

Date Filed _____
Fee Paid _____
Check # _____

APPLICATION FOR A VARIANCE

To: Board of Adjustment,
Town of Northfield

Name of applicant Catherine Donahue
Address 71 Hackleboro Rd Canterbury NH. 03224
Owner Catherine J Donahue Revocable Trust
(If same as applicant, write "same")
Tel. # 603-738-4508 Email address CATHERINE.DONAHUE@KRONOS.COM

Location of property 36 Glines Park Rd, Northfield R08 124
(Street address and Tax Map and Lot #)

Description of Property: Lot Size 38x50x38x50 Seasonal Camp
(Acreage, dimensions, natural features, etc)

Zoning District: (R1) (R2) (C/I) (Conservation) (Groundwater Protection)
(Circle one)

NOTE: This application is not acceptable unless all required statements have been made.
Additional information may be supplied on a separate sheet if the space provided is inadequate.

A variance is requested from article 7 ^{TABLE 2} section _____ of the Zoning Ordinance
to permit Construction to allow structure w/in the setbacks
50' on north. 16' south
5'6" East 130' from pond

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:
Proposed porch is not visible from rd nor outside the existing footprint of the current structure. While also improving the value of the property thus surrounding properties.
2. If the variance were granted, the **spirit** of the ordinance would be observed because:
The Property would be improved cosmetically pleasing to the Property + neighborhood. Thus improving the value of the neighboring properties.

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

neighborhood received similar relief from the ordinance and the variance would be consistent w/in the spirit of the ordinance. Also allow for improved use of the property.

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

This property value, + look will be improved along w/ use, thus increasing the value of the neighborhood.

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

denial would interfere w/ reasonable use of the property. denial would also cause a non-conformity w/ other properties for most if not all other properties have decks, porches facing the as a result of previous variance applications being granted.

and

ii. The proposed use is a reasonable one because:

3 season porch (screened) built w/in the overall footprint of the existing building.

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.

w/out the variance I will not be granted a Bldg. Permit to build a 3 season porch w/in the existing footprint of the existing structure see attached diagram of proposed 6'x23' 3 season porch w/in the L of the structure.

Applicant
(Signature)

Catherine Donahue

Date

7/21/16

ABUTTER'S LIST: An abutter is anyone with property that shares a boundary line or is on the other side of a street from a boundary line. (Please list all abutters and addresses on an additional sheet if necessary). **Applicant and/or property owner must be included in list of abutters as well as any engineers, surveyors, wetlands scientists involved in the application.**

NAME	MAP/LOT #	ADDRESS	CITY/STATE/ZIP
Joyce ANO	R8 17-5	29 Glines Park Rd	Northfield, NH.
BEK Family Trust	R8 27	34 Glines Park Rd	Northfield, NH.
Paul Cote/Doreen French	R8 17-4	35 Glines Park Rd 71 Hackleboro Rd	Centerbury NH 03224 Northfield, NH.
Catherine Donahue	R8 24	36 Glines Park Rd 21 Summer Street	Northfield NH.
Town of Northfield	R9-5	44 Glines Park Rd	Northfield, NH.

APPLICATION FEES	
Variance	\$100.00
Special Exception	\$100.00
Waiver of Dimens. Req.	\$25.00
Appeal of Admin Decision	\$25.00
Abutter Notification	\$10.00
(To be increased as U.S. Postal Rates Increase)	

