

ZONING BOARD OF ADJUSTMENT
TOWN OF GRANTHAM, NH
300 ROUTE 10 SOUTH
GRANTHAM, NH 03753
(603) 863-6021
www.granthamnh.net

APPLICATION FOR A VARIANCE

Name of Applicant Paul + Valerie Ambrose

Name of Property Owner Paul K. Ambrose

Mailing Address 1555 King Hill Rd New London NH 03257

Property Address 89 Longwood Drive Eastman

Tax Map and Lot Number 234 / 8 Zone RR1

A Variance is requested from Article VA Section RR1 of the Grantham Zoning Ordinance to permit:

A variance of 6 feet from the 35' road/front setback in the area of our driveway to allow for the construction of a standard 24' x 24' detached garage. See Attachment D.

Facts supporting this request: (Please use a separate sheet of paper if more space is required)

1. The variance will not be contrary to the public interest;

The request is for an additional 6' in our driveway to allow for a corner of a detached garage.

2. The Spirit of the ordinance is observed;

Based on an official property survey, it was discovered that the actual ROW from the road bed is 60' when the required ROW is 50 see Attachment A + C. A 6' variance will maintain the spirit of the ordinance.

3. Substantial justice is done; Approving this request will align a more expansive ROW with the neighboring properties.

4. The values of surrounding properties are not diminished;

Correct. The variance will allow for a corner of a 24' x 24' detached garage to be constructed on the driveway. see Attachment C.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (iii) 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; and
- (iv) the proposed use is a reasonable one.

(B) 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.

We wish to build a two-car detached garage on the property. The survey identified an excessive road setback due to the property located on a curve in the road, specifically an additional 10' from the ROW. The variance will allow additional space in the driveway to construct a standard-sized garage with out disturbing the existing historic stone/boulder wall on the property and encroaching on the leach field adjacent to the wall. See Attachment D.

Please attach additional information if necessary.

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TOWN OF GRANTHAM, NH
300 ROUTE 10 SOUTH, GRANTHAM, NH 03753
603-863-6021 www.granthamnh.net

Date of application submission: August 3, 2020

Applicants: Paul and Valerie Ambrose

Property owner: Paul Ambrose

Mailing Address: 1555 King Hill Road, New London, NH 03257

Property Address: 89 Longwood Drive, Eastman, Grantham, NH

Tax Map and Lot Number 234/8 **Zone:** RR1

Variance is requested from **Article V-A - RURAL RESIDENTIAL DISTRICT 1 (RR1) Page 18, Front, Side, and Rear Yard and Other Setbacks**

The required setback from the road is 35 feet in addition to the 10 foot right of way required by Eastman.

We seek a 6-foot variance from the 35 foot requirement due to the unusually wide roadbed caused by a road corner on a Longwood Drive corner where our house is located at 89 Longwood. The roadbed CL is 60' away. This is what the setback would be if the road were in the middle of the 50' ROW (where it should be 25' + 35'). If the variance is granted, the distance to the actual road is the same as it would typically be. (See Attachment C)

