



ZONING BOARD OF ADJUSTMENT

*Town of
Wolfeboro*

**ABUTTER NOTICE
ZONING BOARD OF ADJUSTMENT
WOLFEBORO, NEW HAMPSHIRE**

Notice is hereby given that the Zoning Board of Adjustment will meet on **Monday, 11 July 2016** at **7:00 PM** in the Wolfeboro Public Library Meeting Room to conduct the following business:

TM# 259-18

Case # 09-V-16

**Applicant: Spencer Johnson
Variance**

Public Hearing for a Variance from Article 175.64, Section A2D of the Wolfeboro Planning & Zoning Ordinance for a 3' extension on the garage to allow for the two vehicles to park in the garage correctly. The short turn in the driveway does not allow for it as is. This property is located at 7 Puffs Point. A site visit will be held at approximately 6:35 pm prior to the hearing.

Copies to:

- Town Manager
 - Codes Officer
 - Police Chief
 - Fire Chief
 - Conservation Commission
 - Assessor
 - Public Works Department
 - Municipal Electric
 - Department of Water & Sewer
 - Planning Department
 - File
- Spencer Johnson
Bobos at the Lake
Berg
Puff/Barb

If there is anyone needing modifications and / or auxiliary aid to access this meeting, please notify the Planning Department at least 72 hours prior to this meeting.

South Main Street Post Office Box 629 Wolfeboro, New Hampshire 03894

1 | Page

(603) 569-5970



25 June 2016

Dear Applicant;

The Wolfeboro Zoning Board of Adjustment has scheduled a joint meeting on Tuesday, July 11, 2016 at 7 pm in the Wolfeboro Public Library Meeting Room relative to your submitted application. A site visit has been scheduled at approximately 6:35 pm the day of the meeting. It is advisable that either your or a representative be present at the time of the site visit to answer questions the Board may have. As a site visit is not a public hearing and no additional comments will be accepted,

If you have any questions, please feel free to contact me at 603-569-5970.

Sincerely,

Robin Kingston
Administrative Assistant

TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

RECEIVED

VARIANCE

JUN 8 2016

Section II-- (To be prepared by Applicant)

Date: 6-6-2016

ZONING
BOARD OF ADJUSTMENT

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.

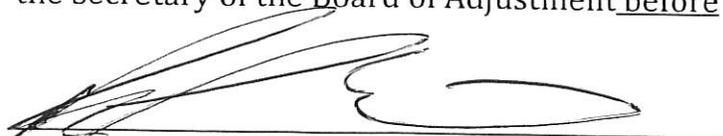
- a. Type of Appeal: Variance X
- b. Basis for Appeal is Article 175-64, Section A2D of the Wolfeboro Planning and Zoning Ordinance
- c. Location of property in question: 7 Puffs Point
- d. Tax Map number: 259 Lot Number: 18 Sub Lot: _____
- e. Zoning District: Res Shore front Res
- f. Name of Applicant: Carriers Carpentry custom Homes LLC
- g. Mailing Address of Applicant: Po Box 181 Mirror Lake NH 03853

TOWN OF WOLFEBORO

ZONING BOARD OF ADJUSTMENT

- h. Phone Number of Applicant: 603-707-7521
- i. E-mail Address: brendan.carrico@yahoo.com
- j. Name of Company (if applicable): Carrico Carpentry custom Homes LLC
- k. Legal Owner of the Property: Spencer Johnson
- l. Mailing Address of Property Owner: 999 Bishops Street
Suite 1900 Honolulu, HI 96813
- m. Proposed use of property or modification of existing use: Garage
extension 3' the cars do not
fit right with the sharp turn
in the driveway
- n. Directions to the property from the Wolfeboro Town Hall: end
of Springfield Point Road
- 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).
NO

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.