Total # of Abutters x \$10.00 5 x 10 = 50.00

Application Fee 100.00

Total Due: \$150.00

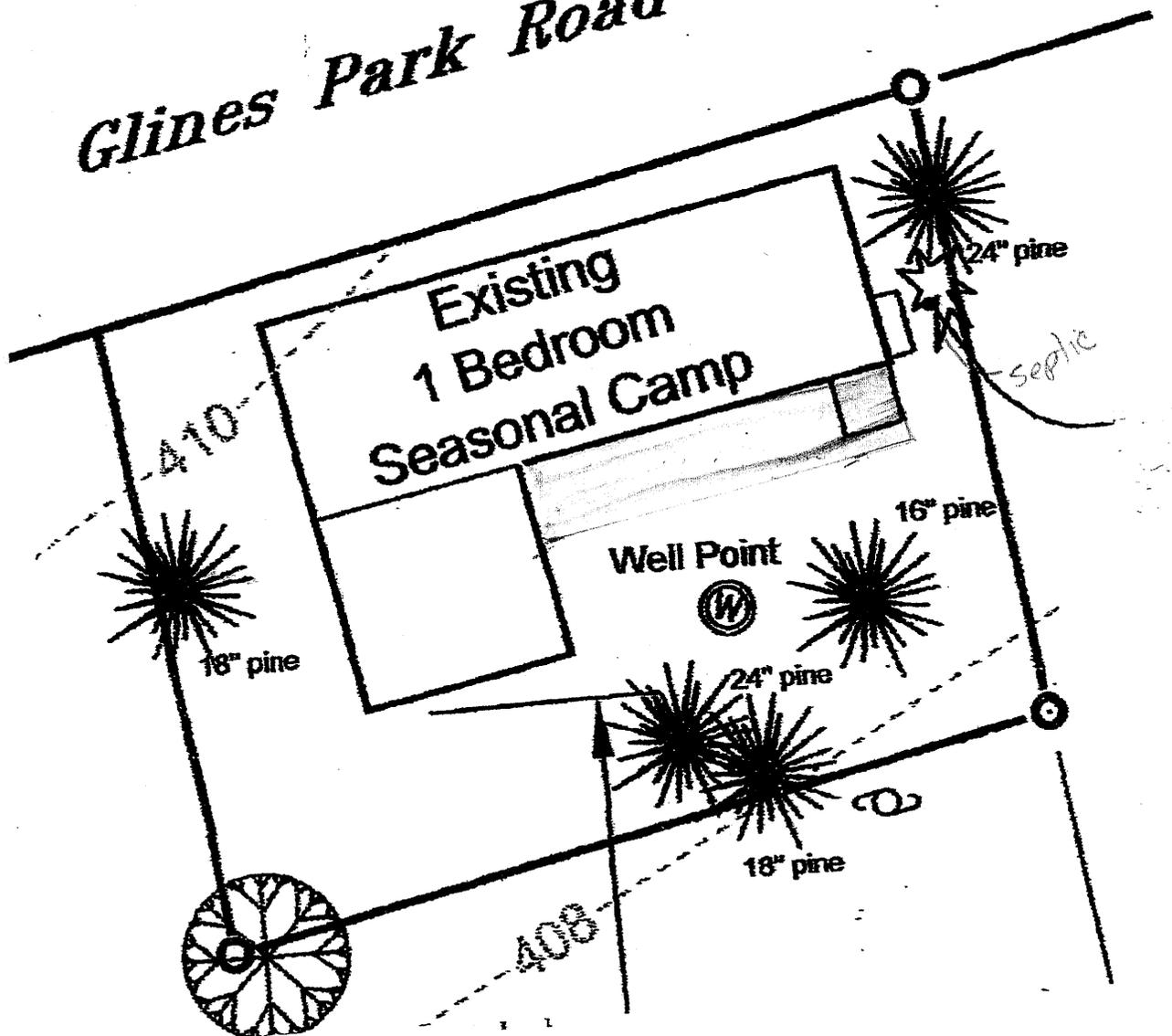
ASSESSMENT

ad

024

MAGNETIC

Glimes Park Road



- See highlighted section in diagram above.
- Requesting Variance so I may construct a 6'x23' 3 season porch w/in the existing .
- This addition will NOT add ADD'L Bedrooms or alter capacity or use of existing well or septic.