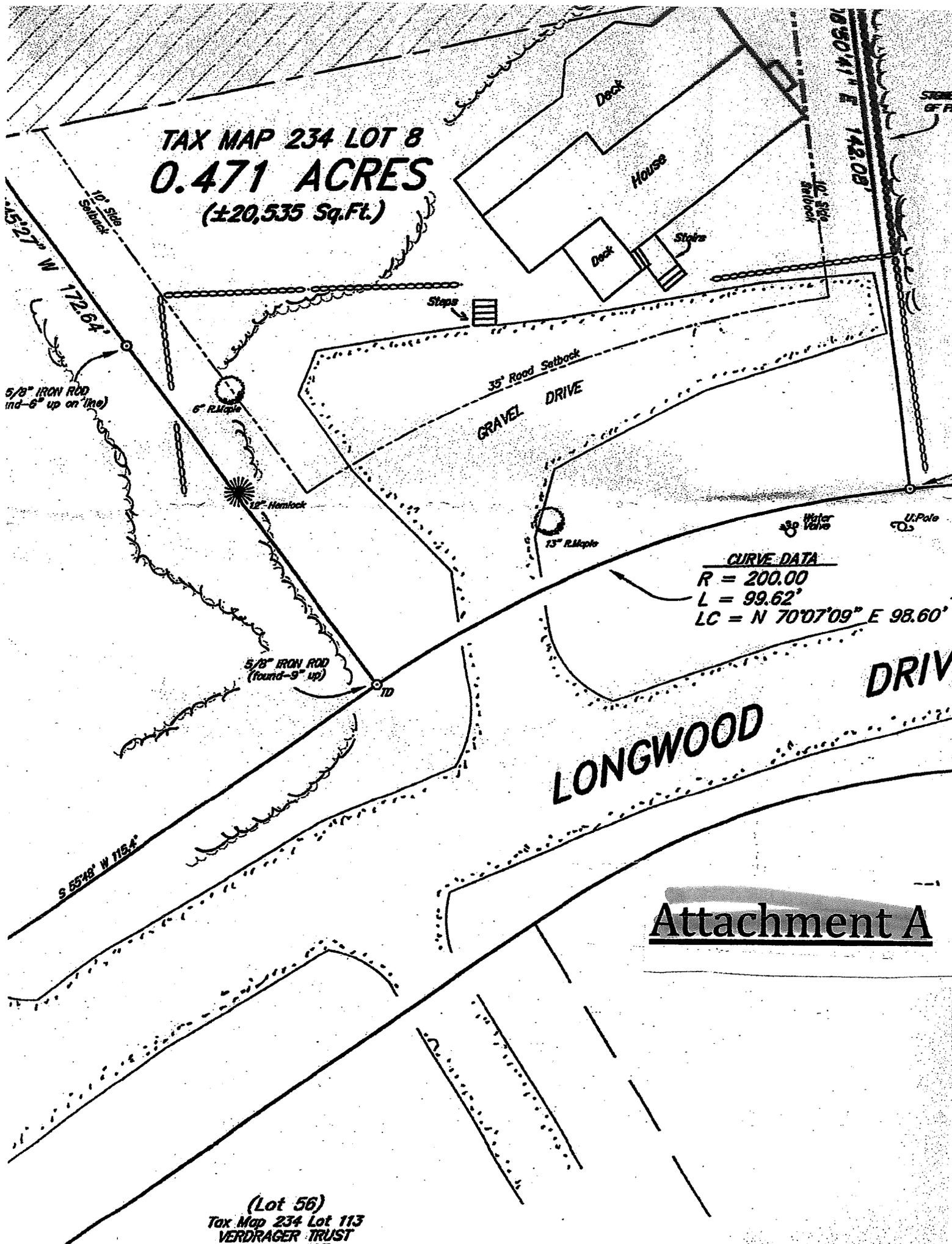
Neighboring houses that are located on the straight sections of the roadbed and do not have the setback disadvantage that our property has due to being located on a bend in the road.

Our request a variance of six (6) feet from the 35 foot road/front setback in the area of our driveway will allow for a detached, 24' x 24' garage to be built on the property without disturbing any of the original historic boulder wall located next to the proposed 24' X 24' garage.

- a. **Attachment A:** The enlarged survey page shows the distance from the Eastman setback line the road is considerably wider than 10' in front of 89 Longwood especially compared to other houses on Longwood that are located on a straight section of the road. This is caused by measuring the 10 foot Eastman right of way from a pin rather than making an actual measurement.
- b. **Attachment B** is a basic building plan for a 24' x 24' detached, two car garage we hope to build on our property. If the variance is approved, we will purchase an official building plan from an online company to include with the building permit application.
- c. **Attachment C** is an illustration of the proposed location of a 24' x 24' detached, two car garage with the existing setbacks identified by a red line.
- d. **Attachment D** We wish to avoid disturbing the historic stone wall on the property or encroaching on the leach field that is just beyond the stone wall (toward the golf course).

