

Town of Milford
ZONING BOARD OF ADJUSTMENT



NOTICE OF HEARING

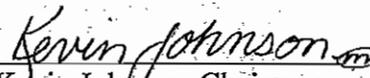
Town Hall
1 Union Square
Milford, NH 03055-4240
(603) 249-0620
Fax (603) 673-2273
www.milford.nh.gov
TDD Access:
Relay NH 1-800-735-2964

Notice is hereby given for a Public Hearing to be held on October 4, 2012 at 7:00 PM in the Board of Selectmen's Meeting Room.

Barbara and Michael Karageanis, owners of 326 Savage Rd, Map 10, Lot 54, in the Residence "R" district, are requesting a Special Exception from Article V, Section 5.04.2:A.7, to build a gazebo within the 30' front setback, 16' from the property line.

Case # 2012-22

Dated: September 21, 2012


Kevin Johnson, Chairman

Owner/authorized representative must attend hearing; abutters requested to attend.



20120906

Special Exception

Date Received: 9/5/12

Case #: 2012-22

Rehearing #: _____

**Town of Milford
Zoning Board of Adjustment
Application for Special Exception**

Name of Applicant: Barbara & Michael Horegenis Phone #: 673-2927

Email: _____

Address: 326 Savage Rd

Owner: Same
(If same as applicant, write "Same")

Owner's Address: Same
(If same as applicant, write "Same")

Property Location: 326 Savage Rd Map 10 Lot 54
(Number and Street)

Description of property: 6 acre with existing 4 BR dwelling
with 2 small sheds

(Lot dimension, total area, present use)

This application is not considered acceptable unless all required statements have been made and all sections completed. Additional information may be supplied on separate sheets if necessary.

Fees: \$75.00 per case plus abutter fees, including owner and representative (if applicable).

Town of Milford New Hampshire
One Union Square · Milford, NH 03055 · Phone (603) 249-0620 · Fax (603) 673-2273
www.milford.nh.gov

Section 1 - APPLICATION FOR SPECIAL EXCEPTION

A Special Exception, as specified in Article V Section 5.04.2.A.7 of the Zoning Ordinance, is requested to permit:

Screened Gazebo (

Explain how the proposal meets the Special Exception criteria as specified in Article X, Section 10.02.1 of the Zoning Ordinance:

A. The proposed use is similar to those permitted in the district because:

Similar because it will be for personal entertaining
The existing structure would be too costly
to replace.

B. The specific site is an appropriate location for the proposed use because:

There is an existing structure that will come down
and be replaced with a screened gazebo. We
are limited due to the placement of our septic
system

C. The use as developed will not adversely affect the adjacent area because:

There is already an existing structure and
the placement of the gazebo will improve
the looks of the property.

D. There will be no nuisance or serious hazard to vehicles or pedestrians because:

There will be no increase in vehicular or pedestrian
use on the property.

E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because:

The gazebo will be fabricated off site and
delivered.

Section 2 - ABUTTERS

See attached sheet.

Section 3 - ATTACHMENTS

- A. A plan of the property and all buildings, drawn to scale, is required.
- B. A Building Permit Application as needed (to be determined by the building official.)
- C. Additional explanations, justification, abutters' statements, letters, etc.

Section 4 - REPRESENTATION

Owner(s) authorization for the applicant or other agent to represent the owner at the proceedings:

Print the name of the person or party representing the owner(s)

The applicant or agent, as stated hereon, has authorization from the property owner to submit this Zoning Board of Adjustment application and to represent the property owner on matters relative to said process.