Applicant's Signature

6-6-2016
Date

TOWN OF WOLFEBORO

ZONING BOARD OF ADJUSTMENT

VARIANCE REQUEST:

The undersigned hereby requests a Variance from Article _____ Section _____; and asks that said terms of the Zoning Ordinance be waived to permit

A 3' extension on the garage to allow for the two vehicles to park in garage correctly. The short turn in driveway does not allow it as is.

The undersigned alleges that the following circumstances exist to support this variance request.

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

It does not cause any problems as it is mostly out of site and will help the homeowner now park both vehicles in the garage rather than one on the side driveway

2. The spirit of the ordinance is observed because:

The spirit of the ordinance is observed because the 3' extension does not threaten the public health, safety or welfare. The small extension will not affect anyone as it is very small and out of sight and not extending towards the water

3. Substantial justice is done because:

Substantial Justice is done because the extension will allow the homeowner to park both cars out of sight in garage with much less risk of damaging neighbors tree and property while backing out. The other car will now be parked in garage more than on the side close to neighbors line

4. The values of surrounding properties will not be diminished because:

The values of surrounding properties will not be diminished because the extension is moving towards the wooded area over impervious area already existing and already used for outside parking.

TOWN OF WOLFEBORO

ZONING BOARD OF ADJUSTMENT

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

The "Special Conditions" of this property that distinguish it from other properties in the area are as follows:

Sharp turn in Driveway & Garage a little too small for vehicles to make the turn without risk to vehicles, Garage, and Property. Homeowners and Abutters

USE (A) or (B):

(A) Owing to the special conditions of the property, set forth above, that distinguishes it from other properties in the area:

(i) No fair and substantial relationship exists between the purposes of the ordinance applicable to the application and the specific application of that provision to the property because:

Four horizontal lines for handwritten response.

(ii) The proposed use is a reasonable one because:

Four horizontal lines for handwritten response.

OR, if the criteria in subparagraph (A) are NOT established, an unnecessary hardship will be deemed to exist, if and only if:

(B) Owing to the special conditions, set forth above, 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 because:

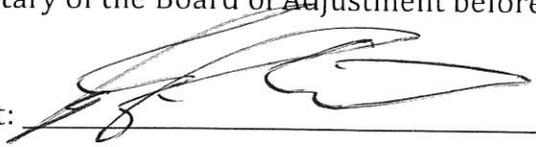
The Driveway and size of existing garage make it difficult for two cars to use the garage without contact with each other and/or surrounding property and trees. The small extension will allow for vehicles to pull in at a slightly different angle causing less risk to everything

TOWN OF WOLFEBORO

ZONING BOARD OF ADJUSTMENT

The undersigned acknowledge that to the best of their knowledge all the above information is true and correct. 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 the information required to the Secretary of the Board of Adjustment before a hearing can be scheduled.

Applicant: _____



Date: _____

6-6-2016

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CARRIERS CARPENTRY

CUSTOM HOMES LLC

PO Box 181
MIRROR LAKE, NH 03853
1-603-707-7521
WWW.CARRIERSCARPENTRY.COM

March 31, 2016

To Whom it may Concern,

Carriers Carpentry Custom Homes LLC may act as agent in the permit application process concerning the property located at 7 Puffs Point, Wolfeboro NH.

x 

MEMO:

