

RECEIVED
JUL 14 2003
DEERING, NH

APPLICATION FOR APPEAL

Do not write in this space.

TO: ZONING BOARD OF ADJUSTMENT
Town of Deering New Hampshire

Case # _____

Date filed: _____

Name of Applicant

Greg Sereni

Address

22 Cake Road Deering, NH 03244

Owner of Property Concerned

same

(if same as Applicant, write "same")

Address

same

(if same as Applicant, write "same")

Location of Property

22 Cake Road

(plate, block, lot #, street)

226/02

Description of Property

see deed & BP 20-046 22 → has sketch
(give length of frontage, side & rear yards on a plot plan attached with application)

Proposed Use or Existing Use Affected

Residential / N/A

Fill out Section 1, 2, 3, or 4; use additional sheets of paper, if necessary.

SECTION 1 APPEAL FROM AN ADMINISTRATIVE DECISION

The undersigned alleges that an error has been made in the decision, determination or requirement, by the Zoning Enforcement Officer on [date] _____ to _____ in relation to paragraph _____ of the Zoning Ordinance and hereby appeals said decision.

SECTION 2 APPLICATION FOR SPECIAL EXCEPTION

The undersigned hereby requests a special exception as provided in paragraph _____ of the Zoning Ordinance.

SECTION 3 APPLICATION FOR VARIANCE

The undersigned hereby requests a variance to the terms of paragraph _____ and asks that said terms be waived to permit Polebain setback to rear lot line - 29 feet, as opposed to 40 ft -4.1.4(c)

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of this land under the strict terms of the Zoning Ordinance. Explain on a separate sheet of paper how each of the five conditions set forth in the "Instructions to Applicants" applies. see attached sheet

SECTION 4 APPLICATION FOR EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

An Equitable Waiver of Dimensional Requirements is requested paragraph ____ of the Zoning Ordinance to permit

1. Does the request involve a dimensional requirement, not a use restriction? Yes No

2. Explain how the violation has existed for 10 years or more with no enforcement action, including written notice, being commenced by the town _____

or

Explain how the nonconformity was discovered after the structure was substantially completed _____

or after a vacant lot in violation had been transferred to a bona fide purchaser _____

and how the violation was not an outcome of ignorance of the law or bad faith but resulted from a legitimate mistake

3. Explain how the nonconformity does not constitute a nuisance nor diminish the value or interfere with future uses of other property in the area _____

4. Explain how the cost of correction far outweighs any public benefit to be gained _____

SECTION 5 ADDITIONAL REQUIREMENTS

1. Filing fee of \$125.00 plus the cost of certified mail and return receipt postage, must be submitted.
2. A complete list of abutters' names and addresses must be attached.

Applicant (print or type)	<u>Greg Soreni</u>
Signature	<u>[Signature]</u>
Date	<u>7/13/20</u>

Abutters: Brandon Gluche
16 Lake Road
Deering NH 03244
603-660-9413

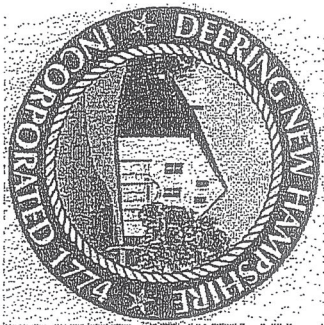
1) I have spoken w/ my neighbor and he said he has no issue w/ the 29ft. Setback. The area of his property abutting rear lot-line of my property is heavily wooded. From a public interest standpoint, the setback will not affect any other party.

2) My lot is only 0.85 Acres so there is limited space for septic, driveway, primary structure, and pole barn, and well. I believe the spacing of the structures falls within the spirit of the setback ordinance.

3) I believe going through the ZBA variance process is a good showing of substantial justice by looking at all important/critical factors.

4) Value of my neighbors property is not diminished

5) Hardship would be experienced in that the pole barn is placed in such a way that an excavator can access my leach field without driving over the septic tank. If it is placed much further forward, the excavator may not have access to leachfield without crushing septic tank.



Minor Building Permit Application

Town of Deering, New Hampshire
762 Deering Center Road
Deering, NH 03244
Telephone: (603) 464-3248

Plan:	<input type="checkbox"/> Check	<input checked="" type="checkbox"/> Check
Permit #:	20-0416	
<small>(Print name on original submission)</small>		

24577560

Map # 2210

000226000020000000

Lot # 020

Location of Construction (Address): 22 Lake Road

Is this a rental property? Yes No

Is this property located on a Private or Class VI road? Yes* No

* If Yes, do you have an Acknowledgment & Consent form recorded at the Hillsborough County Registry of Deeds, as required by RSA 674:41? Please contact the Deering Town Hall to complete an Acknowledgment & Consent form.