Barbara A. Karageanis

9-5-12

Owner's Signature

Date

Section 5 - SIGNATURES

Signature of Applicant *Barbara A. Karageanis* Date *9-5-12*

Signature of Owner *M. Karageanis* Date *9-5-12*

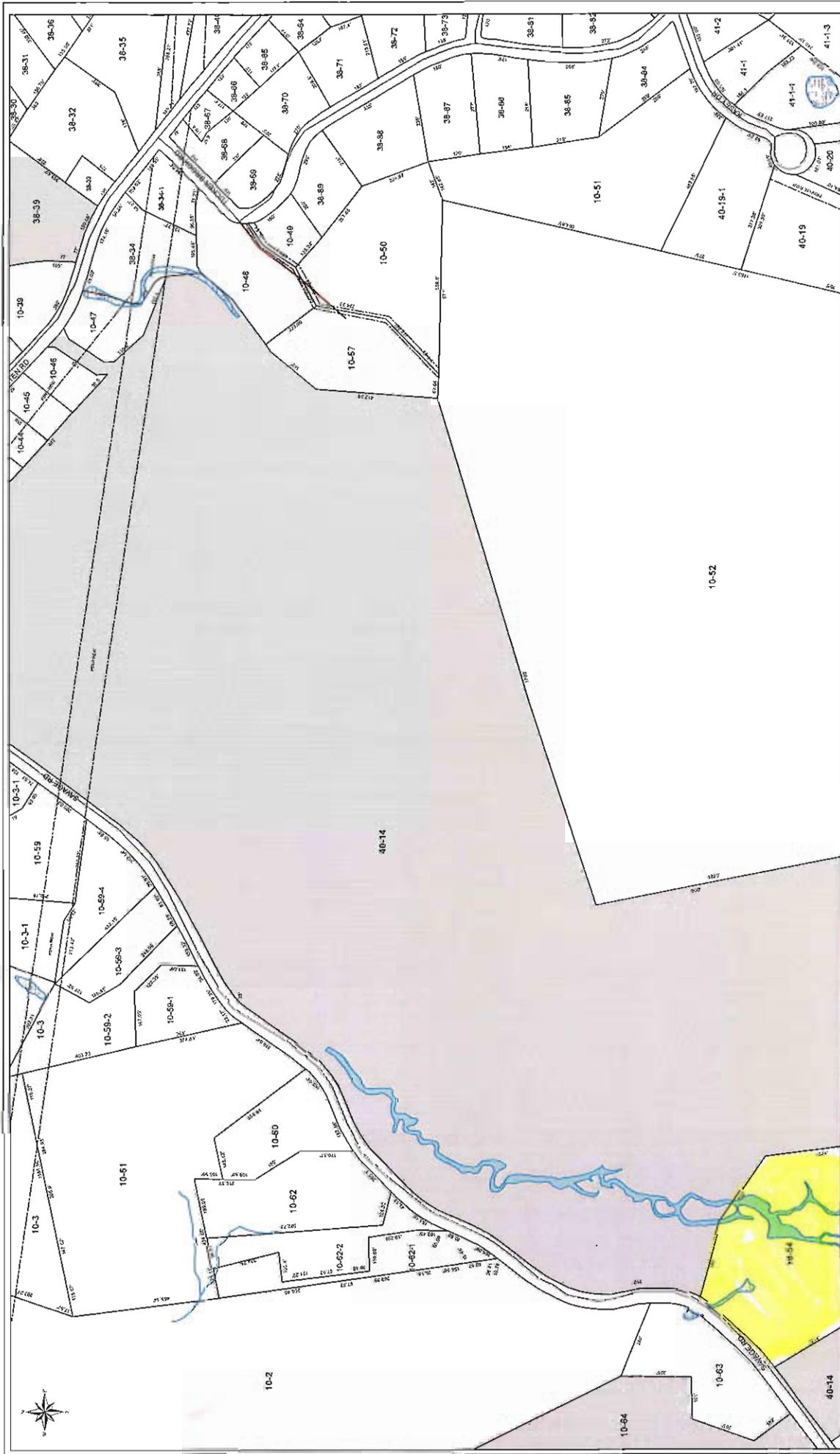
Signature of Zoning Official *Bill Parker* Date *9/20/12*
*Community Development Director/
Zoning Administrator*

For office use only

Code Enforcement Officer's decision and comments:

Proposed gazebo will be 16' from front property line, resulting in a 14' encroachment into the 30' front setback.

BP



This document has been prepared to show approximate lot location only. Information shown is not to be used for deed descriptions.