To: Robert Houseman – Director of Planning & Development

Re: Bobos at the Lake Realty Trust – 7 Puffs Point, Tax Map 259 Lot 18

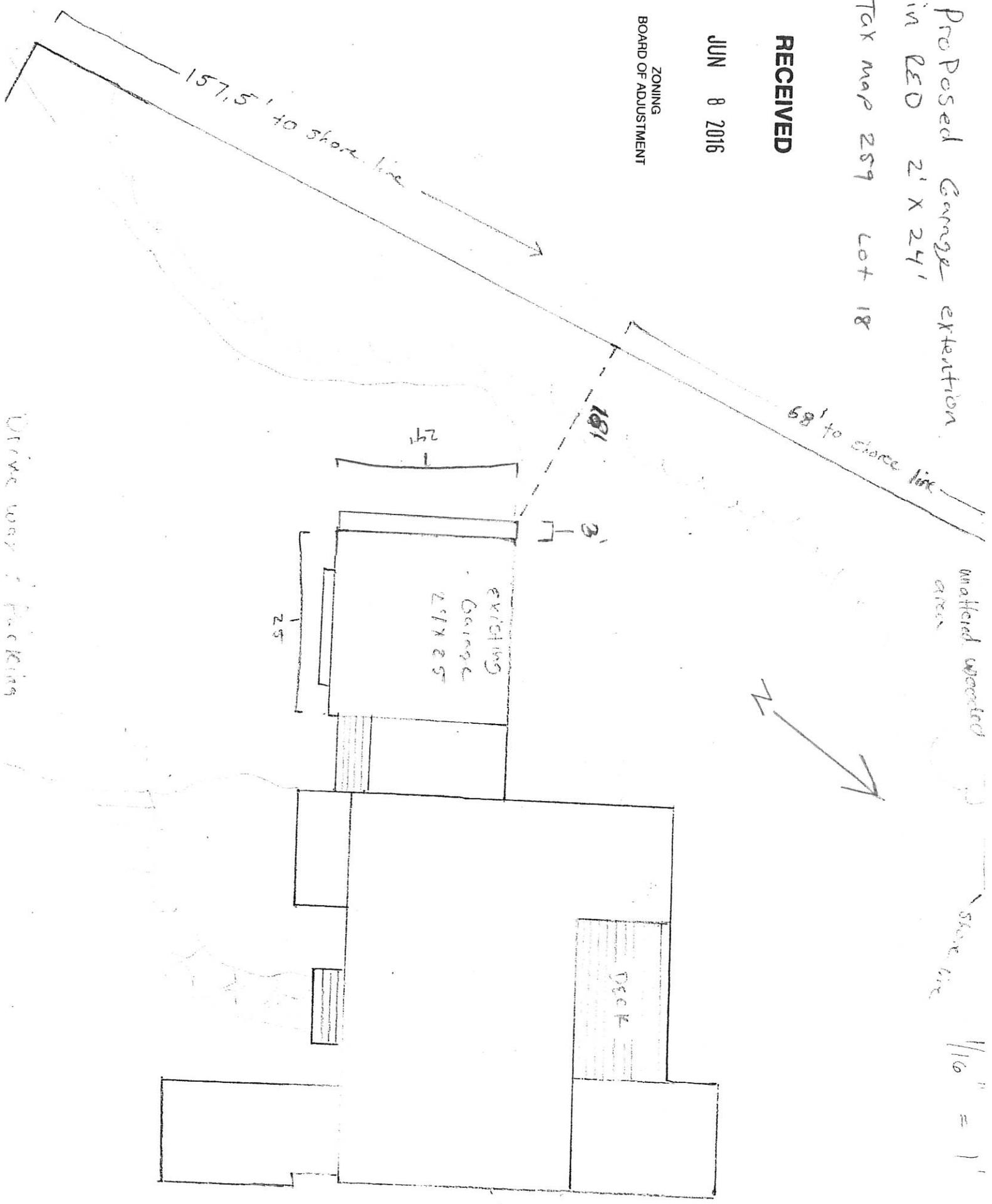
Note: No ZBA or Planning board applications found

Proposed Garage extension
in R2D 2' x 24'
Tax Map 259 Lot 18

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Drive way / parking



100 foot Abutters List Report

Wolfeboro, NH
June 09, 2016

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JUN 8 2016

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A

Subject Property:

T
✓

Parcel Number: 259-018-000
CAMA Number: 259-018-000
Property Address: 7 PUFFS POINT

Mailing Address: BOBOS AT THE LAKE REALTY TRUST
SPENCER JOHNSON PARTNERS
C/O ACCUITY LLP 999 BISHOPS STREET
SUITE 1900
HONOLULU, HI 96813

✓

Abutters:

Parcel Number: 259-017-000
CAMA Number: 259-017-000
Property Address: 205 SPRINGFIELD POINT RD