Beginning at the SouthWest corner of Lot No. 1 on the said Plan, on the Easterly side of a public highway and on line of land n/f/o the Town used as a public beach; thence running

1. North Thirty Eight (38) Degrees Zero (00) Minutes West, along said public highway a distance of Fifty and 00/100ths (50.00) Feet, more or less, to the SouthWest corner of Lot No. 2 as shown on the said Plan; thence

2. North Fifty Two (52) Degrees Zero (00) Minutes East on line of said Lot No. 2, a distance of Thirty Eight and 00/100ths (38.00) Feet, more or less, to an iron pin at the NorthWest corner of land once conveyed to Charles and Muriel Bedigian ("Charles & Muriel"); thence

3. South Thirty Eight (38) Degrees Zero (00) Minutes East along the land n/f/o said Charles & Muriel, a distance of Fifty and 00/100ths (50.00) Feet, more or less, to a point; thence turning and running

4. South Fifty Two (52) Degrees Zero (00) Minutes West, a distance of Thirty Eight and 00/100ths (38.00) Feet, more or less, along land which used as a public beach, to the point of beginning on the public highway.

THIS DESCRIPTION SINCE ITS INITIAL CONVEYANCE FROM THE WITHIN FRIENDLY CONFINES OF LOT NO. 1, WHEN IT WAS ACQUIRED AT BOOK 0938, PAGE 0466, HAS BEEN INCOMPLETE, FAILING TO INCLUDE COURSE NO. 4 ABOVE. SEE ATTACHED

SITE ASSESSMENT

36 Glines Park Road
Northfield, N.H.
Tax Map R08, Lot 024
Area: 0.04 Ac.

MAGNETIC

Glines Park Road

Existing
1 Bedroom
Seasonal Camp

Tax Map R08, Lot 27
Marvin, Kurt & Ruth

Septic Tank
(metal) & EDA
(unknown)

Well Point

House

Tax Map R09, Lot 05
Town of Northfield
(Vacant)



Designer
of

Subsurface Disposal
Systems

Richard L. Lepene
No. 111

Department of Environmental Services

Distance to Sandogardy Pond - 117'

House



Granite State
Septic Designs

Richard L. Lepene, P.E. NHDES #111
Granite State Septic Designs, LLC

636 West Main Street
PO Box 1190
Tilton, NH 03276-1190

Phone: 603-286-4644
Fax: 603-286-4635
Lepene@metrocast.net

Project No.: 14082

Site assessment noting existing + Permanent Location of well and septic. assessment performed by Granite State Septic Designs.

SOIL TYPE* 35B - CHAMPLAIN LOAMY FINE SAND

* From US Natural Resources Conservation Service maps or actual data if available *:

ESTIMATED SEASONAL HIGH WATER TABLE*: 80+ INCHES

SCOPE OF REVIEW (Materials reviewed, if any): INTERVIEW WITH LONG TIME OWNER, SITE INVESTIGATION

DATE OF ON SITE INVESTIGATION: 10-08-2014

DESIGNER'S ASSESSMENT OF SITE FOR CURRENT USE AND IF THE SITE CAN SUPPORT A SYSTEM MEETING CURRENT STANDARDS (attach a separate sheet for additional comments): ATTACHED

8. PRESENT SEWAGE DISPOSAL SYSTEM

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM? YES NO

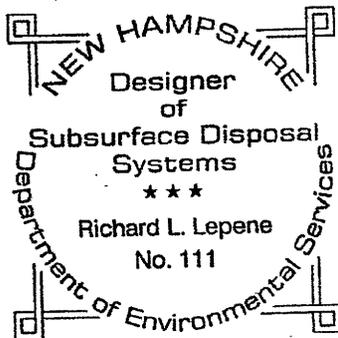
B. IF YES, IS THE SYSTEM STATE APPROVED? YES NO

NOTE: Env-Ws 1022.03 provides that "Holding tanks shall not be approved except as a replacement for an existing system in failure when no other means of disposal is practical." Holding tanks are not approved for new construction or for expansion of existing structures.

If **YES**, a copy of the approved plan, construction approval, and operational approval must be attached to the original of this form. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and locations of abutter's septic systems and wells (within 75' well radius), if known, must be attached.