1 inch = 300 feet
 0 150 300 600 Feet

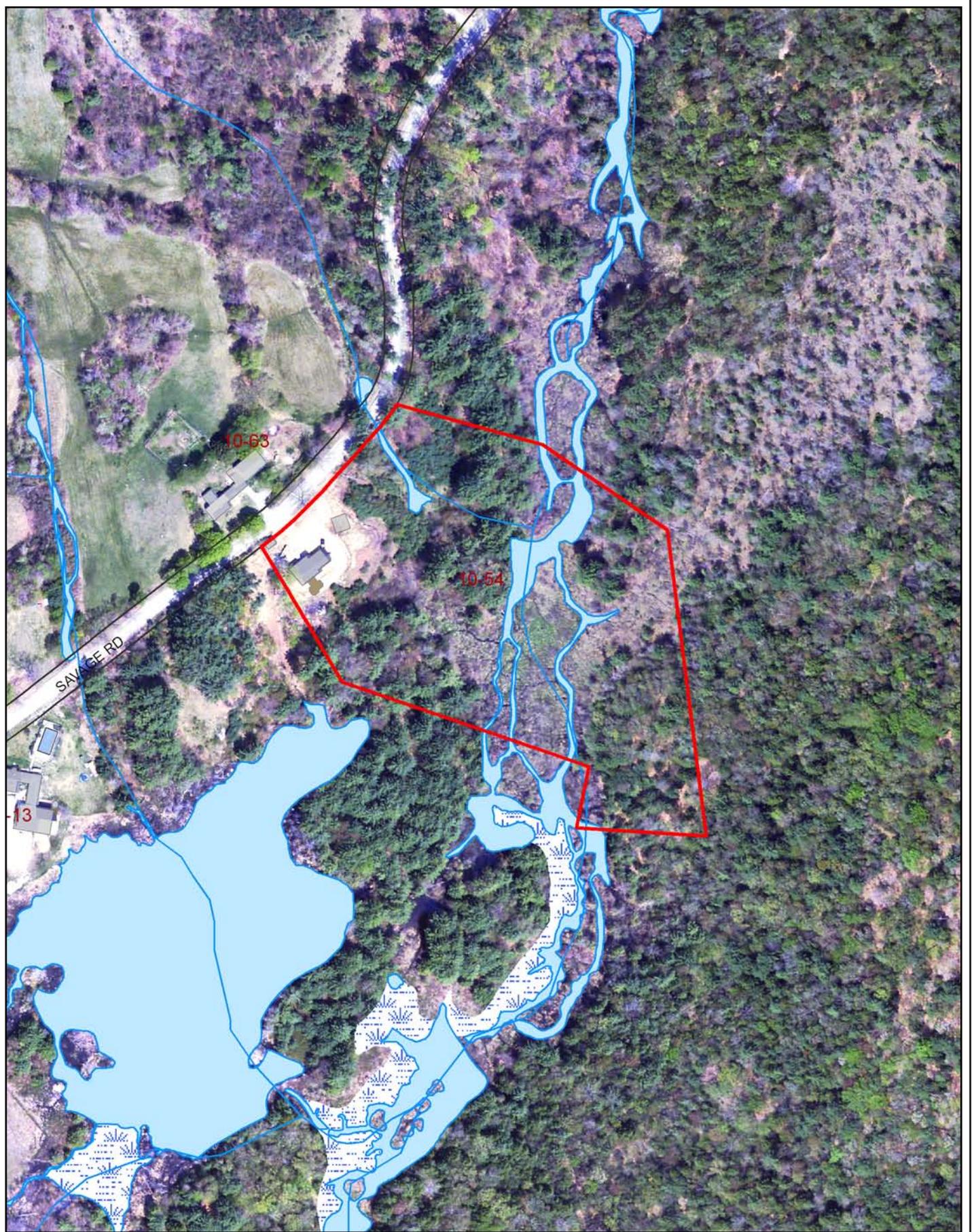
MILFORD, NH

The Community Development Department maintains a continuing program to identify and correct errors. The Department makes no claims to the validity or reliability, or to any implied uses of this representation.

E1	E2	E3
F1	F2	F3
G1	G2	G3

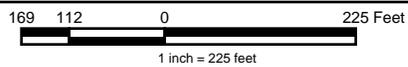
DATE: April 2012

F2
 10,38,40,41



Milford, NH

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326 SAVAGE RD M10L54

ZBA CASE 2012-13



BUILDING PERMIT APPLICATION

Town Hall - One Union Square
Milford, New Hampshire
(603) 249-0620

Received by: _____

Date: _____

BUILDING LOCATION

Address 326 Savage Rd

Between _____ and _____
(Cross street) (Cross street)