T
✓

Mailing Address: BERG STEVEN T BERG SHAUNE MARIE
P
30 COLBURN ROAD
WELLESLEY, MA 02481

✓

Parcel Number: 259-019-000
CAMA Number: 259-019-000
Property Address: 5 PUFFS POINT

T
✓

Mailing Address: PUFF, ROBERT C JR (25%) PUFF, JEFF
(31%) BARB (19%)
COURTNEY, SALLY PUFF (25%) 1150
WASHINGTON AVENUE
HADDONFIELD, NJ 08033

✓



www.cai-tech.com

6/9/2016

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

Doc Johnson

Tax map 259

Lot 18

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ZONING BOARD OF ADJUSTMENT



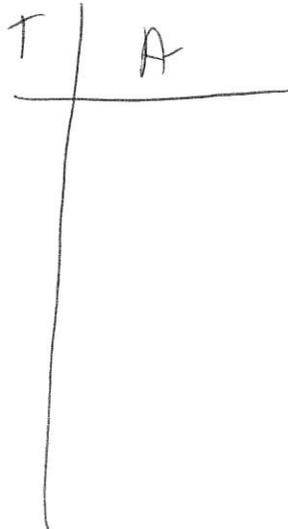
Abutters List:

Steve Burg
30 Colburn Road
Wellesley, MA 02481

Map 259 Lot 17

The Puff Family
1150 Washington Ave.
Haddonfeld, NJ 08033

Map 259 Lot 19

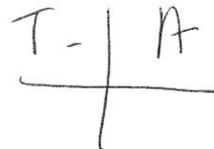


Homeowner is

Spencer Johnson

999 Bishops St.

Suite 1900 Honolulu, HI 96813



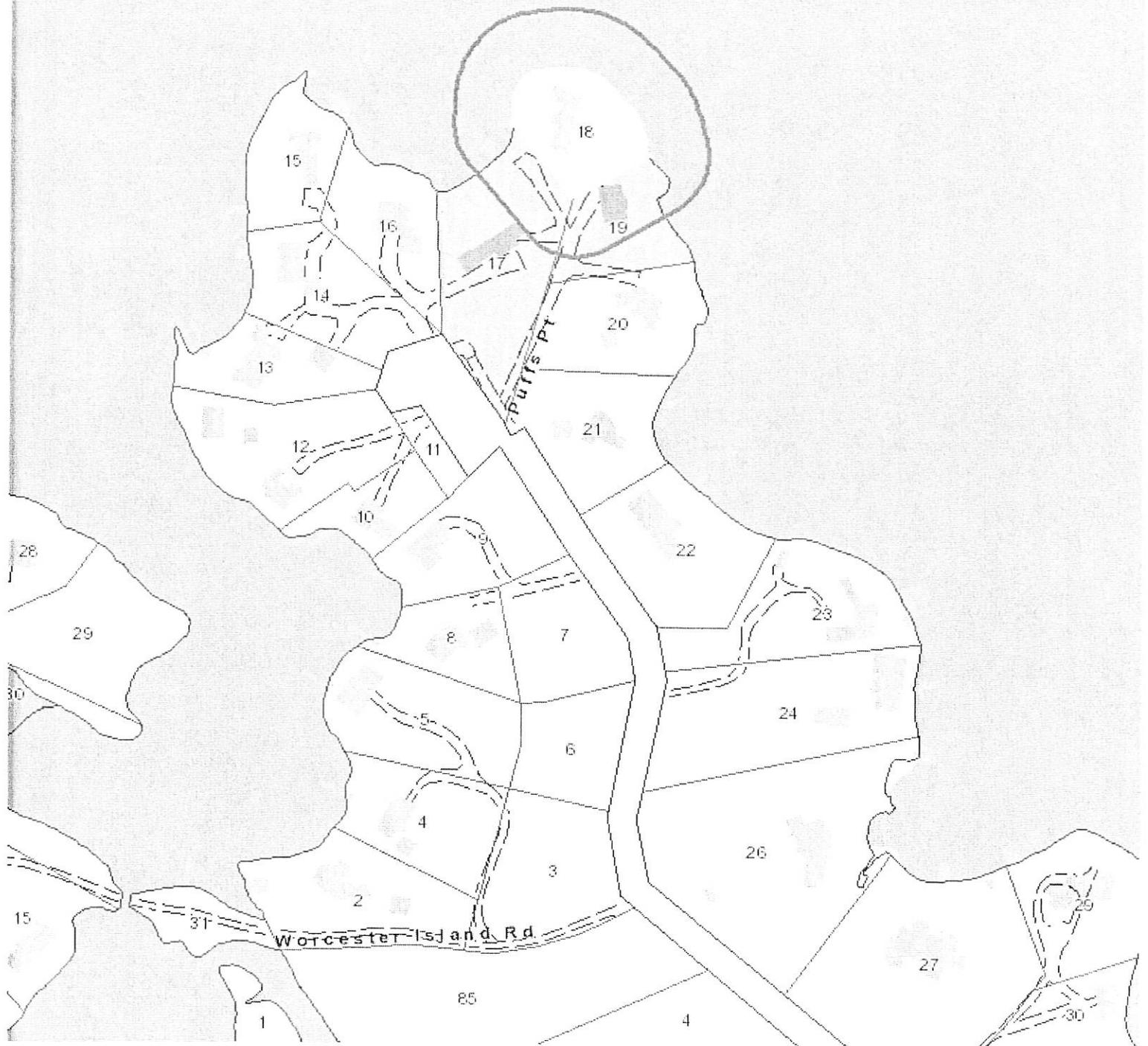
Agent

Carriers Carpentry Custom Homes LLC
PO Box 181, Mirror Lake, NH 03853

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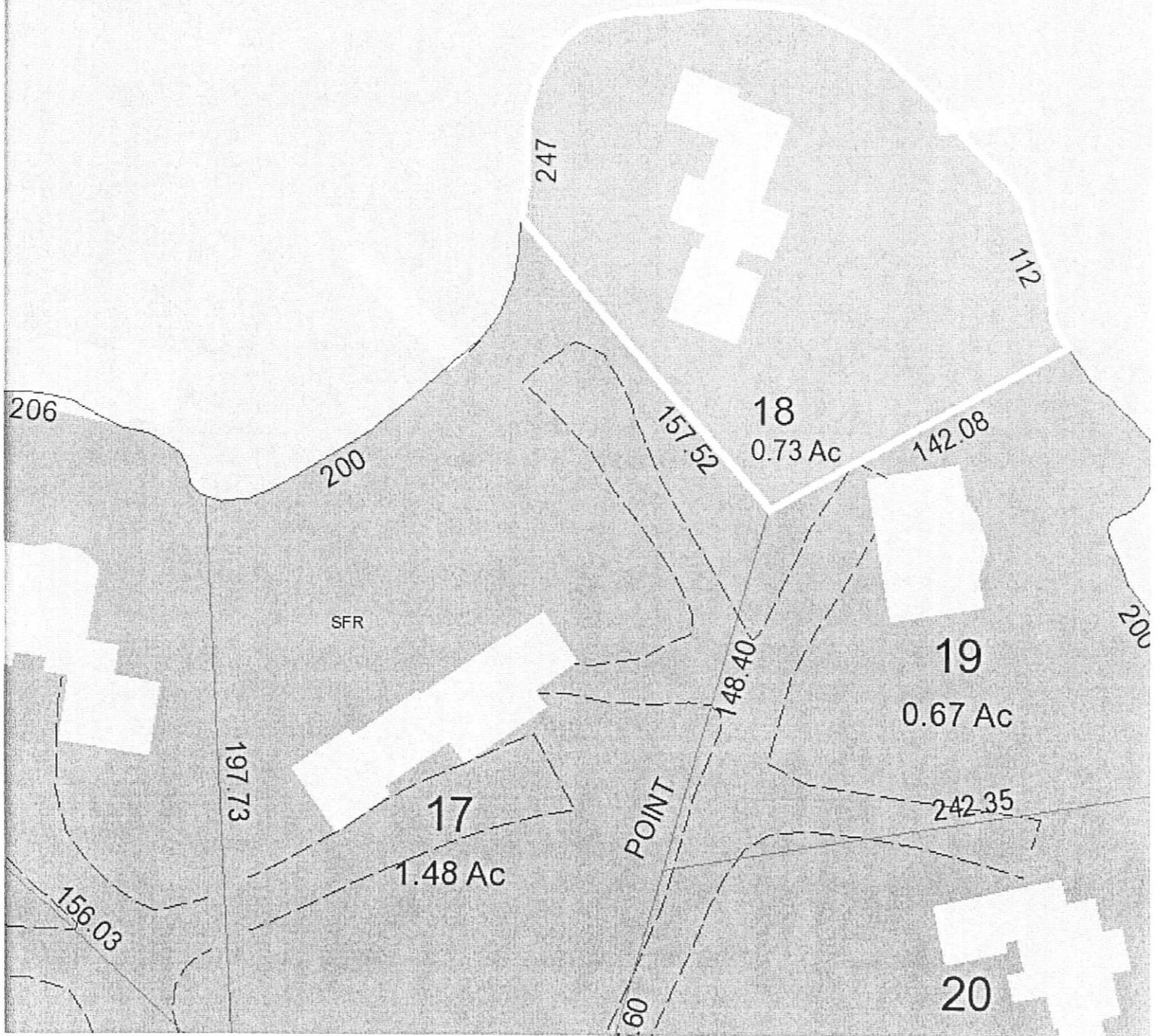
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TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