If **NO**, supply all available information on the type, capacity, age, and location of the system, and include an 8 1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines, and approximate locations of abutter's septic systems and wells (within 75' well radius), or if known, must be attached.

9. DESIGNER (SITE ASSESSOR) STAMP AND DATE (** Required)



ASSESSMENT DATE: 10/15/14
Richard Lepene

10. SIGNATURES (**Required)

The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herein and that we have received a copy of this Site Assessment Form.

BUYER: <i>Catherine J. Donahue</i>	DATE: 2/5/15
SELLER:	DATE:



THE STATE OF NEW HAMPSHIRE
 DEPARTMENT OF ENVIRONMENTAL SERVICES
 LAND RESOURCES MANAGEMENT
 SUBSURFACE SYSTEMS BUREAU
 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
 Phone: (603) 271-3501 Fax: (603) 271-6683



Website: <http://des.nh.gov/organization/divisions/water/ssb/index.htm>

WATERFRONT PROPERTY SITE ASSESSMENT FORM

RSA 485-A:39 / ENV-WQ 1025

1. SELLER		
NAME: EDWARD S. & LUCY MITCHELL		
MAILING ADDRESS: 28 DANA ROAD		
TOWN/CITY: FRAMINGHAM	STATE: MA	ZIPCODE: 01701
2. AGENT		
NAME: KEVIN GANNON, BEAN GROUP REAL ESTATE		
MAILING ADDRESS: 780 CENTRAL STREET		
TOWN: FRANKLIN	STATE: NH	ZIPCODE: 03235
3. SITE ASSESSOR (DESIGNER)		
DESIGNER NAME: RICHARD L LEPENE	DESIGNER PERMIT NUMBER: 111	
P.E. NAME (ISDS over 2500GPD):	P.E. NUMBER: 4759	
ADDRESS: GRANITE STATE SEPTIC DESIGNS, LLC , 636 WEST MAIN STREET, PO BOX 1190		
TOWN/CITY: TILTON	STATE: NH	ZIPCODE: 03276-1190
4. LOT LOCATION		
TAX MAP: R08	LOT NUMBER: 024	SUBDIVISION NAME: GLINES
STREET ADDRESS: 36 GLINES PARK ROAD		TOWN/CITY: NORTHFIELD
5. LOT DESCRIPTION		
STRUCTURES: 1		
NUMBER OF BEDROOMS: 1		
6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY)		
NAME: R09-05 TOWN OF NORTHFIELD	ADDRESS: TOWN OF NORTHFIELD	
NAME: R08-27 MARVIN, KURT RUTH	ADDRESS: 34 GLINES ROAD, NORTHFIELD, NH 03276	
NAME:	ADDRESS:	
7. LOT CHARACTERISTICS		
LOT SIZE: 1900 SF (.04 Ac)	SLOPE: 0-8%	LOADING CAPACITY: <100 GPD
WATER SUPPLY: <input type="checkbox"/> WELL ON LOT / <input type="checkbox"/> PUBLIC WATER SUPPLY / OTHER: WELL POINT		