Subdivision _____ Map 10 Lot 54 Zone R

APPLICANT (Please print) Business Name: (if applicable) _____

Applicant name: Michael & Barbara Karagenis Contact: BARBARA

Daytime phone: [REDACTED] Applicant's mailing/home address: 326 SAVAGE Rd

Email address: _____ Milford, NH 03055

RESIDENTIAL		COMMERCIAL	
<input checked="" type="checkbox"/> Single family detached	<input type="checkbox"/> Accessory (ADU)	<input type="checkbox"/> Office/Bank/Professional	<input type="checkbox"/> Garage
<input type="checkbox"/> Duplex	<input type="checkbox"/> Condo	<input type="checkbox"/> Industrial/Warehouse	<input type="checkbox"/> School
<input type="checkbox"/> Townhouse (# of units _____)	<input type="checkbox"/> Mfg/Mobile home	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Store/Retail
<input type="checkbox"/> Demolition	<input type="checkbox"/> Relocation	<input type="checkbox"/> Multi-family (# of units _____)	<input type="checkbox"/> Demolition
<input type="checkbox"/> Other _____		<input type="checkbox"/> Other _____	

<input type="checkbox"/> New dwelling	<input type="checkbox"/> Deck	<input type="checkbox"/> New building	<input type="checkbox"/> Deck
<input type="checkbox"/> Addition	<input type="checkbox"/> Shed	<input type="checkbox"/> Addition	<input type="checkbox"/> Shed
<input type="checkbox"/> Alteration/Renovation	<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Alteration	<input type="checkbox"/> Swimming Pool
<input type="checkbox"/> Repair/Replacement	<input type="checkbox"/> Garage	<input type="checkbox"/> Repair/Replacement	<input type="checkbox"/> Interior Demo
<input type="checkbox"/> Foundation only	<input type="checkbox"/> Carport	<input type="checkbox"/> Foundation only	<input type="checkbox"/> Tenant change
<input checked="" type="checkbox"/> Other <u>Gazebo</u>	<input type="checkbox"/> Fence	<input type="checkbox"/> Other _____	<input type="checkbox"/> Tenant fit-up
<input type="checkbox"/> Replacement windows	<input type="checkbox"/> Porch	<input type="checkbox"/> Renovation (no structural changes)	
<input type="checkbox"/> Conversion of +/- dwelling units (# of units _____)		<input type="checkbox"/> Conversion from residential to commercial	

General description of work & proposed use: Include location and specify size and dimensions of building, room, shed, pool, etc. or addition. If use of existing building is being changed, enter proposed use.

12 ft diam. octagonal Gazebo with electricity

Cost of project: \$ [REDACTED] Estimated completion date: _____

Building specifics:
Existing building sq footage: _____ New/renovated/added sq footage: _____ Total SF: _____

Residential		Commercial/Industrial	
# of stories _____	<input type="checkbox"/> Wood frame	# of Stories _____	<input type="checkbox"/> Wood frame
# of bathrooms _____	<input type="checkbox"/> Steel frame		<input type="checkbox"/> Steel frame
# of bedrooms _____	<input type="checkbox"/> Masonry frame		<input type="checkbox"/> Masonry frame