NOTICE OF ZONING DECISION OF CODES OFFICER

Section I -- (To be prepared by the Wolfeboro Building Official)

To: Name: Bobos at the Lake Realty Trust
Address: 999 Bishops Street Suite 1900
Honolulu, HI 96813

Your request for a permit to (specify use): extend
3' of garage.

on property located at: 7 Puffs Point

is DENIED for the following reason: The building will
encroach into the side line setback.
Article 175-64

You have the right to appeal this decision under Article 175.187 of the Wolfeboro Planning and Zoning Ordinance after completing the Section II of this form.

Corey Ryck
Building Official

6/13/16
Date

Map: 000259

Lot: 000018

Sub: 000000

7 PUFFS POINT

OWNER INFORMATION

PICTURE

BOBOS AT THE LAKE REALTY TRUST

SPENCER JOHNSON PARTNERS

C/O ACCUITY LLP

999 BISHOPS STREET SUITE 1900

HONOLULU

HI

96813



ASSESSING NOTES

07' BEACH LANDSCAPED, ROCKY WOODED WF, PUFFS POINT '10 N/C PU
2011 DOCK, '11 NC-REMOVE FLAG, PU COMPL;CYCLICAL CHGS

PROJECTS

Project: ADDITION TO GARAGE RESIDENTIAL ADDITION Status: IN PROCESSING
Project Date: 5/5/2016 Application Complete: Application Routed: Completed Date:
Description: ADD 3' TO EXISTING GARAGE

PERMIT BUILDING PERMIT # 2016000313 5/5/1999 BRENDON CARRIER

Permits: 1
Inspections: 0

Project: GAS PIPING GAS PIPING Status: CLOSED NO INSPECTION
Project Date: 12/5/2008 Application Complete: Application Routed: Completed Date:
Description: GAS PIPING FOR GAS FIREPLACE