OWNER
 DONAHUE, CATHERINE J REV TRUS
 DONAHUE, CATHERINE J, TRUSTEE
 PO BOX 99
 CANTERBURY, NH 03224

TAXABLE DISTRICTS

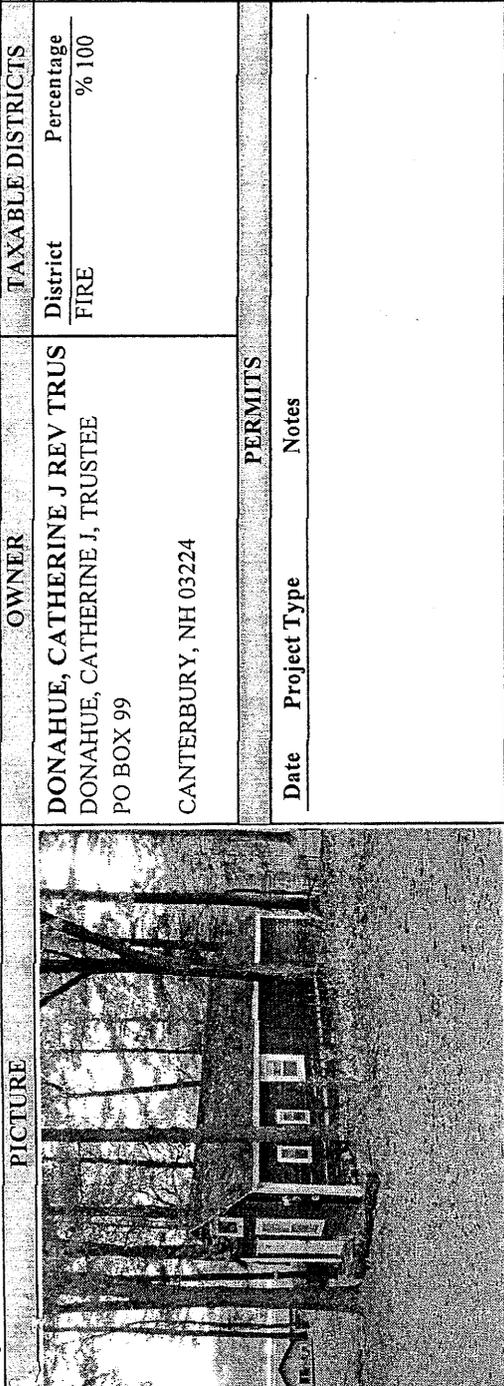
District	Percentage
FIRE	% 100

PERMITS

Date	Project Type	Notes

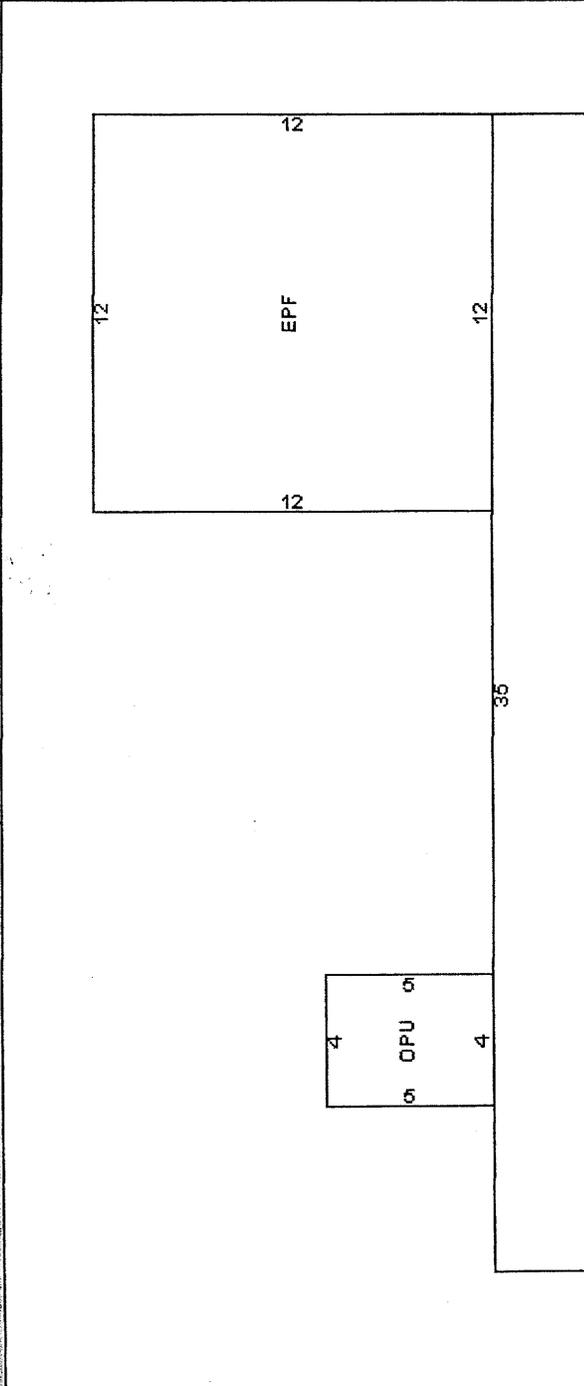
BUILDING DETAILS

Model: 1 STORY CAMP
 Roof: GABLE OR HIP/ASPHALT
 Ext: CLAP BOARD
 Int: PLYWOOD PANEL
 Floor: PINE/SOFT WD/CARPET
 Heat: WOOD/COAL/NONE
 Bedrooms: 1 Baths: 1.0 Fixtures: 3
 Extra Kitchens: Fireplaces:
 Generators:
 A/C: No
 Quality: A2 AVG+20
 Com. Wall:
 Size Adj: 1.7795 Base Rate: RCP 48.00
 Bldg. Rate: 1.8364
 Sq. Foot Cost: \$ 88.15



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
PRS	PIER	420	-0.05	-21
OPU	OPEN PORCH	20	0.15	3
EPF	ENCLSD PORCH	144	0.70	101
FFF	FST FLR FIN	420	1.00	420
		1,004		503



2012 BASE YEAR BUIDING VALUATION

Market Cost New:	\$ 44,339
Year Built:	1950
Condition For Age:	AVERAGE
Physical:	25 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	25 %
Building Value:	\$ 33,300

12	FFF	35	12
	PRS		
		35	

OWNER INFORMATION

DONAHUE, CATHERINE J REV TRUST
 DONAHUE, CATHERINE J, TRUSTEE
 PO BOX 99

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/13/2015	3469	411	Q1	35,733	MITCHELL, EDWARD S.
07/22/1985	1520	0316	U199		