1. The Variance will not be contrary to the public interest:
The variance is not contrary to the public interest.
2. The Spirit of the ordinance is observed:
Yes.
3. Substantial justice is done:
Approving the setback will correct what appears to be a more expansive roadbed than that of neighboring properties.
4. The Values of the surrounding properties are not diminished:
The variance nor the new garage construction will not negatively impact the home values of the surrounding properties. In fact, almost all the properties on upper Longwood Drive have garages - some attached, some detached.
5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:
We wish to maintain the symmetry of the house and proposed garage so as to not diminish the value of the property or negatively impact home values in the vicinity. Also, we do not wish to disturb the historic stone wall that runs through the property nor do we want to encroach on the leach field adjacent to it.

TAX MAP 234 LOT 8
0.471 ACRES
 (±20,535 Sq.Ft.)



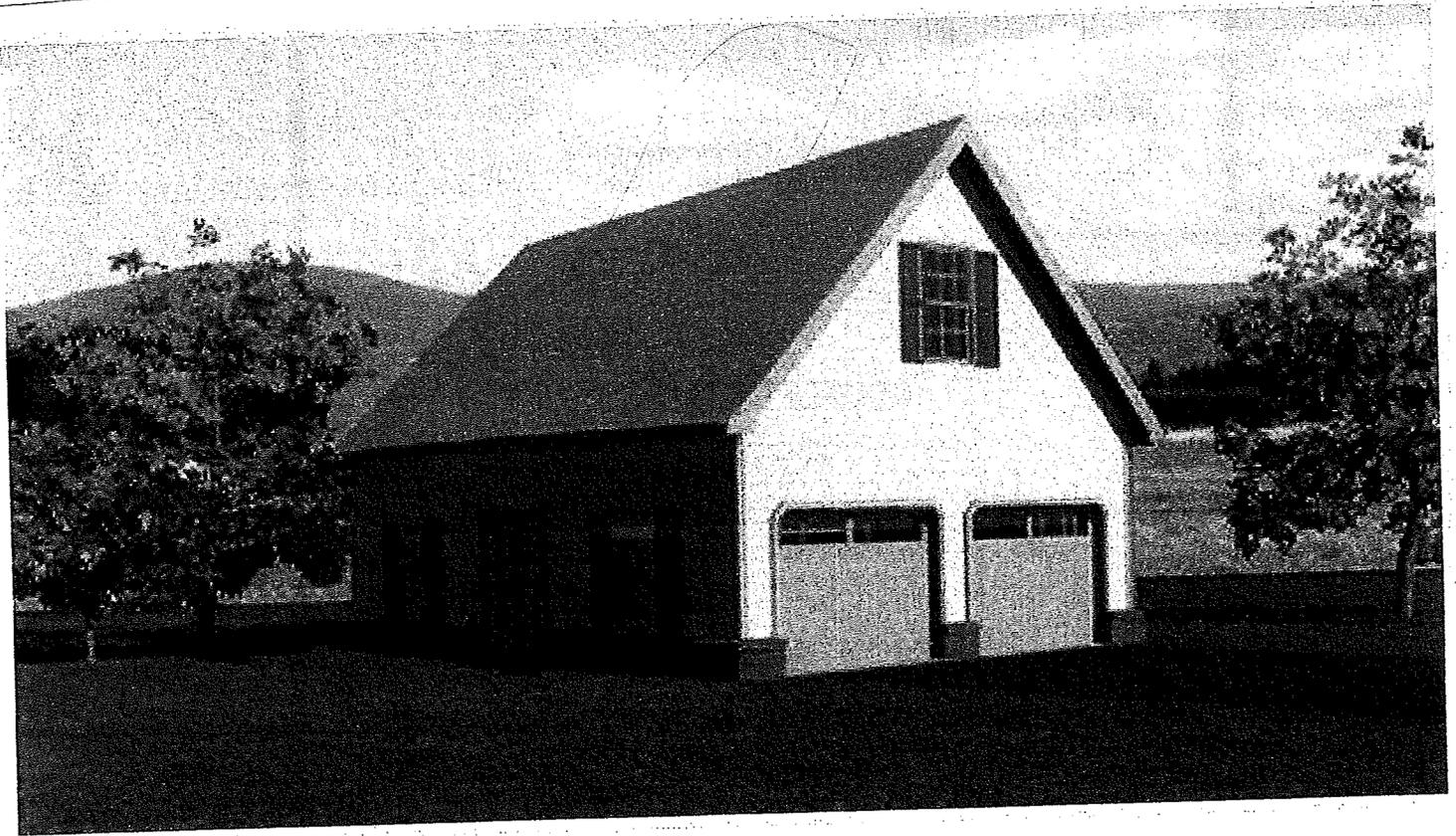
CURVE DATA
 R = 200.00
 L = 99.62'
 LC = N 70°07'09" E 98.60'