PERMIT GAS PIPING PERMIT # G08-065 12/5/2008 WOLFEBORO OIL CO

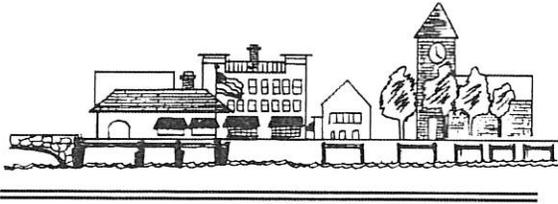
Permits: 1
Inspections: 0

Project: GAS STOVE GAS PIPING Status: CLOSED NO INSPECTION
Project Date: 12/5/2008 Application Complete: Application Routed: Completed Date:
Description: GAS PIPING PERMIT SUBMITTED FOR GAS FIREPLACE. NO B.P. ON FILE FOR SAME. LETTER SENT FOR BP SUBMITTAL

#

Permits:
Inspections:

*Robin
Rob wants this
as the correct owners
name + Address*



Town of
Wolfeboro

Planning and Development

MEMORANDUM

Date: July 5, 2016
To: Zoning Board of Adjustment
From: Robert T. Houseman, Director of Planning and Development
Subject: Variance, request for relief from ARTICLE X, § 175-64 of the Wolfeboro Planning and Zoning Ordinance
Initiated by: Bobos at the Lake Realty Trust
Tax Map: 259-18
Case #: 09-V-16
Agent: Brendan Currier, Currier Carpentry Custom Homes, LLC

Planner's Remarks: The applicant is seeking a Variance to Section 175-64, A (2)(d) in order to construct a three foot (3') addition to the side of the garage. The proposed encroachment into the setback is approximately 7 feet at its closest point. The applicant has submitted a sketch of the property with the proposed footprint.

The request for the Variance is based on the following provision of the Wolfeboro Zoning Ordinance:

§ 175-64. Setback requirements; building height; coverage.

A. Setback requirements.

- (1) Front yard (street): 30 feet.
- (2) Side yard; straight line shore frontage:
 - (a) Less than 75 feet: 10 feet.
 - (b) Seventy-five to 99 feet: 15 feet.
 - (c) One hundred to 149 feet: 20 feet.
 - (d) One hundred fifty feet: 25 feet.**
- (3) Rear yard: 25 feet.
- (4) Shoreline: 50 feet.

B. Maximum height permitted: 30 feet, for structures with roofs with a pitch of less than 10/12, and 35 feet if 10/12 or greater. However, the height restrictions shall not apply to appurtenant structures, such as church spires, belfries, cupolas, domes, chimneys, flagpoles, antennas or similar structures; provided, however, that no such structure shall exceed a maximum footprint of 144 square feet.

C. No building shall be closer than 20 feet to any other building on the same lot, except for private garages.

D. Percent coverage: 30%.

Proposed encroachment

Side yard - approximately 7 ft into the 25 ft setback (18 feet from the property line). The proposed footprint within the setback area triggers the Variance.

If the Board, after its deliberations on the case, considers approving this application, Staff would recommend that the ZBA consider the following conditions of approval:

1. The approval is for the construction of a three foot (3') addition to the existing garage, as shown on the sketch plan.
2. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
3. The application, as submitted to the ZBA, may not satisfy the submittal requirements for a building permit.
4. The Notice of Decision shall be recorded at the Carroll County Registry of Deeds and the applicant shall pay all recording fees.
5. This Variance shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the Zoning Board of Adjustment for good cause.

I hope this information provides you with some assistance. Please call me if you have any questions or need additional information.

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LAKE WINNIPESAUKEE
FULL LAKE EL. 504.32