PROPERTY OWNER: Greg Sereni Home Phone: _____
Mailing Address: 22 Lake Road Cell Phone: 603-998-9644
City: Deering State: NH Zip Code: 03244
Email: gregsereni@gmail.com

CONTRACTOR: SELF Phone: _____
Mailing Address: _____ Cell #: _____
City: _____ State: _____ Zip Code: _____
Email: _____

Sub Permits such as Electrical, Mechanical/HVAC, Gas, and/or Plumbing may be required.

Property located in:

Flood Hazard Area — per the Flood Insurance Rate Map (Yes No)

Is any of the proposed work located within 50 feet of a jurisdictional Wetland Area (Yes No) — If so, please document.

Primary Use of Property Is: Residential Commercial Mixed Use (both Res. & Com)

Proposed Construction is for: Garage Enclosed Deck/Porch Exterior Renovations
(Please Check all that Apply) Shed Windows Interior Renovations
 Deck Pool
 Residential Addition Other: _____

Description of work to be performed: Pole Barn /garage (2-car)
Proposed Use: vehicles

JUL 06 2020

Property Information

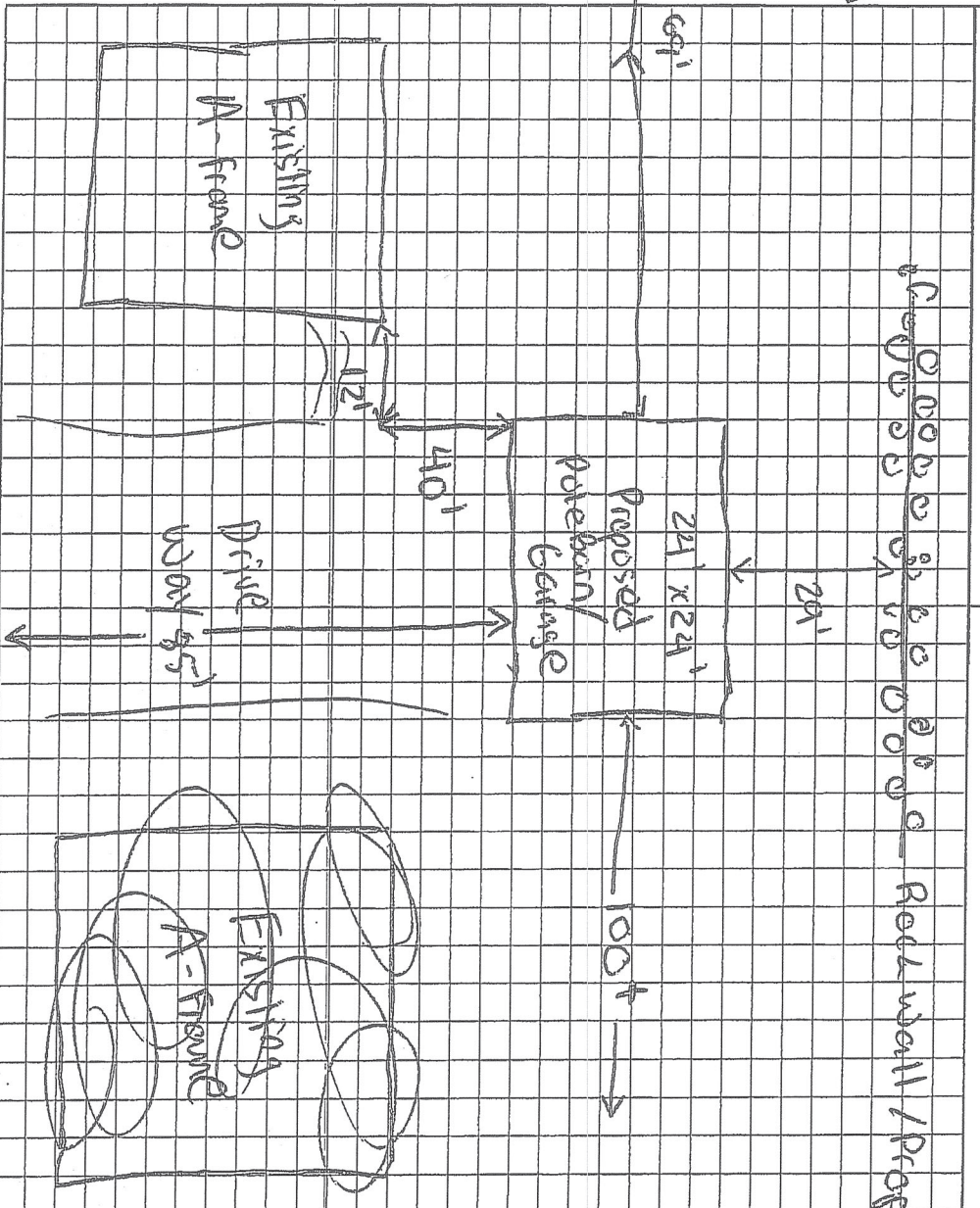
Setbacks from Lot Line to Construction:		Bedrooms: Existing <u>0</u> Proposed <u>0</u>
Front: <u>85'</u>	Right: <u>100'</u>	Bathrooms: Existing <u>0</u> Proposed <u>0</u>
Rear: <u>29'</u>	Left: <u>69'</u>	Units: Existing <u>1</u> Proposed <u>1</u> <i>Garage</i>

