

TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

RECEIVED

VARIANCE

FEB 10 2016

Section II -- (To be prepared by Applicant)

ZONING
BOARD OF ADJUSTMENT

Date: 2-9-16

NOTE: Additional information may be supplied on separate sheet if the space provided is not inadequate.

TO: Zoning Board of Adjustment
Town of Wolfeboro
P.O. Box 629
Wolfeboro, New Hampshire 03894-0629

1. Having been denied a permit by the Wolfeboro Building Official for the reason specified in Section I: NOTICE OF ZONING DECISION (Copy Attached). I hereby appeal the decision and request the Board of Adjustment to schedule a public hearing to consider this appeal.
2. I realize that providing the complete information requested below is the responsibility of the undersigned applicant and must be provided before a public hearing can be scheduled by the Board. I understand that it is my responsibility to present this appeal to the Board.

a. Type of Appeal: Variance X

b. Basis for Appeal is Article XVII, Section 175-105 of the Wolfeboro
Planning and Zoning Ordinance A(1)

c. Location of property in question: 90 MILL STREET

d. Tax Map number: 217 Lot Number: 19 Sub Lot: _____
BAY STREET LTD. BUS. DIST.

e. Zoning District: RESIDENTIAL DIST.

f. Name of Applicant: HUGGINS HOSPITAL

g. Mailing Address of Applicant: 90 WHITE MTN. SURVEY & ENG'G, INC.

TOWN OF WOLFEBORO

ZONING BOARD OF ADJUSTMENT

PO BOX 440; OSSIPEE, NH 03864-0440

h. Phone Number of Applicant: 539-4118

i. E-mail Address: jrines@whitemountainurvey.com

j. Name of Company (if applicable): _____

k. Legal Owner of the Property: HUGGINS HOSPITAL

l. Mailing Address of Property Owner: 240 SOUTH MAIN ST.
WOLFEBORO, NH 03894

m. Proposed use of property or modification of existing use: TO ENHANCE HANDICAP ACCESS/PARKING THROUGH PARKING RECONFIGURATION; REDUCTION IN SETBACK VIOLATION AND REDUCTION IN LOT COVERAGE.

n. Directions to the property from the Wolfeboro Town Hall: HEAD NORTH ON MAIN ST TO MILL ST. TAKE A RIGHT ON MILL ST AND THE PROPERTY WILL BE ON YOUR LEFT JUST BEYOND LIBBY ST.

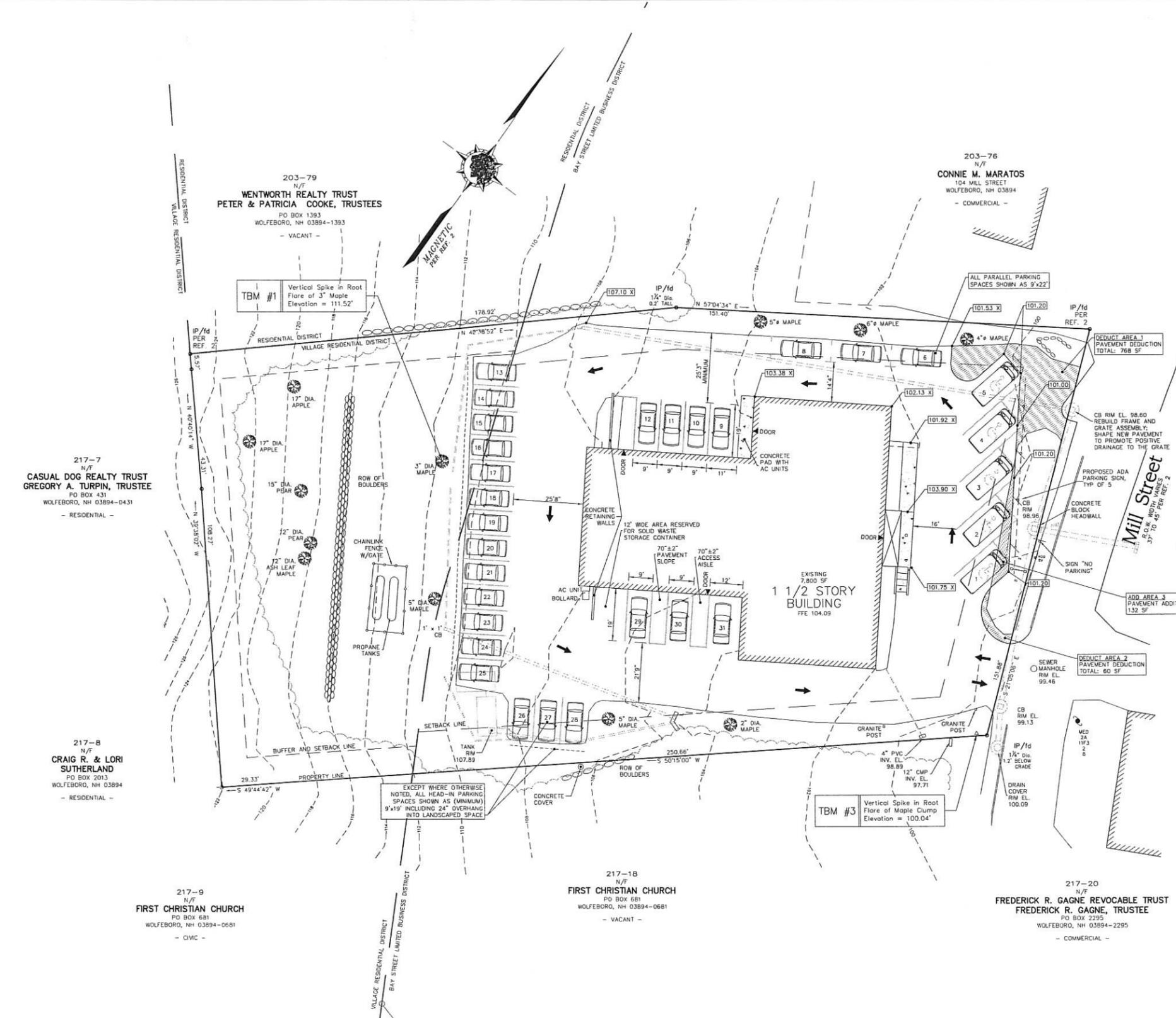
o. Are there any current Zoning Violations on the property other than those that may be listed on this Application? (If Yes, please fully describe below).