Attachment A

(Lot 56)
 Tax Map 234 Lot 113
 VERDRAGER TRUST
 DN Box 467

Attachment B

Proposed detached garage plans for
89 Longwood Dr, Eastman
Paul & Valerie Ambrose



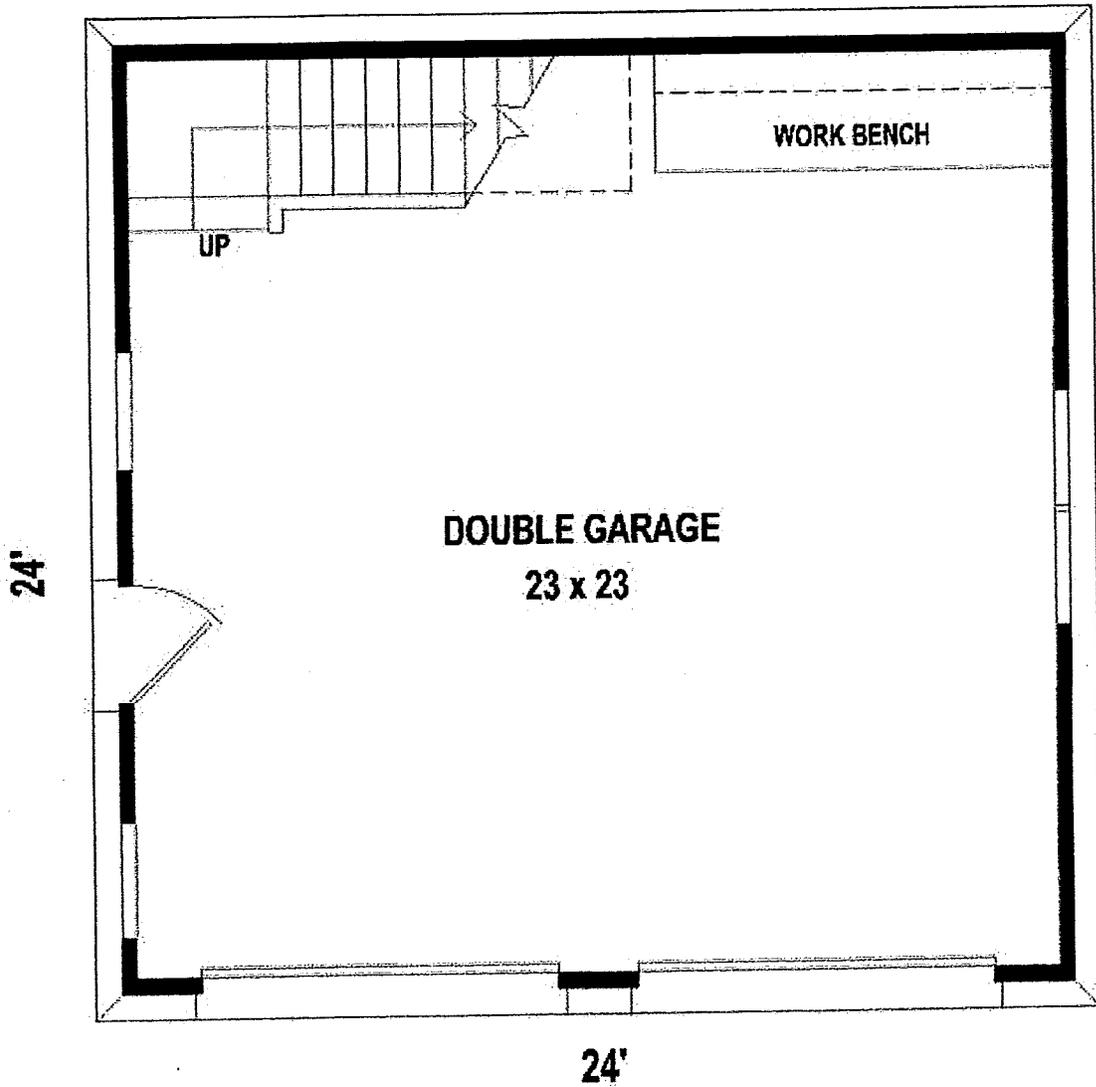
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Garage Loft Plan, 006G-0054