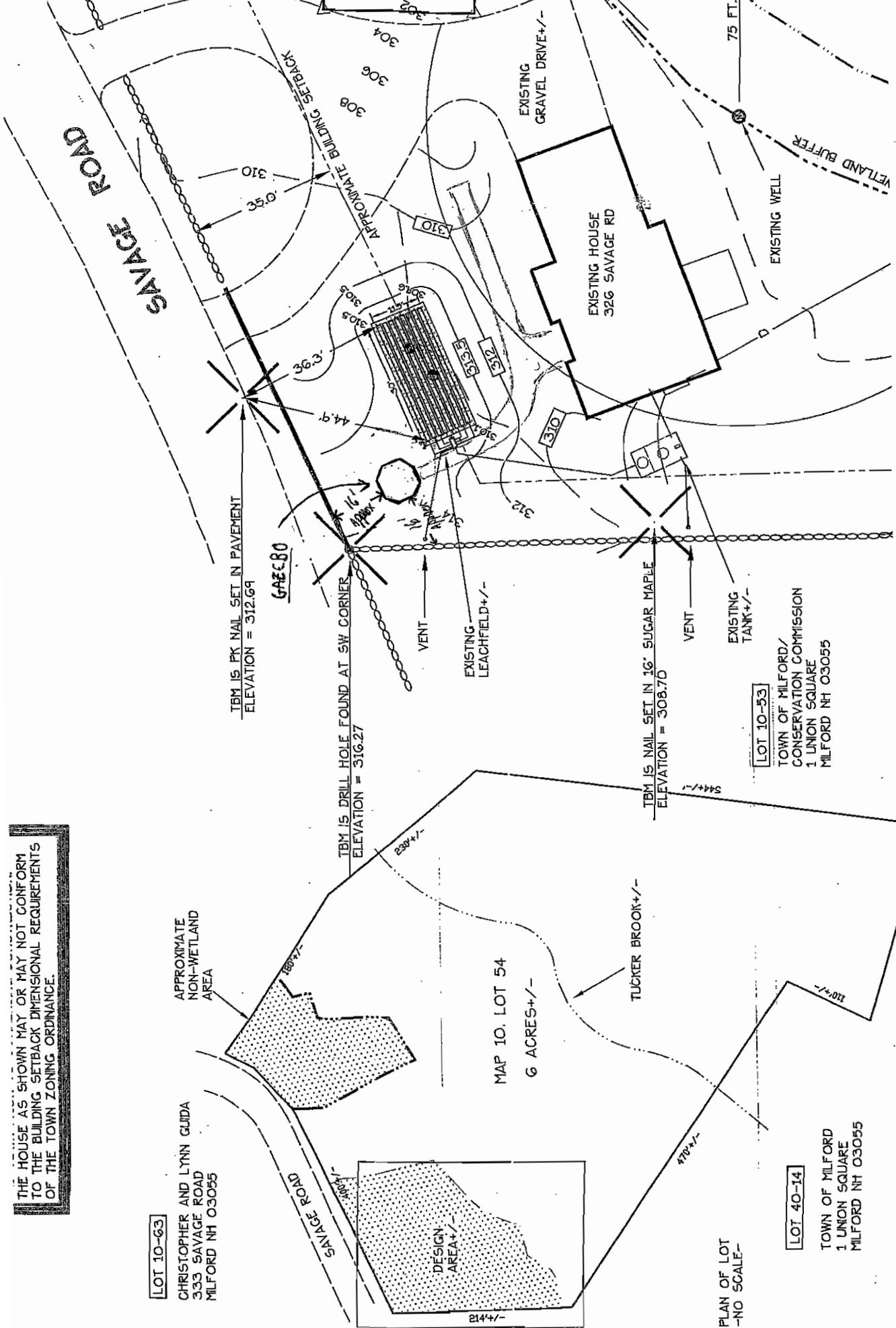
Water	Septic disposal	Heating / AC
<input type="checkbox"/> Public or private company	<input type="checkbox"/> Public sewers	Heat type _____
<input type="checkbox"/> Private well	<input type="checkbox"/> Private septic tank, etc.	Central A/C system _____

THE HOUSE AS SHOWN MAY OR MAY NOT CONFORM TO THE BUILDING SETBACK DIMENSIONAL REQUIREMENTS OF THE TOWN ZONING ORDINANCE.

