

(7-30-18)

TOWN OF PEMBROKE
ZONING BOARD OF ADJUSTMENT
APPLICATION FOR A VARIANCE

CASE NO. 18-10-Z

DATE FILED 6/5/18

Name of Applicant Alan Tilton

Address 729 Cross Country Rd

Telephone 603-868-5323 Fax _____

E-mail Address tiltonscarb@comcast.net

Owner of Property Alan Tilton

Location of Property Pembroke Map 935 Lot 41-2

Signature of Owner of Property [Signature]

If the property owner is not the applicant, the property owner **MUST** provide a notarized letter (original) authorizing the applicant to file an application.

You are applying to develop your property in a way that is prohibited by the requirements in the Zoning Ordinance. Please state the Article IV and Section 143-19 of the Zoning Ordinance from which you are requesting a variance.
retail auto service #11

Please give a detailed description of your proposal below.

To provide service and repair to customer vehicles and to provide state inspection. The objective is to have customers wait for service or to leave their vehicle in my shop till the repair is complete. Parking will not be a concern due to the fact that repairs will be by appointment only.

Has this property received a Special Exception or Variance in the past? Yes

If "YES", please provide copies of past Zoning Board of Adjustment Notices of Decision.

Please provide copies of the property tax card, plot plan, and any other information that you feel would be helpful for the Zoning Board to have when reviewing the application.

Please describe how the requested variance would comply with the following criteria:

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

If granted this variance it will not alter the essential character of the neighborhood or threaten the health or safety of the general public. As a result, this variance will not violate the basic objectives of the zoning ordinance.

2. The spirit of the ordinance is observed;

The purpose of the Town of Pembroke zoning ordinance is to provide for an orderly presence. This variance will not be contrary to the spirit of the ordinance.

3. Substantial justice is done;

Denial of this variance will result in no gain to the general public. The granting of this variance will have no negative effect on the neighborhood's present uses and atmosphere.

4. The values of surrounding properties are not diminished; and

Granting the requested variance will not result in a change of use or any change of appearance of the properties.

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

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(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; and

(ii) The proposed use is a reasonable one.

There will be no unnecessary hardship due to the fact that there will be no changes to the landscape to my property or surrounding properties. The purpose for the variance is to provide a service to my neighbors which I believe is a reasonable one.

(B) 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.

This variance will not conflict with the ordinance or create any hardship. Properties in the area will not diminish do to this request.

Applicant _____ Date _____

(Signature)

TOWN OF PEMBROKE

311 PembrokeStreet
Pembroke, NH 03275
Phone: 603-485-4747 Fax 603-485-3967
email ehodge @pembroke-nh.com

Residential Building Permit

Permit	R-2010-313	Issued On:	10/18/2010
Permit Type:	Minor Home Business	Map & Lot	935 41-2

Project Desc: **Tilton-Minor Home Business**
729 Cross Country Rd.
Pembroke NH 03275-

Job Cost: **\$0.00** Use Group: **B** Construction Class: **5B**

In pursance of the filing of the required application and plans and specifications by:

Owner:	Prime Contractor:
Alan & Donna Tilton	Owner
729 Cross Country Rd.	
Pembroke NH 03275-	

PERMISSION IS HERBY GRANTED TO:

Establish a Minor Home Business to rebuild carburetors and do minor repairs on antique and classic motor vehicles as outline under Zoning regulation 143-28.

Project Notes:

Per Pembroke Code 133-3 B (3) A valid building permit must be presented to the attendant before any demolition or construction debris can be disposed of at the Solid Waste Facility.

This permit conveys no rights not specifically granted in the Town Of Pembroke's adopted building codes and ordinances. Access to public streets, water, and sewer must be granted by the appropriate departments. Neither the issuance of this permit of the review of any plan by officials of the Town of Pembroke, nor any subsequent inspection of the premises, should be relied upon as an assurance of conformity to legal requirements. The owner and contractor shall remain fully responsible for complying with all applicable state and local laws, ordinances, codes, and regulations.

Work permitted by this permit must be pursued within 6 months and completed within one year, from date of issue.


APPROVED BY Everett Hodge Code Enforcement Officer

THIS PERMIT MUST BE POSTED ON JOB SITE IN A VISIBLE LOCATION

Total Permit Fee **\$25** Date Paid 10/18/2010 Check Number

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	04		Cape Cod				
Model	01		Residential				
Grade	03		Average				
Stories	1.25						
Occupancy	1						
Exterior Wall 1	09						
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	07		K PINE/A WD				
Interior Wall 2							
Interior Flr 1	09		Pine/Soft Wood				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bthrms	1						
Total Half Baths	1						
Total Xtra Fixtrs							
Total Rooms	5						
Bath Style	02		Average				
Kitchen Style	02		Typical				

Google Maps 729 Cross Country Rd



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