Plan 006G-0054

Click to enlarge. Views may vary slightly from working drawings. Refer to floor plan for actual layout.

SEARCH (/SEARCH-PLANS.PHP)



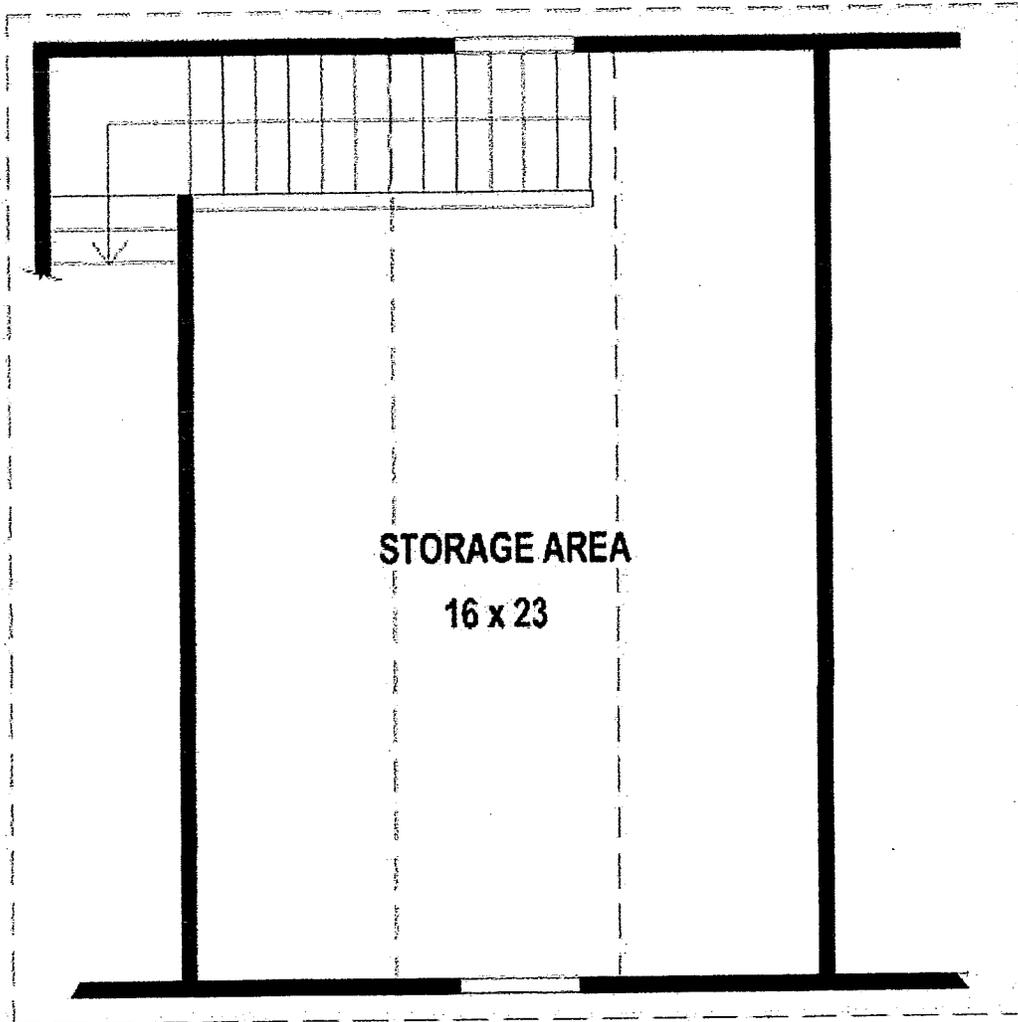
<http://userfiles/floorplans/large/8388946984bdb19fcdf97a.jpg>

