I	109,500	1G	2018	1016	31,300	2018	1016	31,300	2017	1016	31,300
ROACH, WILLIAM					467/ 519	09/24/1968	U	I			2018	1016	164,100	2018	1016	164,100	2017	1016	164,100
HUFF, BRENDA					467/ 519	09/24/1968	U	I			2018	1016	400	2018	1016	400	2017	1016	400
Total:												195,800	Total:	195,800	Total:	195,800	Total:	195,800	

EXEMPTIONS				OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor											
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.												
Total:																				

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY											
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch												
0001/A																
NOTES																
LEVEL ACCESS TO POND; IA; FULL VIEW OF POND; HOUSE RESTS ON POST/PIERS; 4X18 DOCK=NV MOVEABLE; NO INSULATION THRU-OUT BLD; OIL SYSTEM BROKEN-NO HEAT 10/10-POND WATER, RYWELL 8/15-FAIR COND FOR Y/B																
												Appraised Bldg. Value (Card)	31,300			
												Appraised XF (B) Value (Bldg)	0			
												Appraised OB (L) Value (Bldg)	400			
												Appraised Land Value (Bldg)	164,100			
												Special Land Value	0			
												Total Appraised Parcel Value	195,800			
												Valuation Method:	C			
												Adjustment:	0			
												Net Total Appraised Parcel Value	195,800			

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
										09/18/2018			MP	AC	ADMIN DATA ENTRY
										06/06/2016			RE	M	MEASURE
										05/05/2016			MP	AC	ADMIN DATA ENTRY
										08/17/2015			NB	FR	IN FIELD REVIEW
										06/11/2012			MP	AC	ADMIN DATA ENTRY

LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value		
1	1016	OTH LAKE WF	RR				10,019 SF		4.84	4.0000	9	1.0000	0.95	PP	0.95 EASEMENT	Spec Use	Spec Calc	SI4,N'	.94	17.47	164,100
Total Card Land Units:							0.23 AC	Parcel Total Land Area:							0.23 AC	Total Land Value:				164,100	

SHORELAND AREA NOTES - PROPOSED CONDITIONS

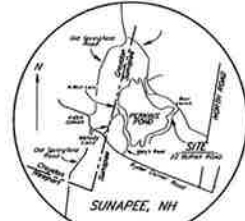
- 1. TOTAL 100' AREA WITHIN 250' OF LAKE = 4,710 Sq. Ft.
- 2. TOTAL IMPERVIOUS SURFACE = 3070 Sq. Ft. (35.4%)
- A. Walk Ways = 1800 Sq.Ft.
- B. Sheds/Parking Area = 1030 Sq.Ft.
- C. Driv./Stairs = 40 Sq.Ft.
- 3. TOTAL AREA WITHIN 50'-150' BUFFER = 370 Sq.Ft.
- 4. OPEN SPACE AREA WITHIN 50'-150' BUFFER = 63.5 Sq.Ft. (17.2%)

TREE WITHIN 50' BUFFER

- | | | |
|---------------------|---------------------|------------------|
| A1 - 2" Red Spruce | B1 - 3" Red Spruce | D1 - 4" Hemlock |
| A2 - 12" Red Spruce | B2 - 12" White Pine | D2 - 6" Hemlock |
| A3 - 4" Red Spruce | B3 - 12" White Pine | D3 - 2" Hemlock |
| A4 - 1" Red Spruce | B4 - 7" Hemlock | D4 - 2" Hemlock |
| A5 - 1" Red Spruce | B5 - 4" Red Spruce | D5 - 1" Hemlock |
| A6 - 2" Red Spruce | B6 - 4" Red Spruce | D6 - 4" Hemlock |
| A7 - 2" Red Spruce | B7 - 4" Red Spruce | D7 - 4" Hemlock |
| A8 - 2" Red Spruce | B8 - 4" Red Spruce | D8 - 4" Hemlock |
| A9 - 2" Red Spruce | B9 - 4" Red Spruce | D9 - 4" Hemlock |
| A10 - 2" Red Spruce | B10 - 4" Red Spruce | D10 - 4" Hemlock |
| A11 - 2" Red Spruce | B11 - 4" Red Spruce | D11 - 4" Hemlock |
| A12 - 2" Red Spruce | B12 - 4" Red Spruce | D12 - 4" Hemlock |
| A13 - 2" Red Spruce | B13 - 4" Red Spruce | D13 - 4" Hemlock |
| A14 - 2" Red Spruce | B14 - 4" Red Spruce | D14 - 4" Hemlock |
| A15 - 2" Red Spruce | B15 - 4" Red Spruce | D15 - 4" Hemlock |