NOT TO MY KNOWLEDGE

I understand that I must appear in person at the public hearing scheduled by the Board of Adjustment to present this appeal. If I cannot appear in person, I will notify the Board in writing of the name of the individual I designate to represent me at the hearing. I also understand that it is my sole responsibility, as the applicant, to provide ALL of the information required to the Secretary of the Board of Adjustment before a hearing can be scheduled.

AGENT by: WMS & E, INC.
James J. Rine 2-9-16
Applicant's Signature Date

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IMPERMEABLE CALCULATIONS	
WITHIN THE STRUCTURE SETBACK AREA	EXISTING IMPERMEABLE SURFACE: 3,829 SF
	PROPOSED IMPERMEABLE SURFACE: 3,133 SF
	RESULT: NET 696 SF REDUCTION
LOT-WIDE	DEDUCT AREAS 1 and 2 IMPERMEABLE SURFACE: 828 SF
	ADD AREA 3 IMPERMEABLE SURFACE: 132 SF
	RESULT: NET 696 SF REDUCTION

LOT DATA	
TAX MAP	217-19
TOTAL LOT AREA	1.10 ACRES (47,902 SF)
ZONING DISTRICTS, SETBACKS and BUFFERS	
BAY STREET LIMITED BUSINESS	
SETBACKS:	FRONT 20' SIDE 15'
BUFFERS:	NONE REQUIRED IN THIS DISTRICT
VILLAGE RESIDENTIAL	
SETBACKS:	BACK 10' SIDE 10'
BUFFERS:	BACK 10' SIDE 10'
OWNER OF RECORD	HUGGINS HOSPITAL
	PO BOX 912 WOLFEBORO, NH 03894

DATE	REVISION
01/07/16	*ADD AREAS 1 and 3* SIDELINE ENCROACHMENTS ELIMINATED

LEGEND	
	PROPOSED TRAFFIC FLOW DIRECTION
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE

REFERENCES
1. Carroll County Registry of Deeds (CCRD book/page). Dates given are dates of execution.
2. "Site Plan" prepared for Huggins Hospital Cardiac Care, revised 3/28/03, by White Mountain Survey Co., Inc.

VARIANCE APPLICATION PLAN
Prepared for
Huggins Hospital
Back Bay Rehabilitation
90 Mill Street Wolfboro, New Hampshire
Tax Map 217 Lot 19

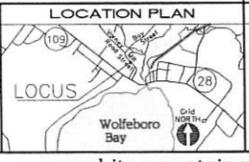
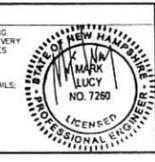
SCALE: 1" = 20'

CERTIFICATION

THIS PLAN DEPICTS THE DESIGNED IMPROVEMENTS AND OTHER ENGINEERING DATA. THE ENGINEERING ASPECTS OF THIS PLAN HAVE BEEN PREPARED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION; EVERY SUCH ASPECT OF THIS PLAN IS BASED ON MY BEST KNOWLEDGE AND OPINION THEREOF. THIS PLAN DOES NOT CONSTITUTE ANY GUARANTEE, TITLE OR OTHERWISE, BUT HAS BEEN PREPARED WITH USUAL AND CUSTOMARY STANDARDS OF CARE WITH ON-GROUND DETAIL UPDATED IN JUNE 2015. ANY REFERENCES SHOWN ARE SOLELY FOR GENERAL INFORMATION. THIS IS NOT A BOUNDARY SURVEY. USERS OF THIS PLAN ARE CAUTIONED TO REFER TO THE REVISIONS BLOCK FOR EXPLANATORY DETAILS. THE MOST RECENTLY DATED PLAN SHALL PRECEDE ALL EARLIER PLANS.

PLAN PREPARED BY WHITE MOUNTAIN SURVEY & ENGINEERING, INC.
MARK LUCY, P.E., C.E., L.S.

DECEMBER 10, 2015 DATE



SHEET

1 OF 1

RESEARCH: RCR
FIELD: ALN/RPM
COMPS: RCR
CADD: RCR/LL
MATH: CHK
PLAN: CHK

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