1st Floor Plan

Plan 006G-0054

Click to enlarge. Views may vary slightly from working drawings. Refer to floor plan for actual layout.

SEARCH (/SEARCH-PLANS.PHP)

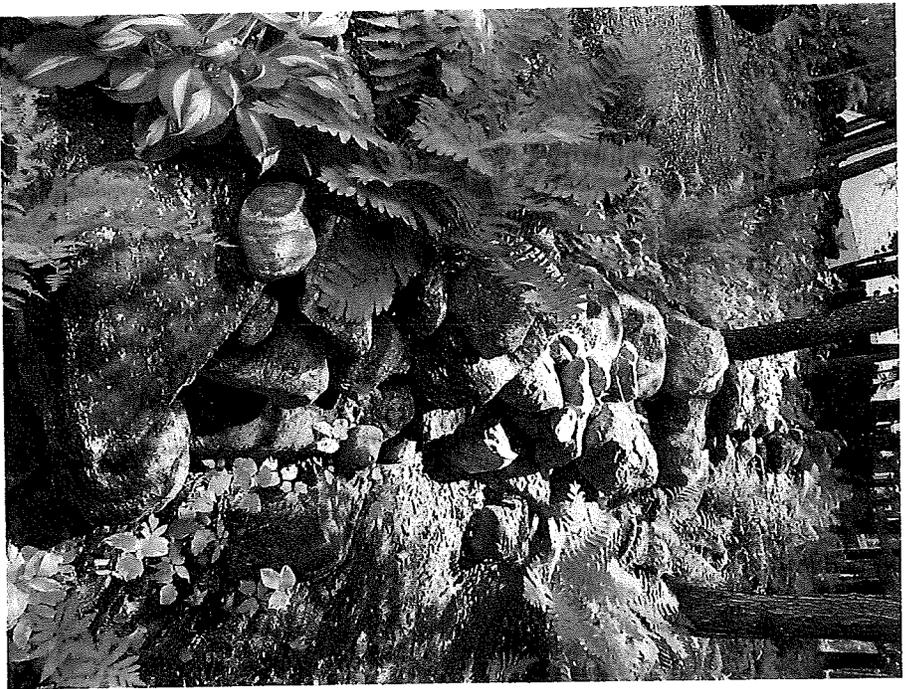
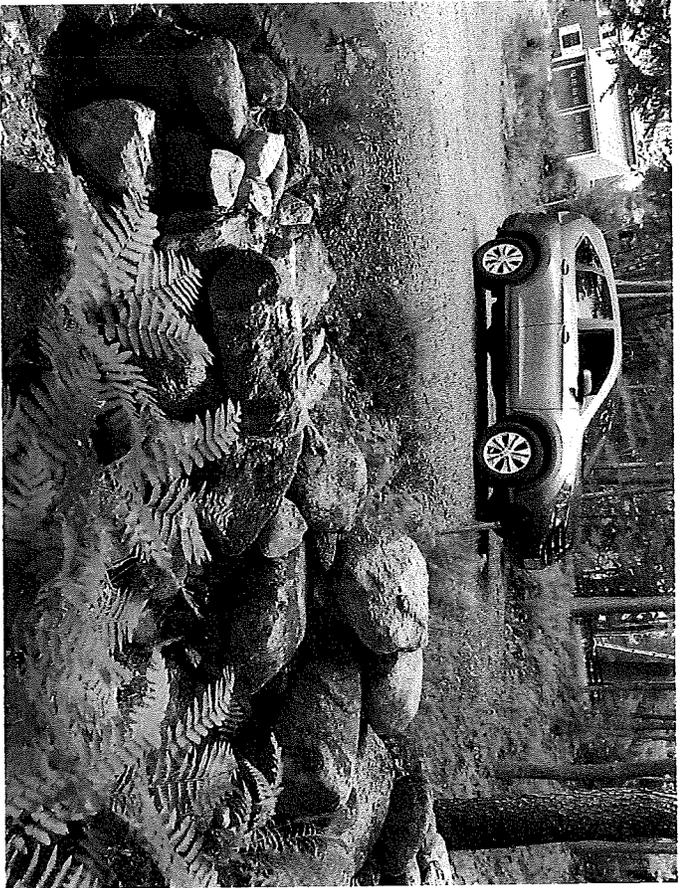


