

Newton NH Zoning Board of Adjustment

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JAN 20 2024

APPLICATION FOR A VARIANCE

BY: JLI

Do not write in this space.

Fees Paid \$ _____

Certified Plot Plans _____

Map # Block # Lot#

Applicant James + Tracy Ryan
Address 2 Laura Lane
Owner Ryan Revocable Trust, James G. / Ryan Revocable Trust + TRACY
Location of Property 2 Laura Lane
(street address)

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

Application for a Variance

A variance is requested from article XXV VII section (b) of the zoning ordinance to permit * building addition inside the wetland buffer.

* Building Acc. Structure over 1200 sq. ft

Facts in support of granting the variance:

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

Structure is on a dead end street w/ minimal exposure
It does not affect any abutters. All neighbors have granted verbal approval
It will be built w/ classic colonial lines that will match the existing and fit into the area tastefully.

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

The area is not pristine or wooded. The addition will be detailed and attractive to match existing structure. The area of the proposed addition is currently just a section of lawn.

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:

surrounding neighbors are largely unaffected but have already given verbal approval

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:

no mechanical automotive work would be done onsite. It is additional storage for someone who likes to collect + drive vintage cars.

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.

Applicant James Ryan (Signature) Date 1/28/24
Owner Tracy C Ryan (Signature) Date 1/28/24
James Ryan (Signature) Date 1/28/24
Adopted 5/10/2021



Building Inspection/Code Enforcement
2 Town Hall Road, Newton, NH 03858
Tel: 382-4405 6 Fax 382-9140
www.newton-nh.gov

RESIDENTIAL PERMIT APPLICATION

Building Permit # 2003-411 RB Map 5 Block 5 Lot 1-2 Zone Res A
2 Laura Lane

PROJECT ADDRESS
(required)

James Ryan
PROPERTY OWNER FULL NAME

978 790 5100
PHONE NUMBER

2 Laura Lane
MAILING ADDRESS

Newton NH
CITY, STATE, ZIP

jryanrpm@comcast.net
EMAIL ADDRESS

I acknowledge that the proposed structure or improvement(s) shall not be occupied or otherwise utilized without the issuance of a CERTIFICATE OF OCCUPANCY or CERTIFICATE OF FINAL INSPECTION. A Certificate of Occupancy or Certificate of Final Inspection is required for all permits upon completion of all final inspections.

James Ryan
PROPERTY OWNER SIGNATURE (or letter indicating the proposed work is to be performed with his/her approval)

12/20/23
DATE

Project Information (Check all that apply): Foundation Only: ☐ New Single-Family Dwelling: ☐
New Multi-Family Dwelling: ☐ Accessory Apartment: ☐ Residential Addition: ☒ Accessory Building: ☐
Garage/Barn: ☒ Internal Renovation/Alteration: ☐ External Renovation/Alteration: ☐ Fireplace Gas: ☐ Solar Array: ☐
Generator: ☐ Central Air: ☐ Mini-Split System: ☐ Gas Heat: ☐ Electric Heat: ☐
Oil Burner (Requires Fire Department Permit): ☐ Window/Door Replacement: ☐ Siding: ☐ Roofing: ☐ Deck: ☐
Shed: ☐ Pool: ☐ Electric Service: ☐ Other: ☐ Drilled Water Well: ☐

Total # of Bedrooms: E= ☐ PT= ☐ Total # of Bathrooms: E= ☐ PT= ☐ Gross Living Area Sq': E= ☐ PT= ☐
*(Existing = E and Proposed Total = PT)

State approval Septic System # ☐ Approval Date: ☐ # of State Approved Bedrooms: ☐

Impact Fee Amount ☐ Check # ☐ Received by ☐

Description of Work (include dimensions/materials/scope of work)-Additional space on page 3 if needed: 24'x24' garage addition. 1741.25 sq' total. 2 story, 2 door vinyl siding, asphalt shingle roof 2x6 construction on slab w/ footings.

Denied
Approved for construction:

James Ryan

FEE \$100.00
12/23/2023

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

DATE

DENIED
Conditions of this building permit approval: *Section XXVII Wetland Zoning Ordinance # 8.(b) No building activity requiring a building permit shall be permitted within 50 feet of any poorly or very poorly drained soil except as provided in subsection (c) of this section. (Need Variance)

DENIED
Definitions: Accessory Building - Any accessory structure of over 1200 sq ft square feet will require Planning Board approval first.