CANTERBURY, NH 03224

LISTING HISTORY

05/08/13 HIRM
 04/14/09 SMRM
 05/22/06 KCUM
 06/08/89 DC

NOTES

RED; NEXT TO BEACH.09; 2013 NC

EXTRA FEATURES VALUATION

Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

NORTHFIELD ASSESSING OFFICE

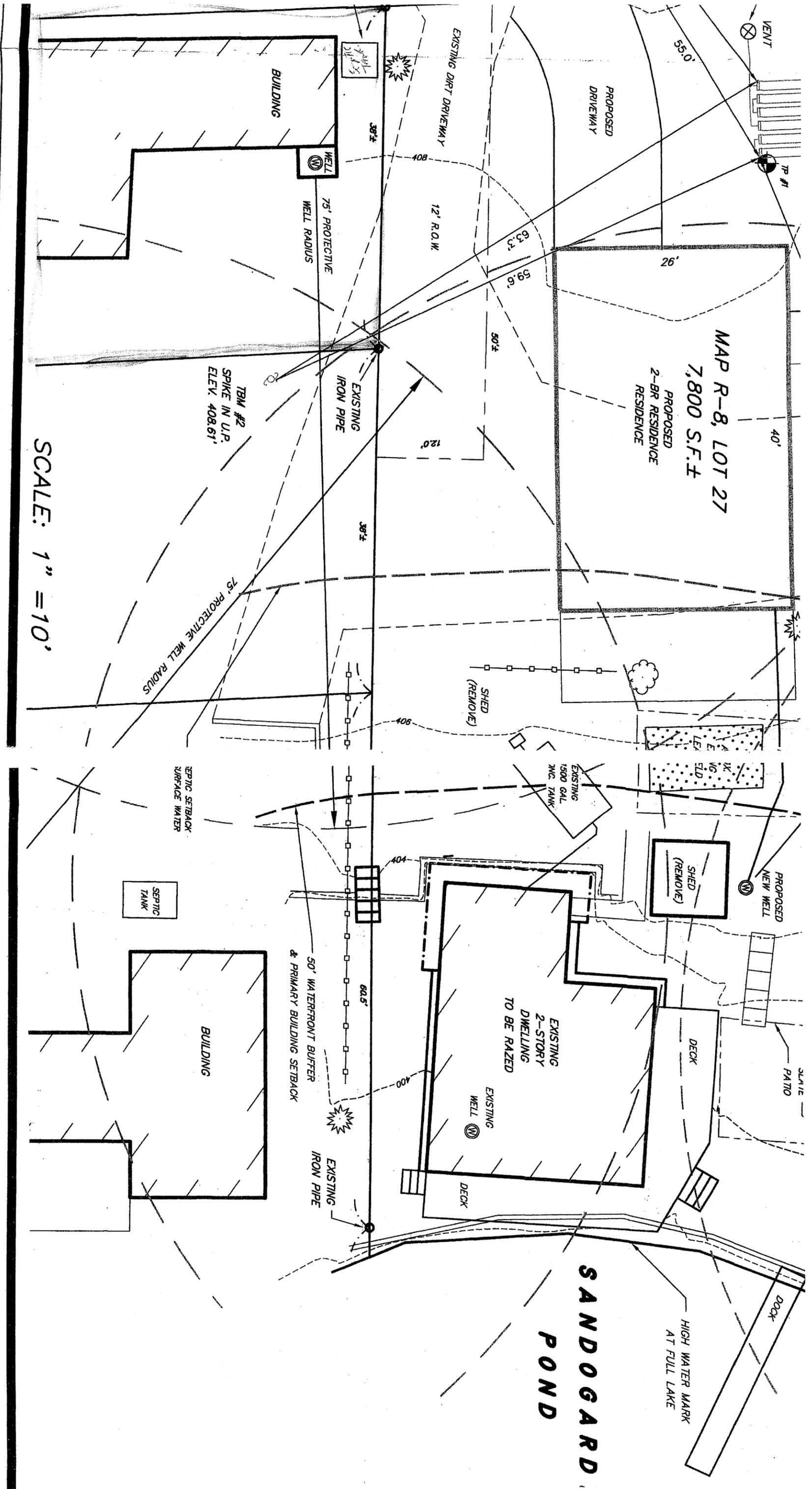
PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	\$ 33,700	\$ 0	\$ 8,000
	Parcel Total: \$ 41,700		
2015	\$ 33,700	\$ 0	\$ 8,000
	Parcel Total: \$ 41,700		
2016	\$ 33,300	\$ 0	\$ 8,000
	Parcel Total: \$ 41,300		

LAND VALUATION

Zone:	CONSV CONSERVATION	Minimum Acreage:	5.00	Minimum Frontage:	250	Site:	Driveway:	Road:							
Land Type	Units	Base Rate	NC	Adj	Site	Road	DW	Way	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	0.040 ac	8,000	E	100	100	100	100	100	100	100	8,000	0	N	8,000	
	0.040 ac										8,000			8,000	

NOTE: Well #1 is actually original location of the well pump which is ~~now~~ located inside the existing structure/Building.



SANDOGARD POND

HIGH WATER MARK AT FULL LAKE

Dock

SLATE PATIO

PROPOSED NEW WELL

SHED (REMOVE)

EXISTING 2-STORY DWELLING TO BE RAZED

EXISTING WELL

DECK

DECK

EXISTING IRON PIPE

50' WATERFRONT BUFFER & PRIMARY BUILDING SETBACK

BUILDING

SEPTIC TANK

SEPTIC SETBACK SURFACE WATER

75' PROTECTIVE WELL RADIUS

TBM #2 SPIKE IN U.P. ELEV. 408.61'

EXISTING IRON PIPE

75' PROTECTIVE WELL RADIUS

BUILDING

WELL

PROPOSED DRIVEWAY

EXISTING DIRT DRIVEWAY

VENT

TP #1

MAP R-8, LOT 27
7,800 S.F.±
PROPOSED 2-BR RESIDENCE

SCALE: 1" = 10'