[\(/userfiles/floorplans/large/20866185044bdb19fd55674.jpg\)](/userfiles/floorplans/large/20866185044bdb19fd55674.jpg)

2nd Floor Plan

Plan 006G-0054

Click to enlarge. Views may vary slightly from working drawings. Refer to floor plan for actual layout.



Attachment D

Historic stone/boulder wall at 89 Longwood Drive



Paul Ambrose
1555 King Hill Rd
New London, NH 03257

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Application Fee Schedule and Checklist

- Completed Application
- List of Abutters
- Application fee of \$75.00 plus certified postage fees. ($6.95 \times 7 = 48.65$)
- 8 copies site plan/building plans – 11"x 17" max.
(If applicable)
- 3 sets of mailing labels (Avery 5160)

ZBA OFFICE USE ONLY

Application received 8/4/20 by Initials CHOCK

Case #ZBA _____ Amount paid 130.60



200 foot Abutters List Report

Grantham, NH

July 28, 2020

Subject Property:

Parcel Number: 234-008-000
CAMA Number: 234-008-000
Property Address: 89 LONGWOOD DRIVE

Mailing Address: AMBROSE, PAUL K
1555 KING HILL ROAD
NEW LONDON, NH 03257

Abutters:

Parcel Number: 225-308-000
CAMA Number: 225-308-000
Property Address: LONGWOOD DRIVE

Mailing Address: ECA
PO BOX 53
GRANTHAM, NH 03753

Parcel Number: 234-006-000
CAMA Number: 234-006-000
Property Address: 85 LONGWOOD DRIVE

Mailing Address: SMITH, GARY J. & PATRICIA A.
PO BOX 1917
GRANTHAM, NH 03753-1917

Parcel Number: 234-007-000
CAMA Number: 234-007-000
Property Address: 87 LONGWOOD DRIVE

Mailing Address: STEBBINS, ROBBIE G. STEBBINS,
KATHLEEN M.
PO BOX 1382
GRANTHAM, NH 03753

Parcel Number: 234-009-000
CAMA Number: 234-009-000
Property Address: 93 LONGWOOD DRIVE

Mailing Address: DEJONG, LEENDERT T. DEJONG,
MARYELLEN C.
P.O.BOX 594
GRANTHAM, NH 03753

Parcel Number: 234-111-000
CAMA Number: 234-111-000
Property Address: 92 LONGWOOD DRIVE

Mailing Address: RIDGWAY, DAVID CAFFREY, ALICE G.
340 LANCASTER AVENUE
STRASBURG, PA 17579

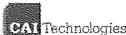
Parcel Number: 234-112-000
CAMA Number: 234-112-000
Property Address: 90 LONGWOOD DRIVE

Mailing Address: CARVER REALTY TRUST 2000 JOHN &
CAROL CARVER, TRUSTEES
17 LEWIS TERRACE
WINTHROP, MA 02152

Parcel Number: 234-113-000
CAMA Number: 234-113-000
Property Address: 88 LONGWOOD DRIVE