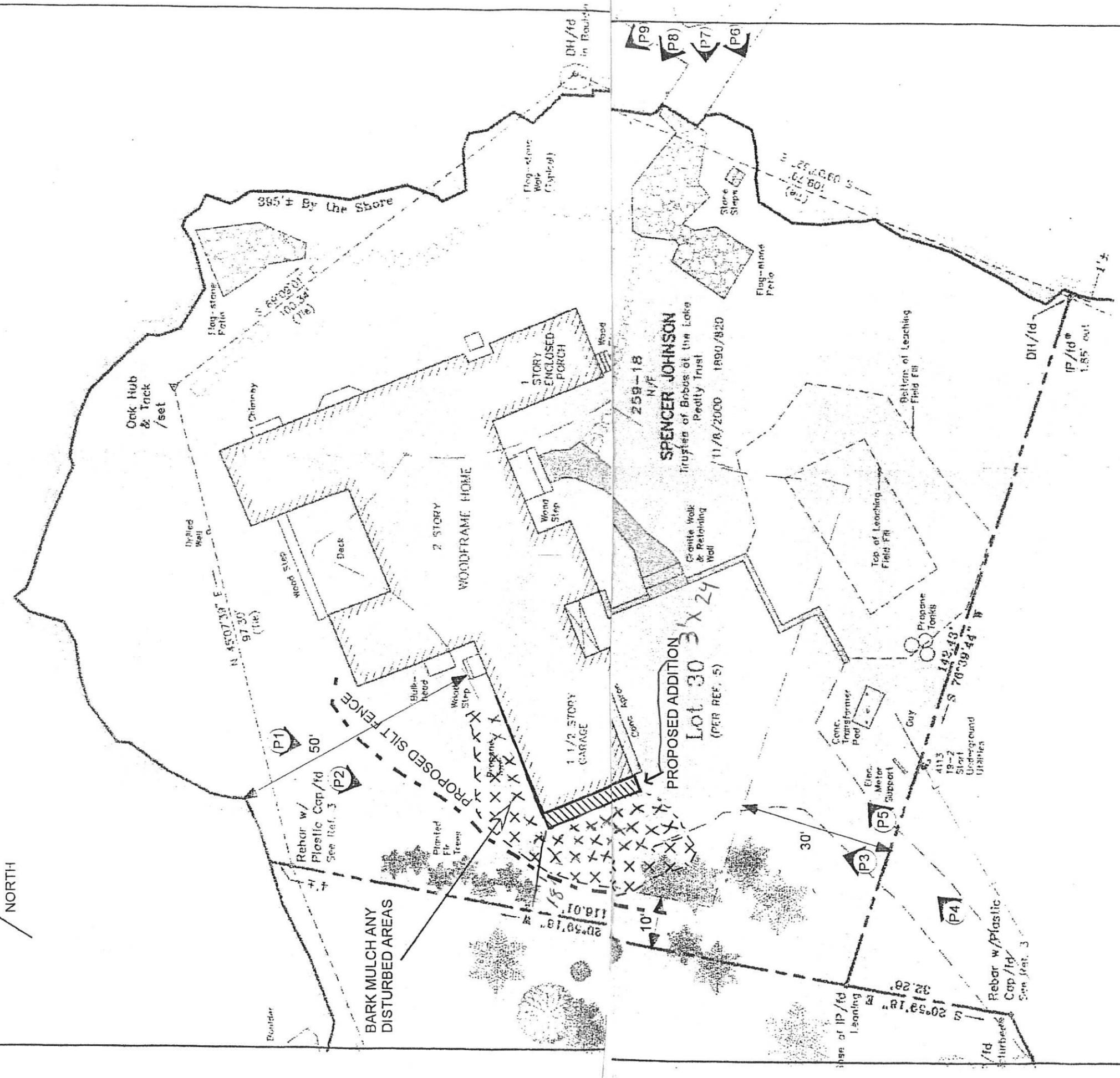
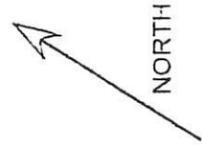


PHOTO LOCATIONS
DOCUMENTING WOODLAND
BUFFER

WOODLAND BUFFER DOCUMENTATION, SEDIMENT AND EROSION CONTROL AND LANDSCAPE PLAN
DATE: 29 NOV 2002
SCALE: 1"=20'
PREPARED BY:

FOR:
SPENCER AND LESLEY JOHNSON
P.O. BOX 1020
WOLFEBORO, NH 03894

ON PROPERTY LOCATED AT:
7 PUFFS POINT
WOLFEBORO, NH

TM#259-18