Sketch Plan

Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing a fence -- show the location.

Sample Plan:



- Certification of Accuracy: As owner of record, or the agent of said owner of the property in question, I certify that all information contained within this application is true and accurate to the best of my knowledge and belief.
- Certification of Compliance: I hereby certify that I am familiar with all pertinent codes relating to the above specified work, and that all work shall be performed in compliance with these codes, also that I am familiar with the Town of Deering Zoning Ordinance, Article 8.
- It is the responsibility of the property owner and all contractors to obtain and post the necessary permits in a conspicuous location before any work has begun.
- Certificate of Occupancy (C/O): A C/O must be issued PRIOR to any occupancy of residential and/or commercial structures. A Certificate of Occupancy shall be clearly displayed in all structures of non-residential uses. For Commercial Projects: As-Built Drawings must be submitted prior to issuance of a C/O. In no circumstances will any occupancy or equipment storage be allowed in a permitted renovation or structure prior to a final inspection. Violations will be subject to fines and penalties.
- Permits are non-transferable. If this is an "After the Fact" permit, it will be subject to additional fees.
- It is the responsibility of the contractor / property owner to obtain all inspections required. This signed application constitutes consent on the applicant's part to allow for inspections at the property by the Code Enforcement Officer or any other required Town Staff. Any work that is covered prior to the inspection may be required to be removed for inspection.

PLEASE BE ADVISED: Any deviation from the specifications submitted will require an amendment to this permit or additional permits. Permits expire one (1) year from the issue date. The Building Inspector may grant an extension of time if a written request is submitted prior to the expiration date. Permits become invalid if work is not started within 180 days or if work is abandoned/suspended for a period of 180 days.

THE STATE OF NEW HAMPSHIRE requires that ENERGY CODE COMPLIANCE CERTIFICATION be obtained for all heated buildings, structures, and additions. You may also need to obtain Certification for altering, renovating or winterizing an existing structure. More information can be found at the web site: www.puc.state.nh.us and follow the link for Energy Codes. Applicants are advised that the making of a false statement on this form is a criminal offense.

Estimated Cost of Construction: \$15,000

[Signature]
Applicant Signature

7/3/2020
Date

*** OFFICE USE ONLY - DO NOT WRITE IN THIS SPACE ***

Permit Fee: \$144.00 (Permit fee is based on \$0.25 per square foot of Construction)
Minimum Permit Fee is \$50.00

THIS PERMIT IS ISSUED-with-the-following conditions: DENIED-for the following reason(s):
Does NOT MEET REAR SETBACK OF 40'

Approved By: [Signature] Date: 7-6-2020
BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

Construction Plan

Instructions:

Provide sufficient information as to the proposed structure.

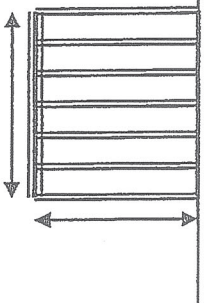
- 1) The Size.
- 2) If attached to the house, where and how?
- 3) Show Sketch below of how structure is to be framed. (Show the spans, lumber size, beam location, etc.)

Please note that some minor construction may require a full set of building plans.