LOT 10-63

CHRISTOPHER AND LYNN GUIDA
333 SAVAGE ROAD
MILFORD NH 03055

APPROXIMATE
NON-WETLAND
AREA

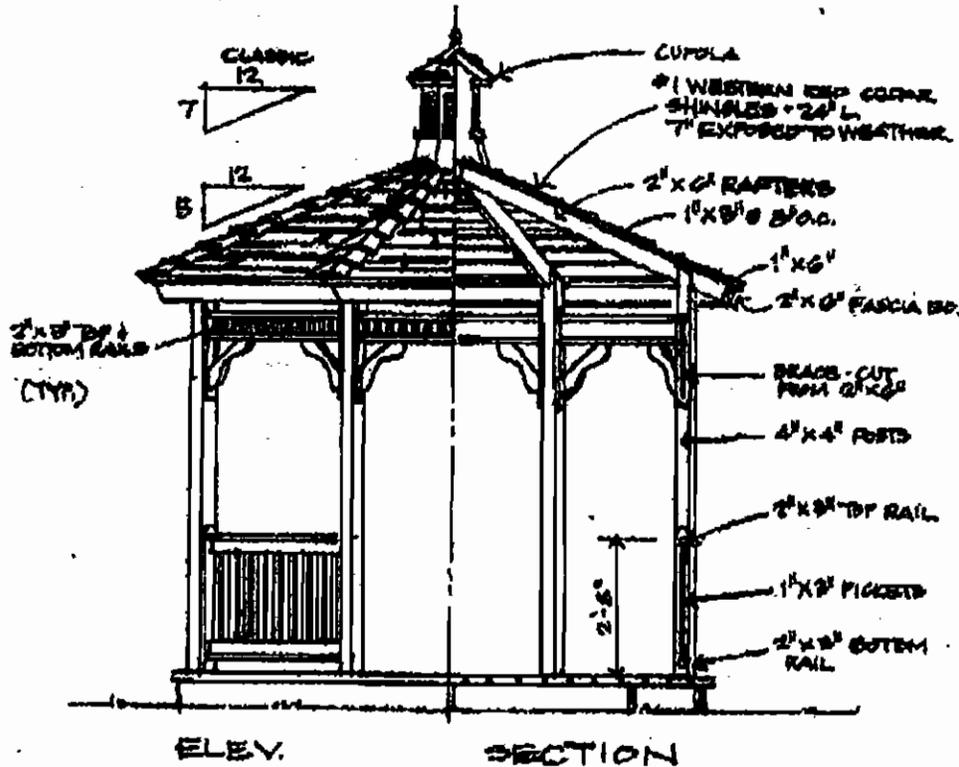
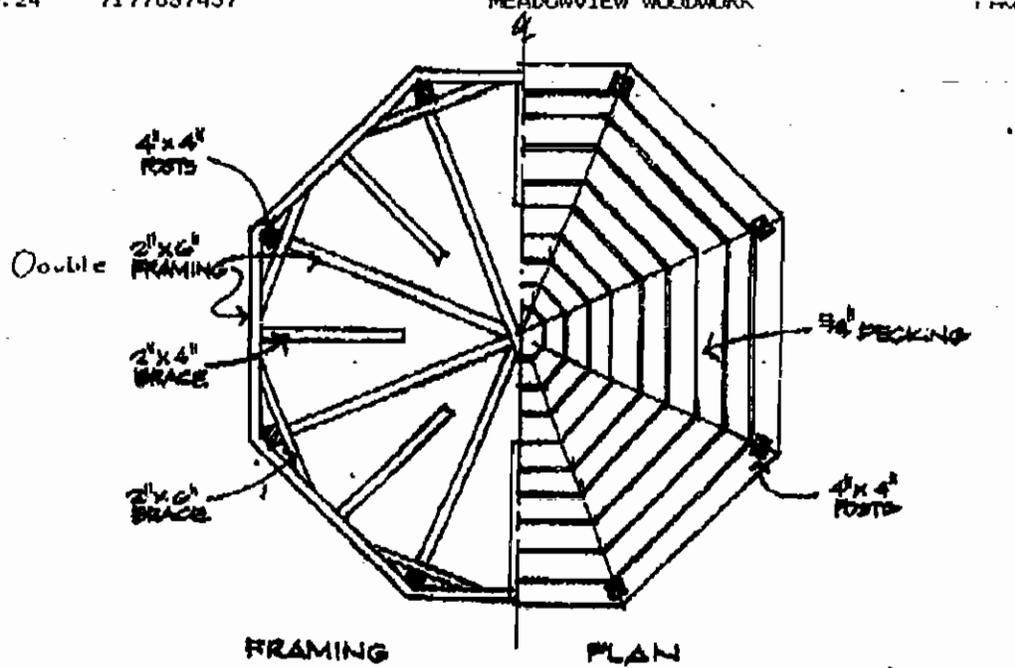


MAP 10, LOT 54
6 ACRES +/-

LOT 10-53
TOWN OF MILFORD/
CONSERVATION COMMISSION
1 UNION SQUARE
MILFORD NH 03055

LOT 40-14
TOWN OF MILFORD
1 UNION SQUARE
MILFORD NH 03055

PLAN OF LOT
-NO SCALE-



50 lbs per square Ft live load

Provided by: Centurion Consultants Inc

Barbara + Mike Karageanic
326 Savage Rd



Amount 2000

TOWN OF MILFORD
RECEIVED

SEP 06 2012

PB _____ ZBA _____ Office _____

12' Floor Plan 08