Mailing Address: VERDRAGER TRUST JANE
VERDRAGER TRUSTEE
PO BOX 867
GRANTHAM, NH 03753

475 0916



www.cai-tech.com

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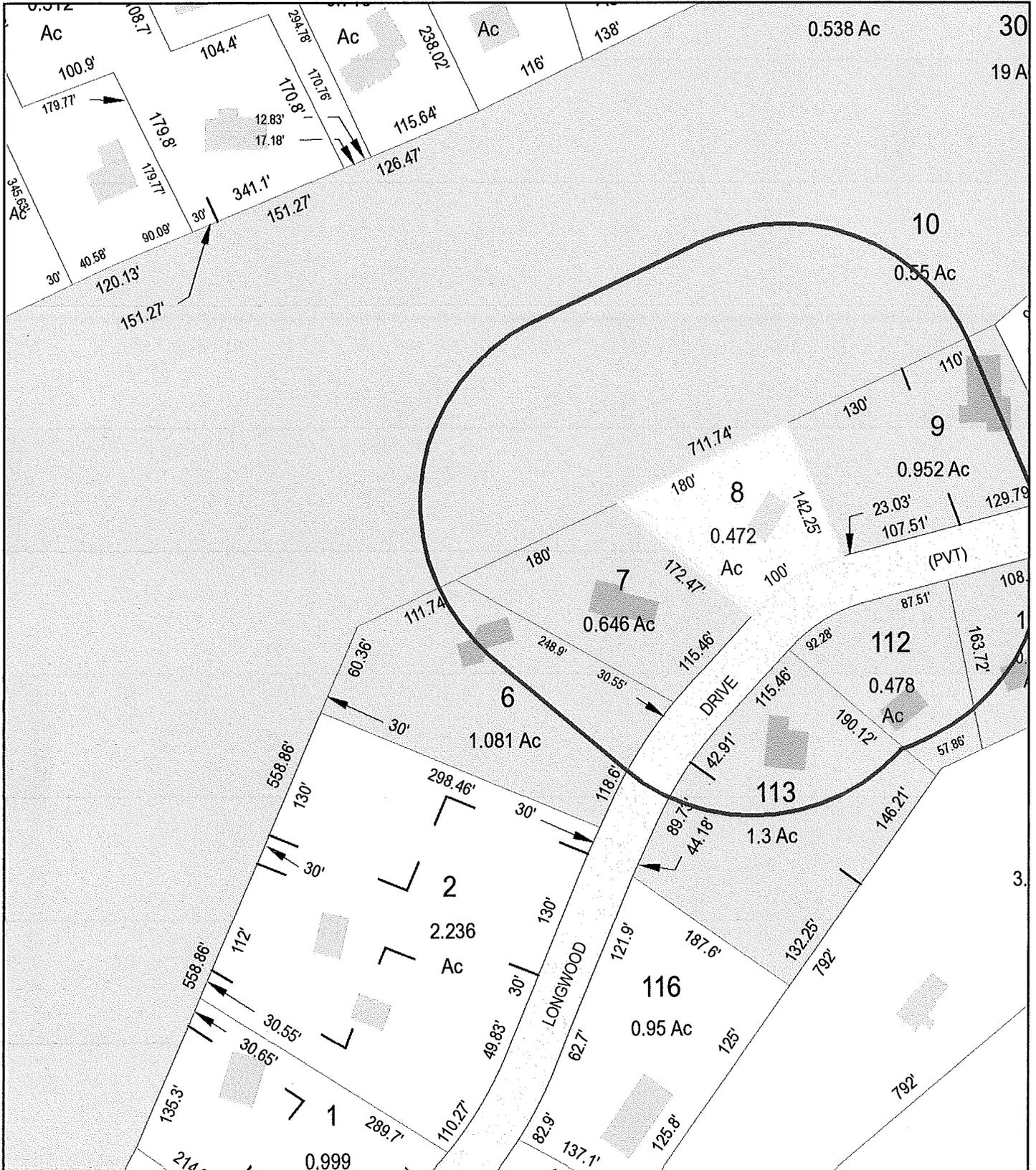


Grantham, NH

1 inch = 136 Feet



July 28, 2020



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