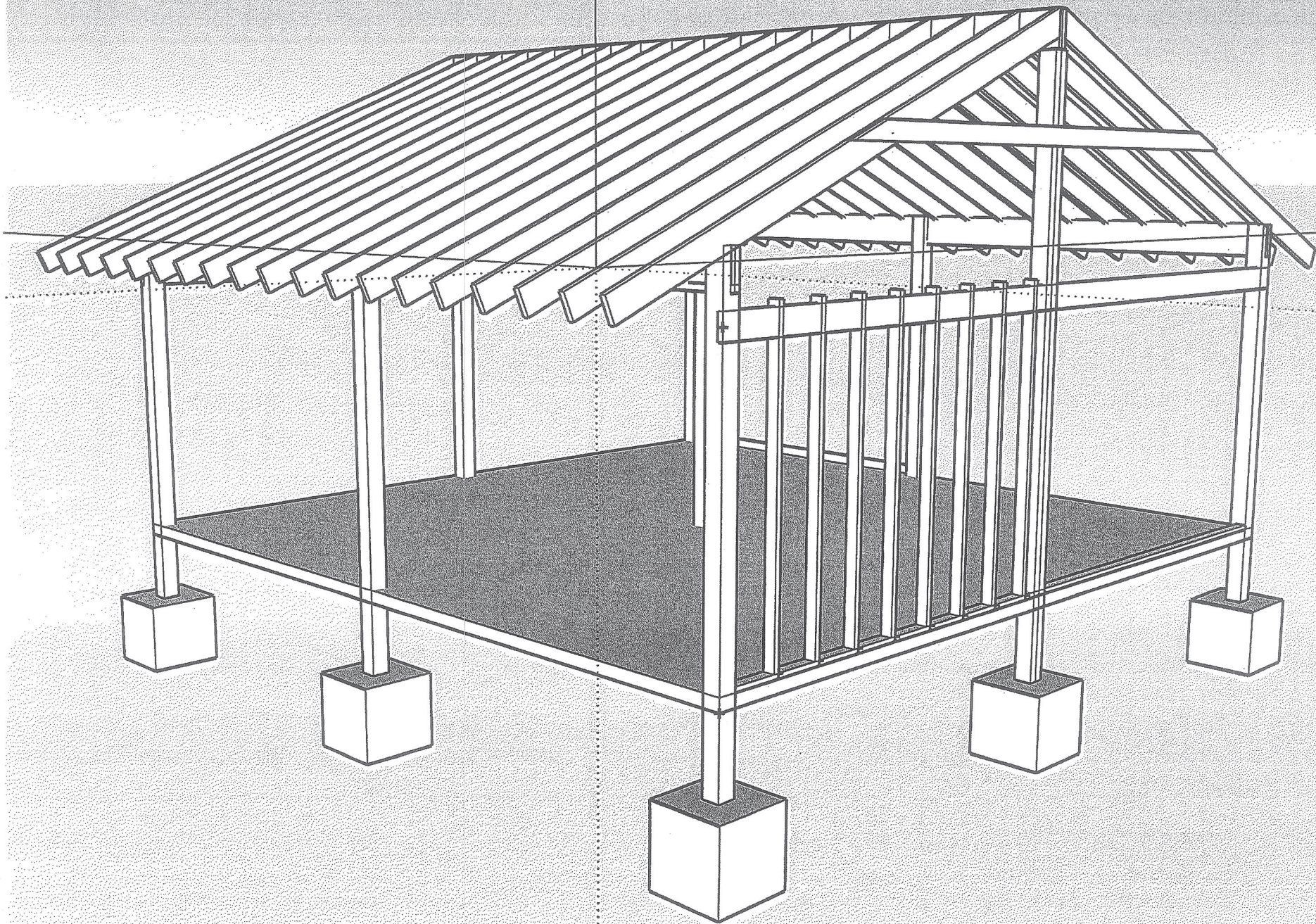
Sample Plan:

Deck Framing

House



See
Email / PDF
Drawings





michael Borden <mbordenbi@gmail.com>

Pole Barn - 22 Cake Road, Deering NH - Greg Sereni

9 messages

Greg Sereni <gregsereni@gmail.com>

Mon, Jul 6, 2020 at 12:08 PM

To: mbordenbi@gmail.com

Hi Mike - Thanks for stopping by today to help me out.

Attached is the design drawing for the pole barn.

Construction Details are as follows:

- 6x6" PT posts sitting on 2x2' precast concrete block footers, anchored with galvanized "L" bracket, 4' below grade.
- 2x12" x 3 sandwich beam, glued and screwed, carrying beams
- 16' 2x8" rafters, 16" on center, installed w/ Simpson hangers
- 2x6" rafter tie at the upper most third of roofline
- standard 2x4" walls, 16" on center
- 5/8" T111 siding w/ Z flashing
- 4-5" concrete slab floor
- standard strapping & corrugated metals panels for roof

Thank you for your time and expertise!
Best Regards,

Greg Sereni
22 Cake Road
Deering NH 03244
603-998-9644

 **Gregs 2 car garage.pdf**
163K

michael Borden <mbordenbi@gmail.com>
To: Greg Sereni <gregsereni@gmail.com>

Mon, Jul 6, 2020 at 12:55 PM

Greg what size is the building?