KEY

- Stone Retaining Wall
- Building Setback Per Zoning
- Lake Setback Per Shoreland Protection
- 1" Iron Rod (Found) - or as noted
- 3/4" Iron Rod (not - 2018)
- Utility Pole/Overhead Lines
- Edge Road/Drive
- Culvert
- Trench



LOCUS

NOTES

1. Deed references: for property in SCRD Book 1635 Page 763, Subd. Plat in Shanon Martinec, September 22, 2008.
- A. SCRD Book 2048 Page 805, Boundary Plat for Lynn Arnold and Alfred Beaulieu, September 4, 2018.
- B. SCRD Book 2048 Page 806, Ext. of Barbara Hill Lynn Arnold and Alfred Beaulieu, September 4, 2018.
2. This plan is the result of a HiScan total station survey, September 14, 2018, including a closed traverse rubble error of closure greater than 0.00000.
3. The reference line of Perkins Pond is shown as an elevation line of 1082.0' referenced to USG datum (NAVD 1988) and all elevated setbacks are shown from this elevation line.
4. This property is located in the Rural Residential Zoning District, subject to the provisions of the Shoreland Overlay District; the required building setbacks are 50' the centerline of Burma Road, and 15' from side and rear lines.
5. No underground utilities, drainage structures, or wetlands were located as a part of this survey.
6. Burma Road is a private road maintained by the Town as an Emergency Lane. The subject tract was created in 1840 with no reference to a road or road boundary (See SCRD 230-245). It is assumed that over the years the road was established over the southern corner of the property and that prescriptive rights exist. The actual area is not defined in the Shoreland Overlay or other.
7. The property is subject to a dower easement for the benefit of TM 115 Lot 8 (Parbeas) as reserved in SCR 553-104, 1932.

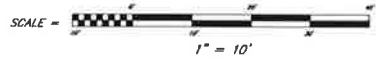
REFERENCE PLANS

1. SCR 1104, PLDZ, 1101, No. 42 - "Boundary Line Survey Carl Bonetto Property," by Clifford Robak.
2. Unrecorded Plan - "Plan of Standard Property Survey, Tax Map 115 Lot 9 - 24 Burma Road, Property of Shanon M. Martinec," by this office, July 14, 2018.

PLAN OF STANDARD PROPERTY SURVEY AND SHORELAND SITE PLAN
TAX MAP 115 LOT 9 - 22 BURMA ROAD

PROPERTY OF
LYNN F. ARNOLD and ALFRED D. BEAULIEU
SHORE DRIVE HOLLAND MA 01821

LOCATED IN
SUNAPEE, N.H.



OCTOBER 2, 2018

FENNYROYAL HILL LAND SURVEYING & FORESTRY LLC
CLAYTON E. PLATT J.C. SURVEYOR NO. 833
418 Pine Hill Road Croydon, NH 03773 (603) 863-0991



REVISIONS

- 1/8/18 - Add proposed addition
- 2/18/18 - Add roof heights
- 3/5/18 - Add tie in to road

2018 Observed Magnetic

Certification for Recording

I certify that this survey plan is not a subdivision pursuant to the title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown. (RSA 476:18)

Date _____
Deputy E. Platt, 113 No. 833

TAX MAP 115 LOT 9
0.218 ACRES
(48,830 Sq.Ft.)
(x4,710 Sq.Ft. Excluding Road)

For Map 115 Lot 8
PARSCHU FAMILY TRUST
10 Liberty Terrace
Hempstead, NH 03773
SCR 1851-116, 2012

For Map 115 Lot 8
RONALD LERNE, ET AL'S
24 Burma Road
Sunapee, NH 03782
SCR 903-452, 1988

ESSENTIAL AREA
FOR DRIVE
(See Note 7)



Elevation 1

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Elevation View

PROJECT DESCRIPTION:
22 Burma

DRAWINGS PROVIDED BY:
Fred Beaulieu

3-5-2019

SCALE:

SHEET:

A-1