[Quoted text hidden]

Greg Sereni <gregsereni@gmail.com>
To: michael Borden <mbordenbi@gmail.com>

Mon, Jul 6, 2020 at 12:56 PM

Oh my apologies!
24x24' square

[Quoted text hidden]

michael Borden <mbordenbi@gmail.com>
To: Greg Sereni <gregsereni@gmail.com>

Mon, Jul 6, 2020 at 12:58 PM

Thank you!

[Quoted text hidden]

michael Borden <mbordenbi@gmail.com>
To: Greg Sereni <gregsereni@gmail.com>

Mon, Jul 6, 2020 at 1:33 PM

Greg, I'm forwarding you the chart from the 2015 IRC for rafter spans which assumes half the building width. From what I can see it should have been 2x10 rafters especially if you plan on adding the solar array which will be an unbalanced load. Any time anyone puts an array on the roof they are required to have an Engineer stamp or write a letter saying it will handle the loads. You will have to do the same in light of the marginal rafters. I have not seen any of your permit applications yet, But you should contact Diane Kendall at the town office to get on the ZBA's next agenda for a special exception to the rear boundary. It looks like it should be no problem since the zoning ordinance allows it.

4.1.4 There shall be observed the following road frontage and setbacks in the construction of new buildings or the relocation of existing ones: (Amended March 8, 1988) a) Minimum distance between any building and the edge of a right-of-way shall be 50 feet.
b) Minimum distance from a lot's sidelines to any building shall be 30 feet, provided, however, that small, detached accessory buildings may, as a special exception, be approved to within 15 feet of a lot line if the Board of Adjustment finds this would not be detrimental to the neighborhood.
c) Minimum distance from a lot rearline to any building shall be 40 feet, provided, however, that small, detached accessory buildings may, as a special exception, be approved to within 20 feet of the lot rearline, upon a finding of no detriment to the neighborhood.

On Mon, Jul 6, 2020 at 12:09 PM Greg Sereni <gregsereni@gmail.com> wrote:
[Quoted text hidden]

 [202007061302.pdf](#)
1084K

michael Borden <mbordenbi@gmail.com>
To: Diane Kendall <dkendall@deering.nh.us>

Mon, Jul 6, 2020 at 2:10 PM

Diane FYI, the pole barn which is not permitted yet, has some setback issues to the rear. It's mostly built and will need an special exception. I told Greg to stop construction on the barn. I will be sending you a foundation permit application for him which is ok to issue.

 [202007061302.pdf](#)
1084K

Executive Assistant <assistant@deering.nh.us>
To: michael Borden <mbordenbi@gmail.com>

Mon, Jul 6, 2020 at 2:18 PM

Thanks, I'll forward this email to Russ, keep him in the loop

Diane Kendall
Executive Assistant

Town of Deering
762 Deering Center Rd.
Deering, NH 03244
Ph: (603) 464-3248
cell: (603) 562-9022

Visit us at www.deering.nh.us

[Quoted text hidden]

 [202007061302.pdf](#)
1084K

Greg Sereni <gregsereni@gmail.com>
To: michael Borden <mbordenbi@gmail.com>

Mon, Jul 6, 2020 at 2:26 PM

Thank you for this information Mike.

Given this information on the rafters I will plan to not mount the solar array on the roof, it as a bit of a long term pipe dream anyways. I've got enough projects going on!

The rafters were based on a 60 PSF snow load (assuming a 10 PSF dead load) and we calculated 11.5' for a max rafter span for a 2x8". Our rafter span is 11'0". It is a standard 4 pitch.

The roof has lightweight strapping and metal panels as opposed to sheathing, tar paper, and asphalt shingles which are heavier.

Do you find this basis to be reasonable in your opinion?

Thank you also for this info on the ZBA. I will contact Diane immediately to get on the agenda for the rear lot line setback variance. I appreciate your time and help with all of this.

Bests Regards

Greg Sereni
22 Cake Road Deering NH
03244
603-998-9644
[Quoted text hidden]

Michael Borden <mbordenbi@gmail.com>
To: Greg Sereni <gregsereni@gmail.com>

Mon, Jul 6, 2020 at 2:29 PM

Greg, as you can see the code refers to a 70lb ground snow load. we build to an 80lb ground snow load.
[Quoted text hidden]