

TOWN OF MILFORD

Office of Community Development
Planning • Zoning • Building Safety • Code Enforcement • Health
Economic Development • Active Projects



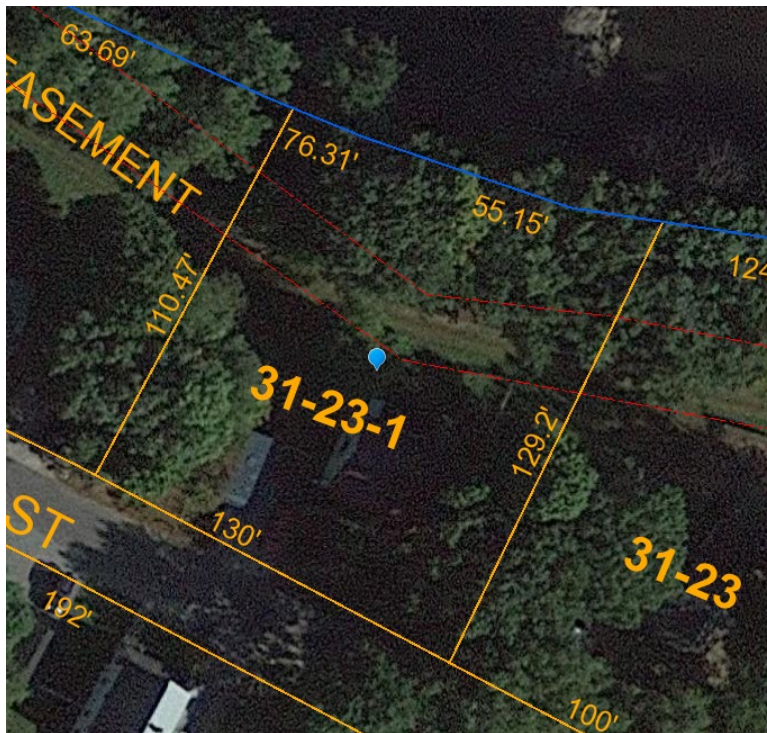
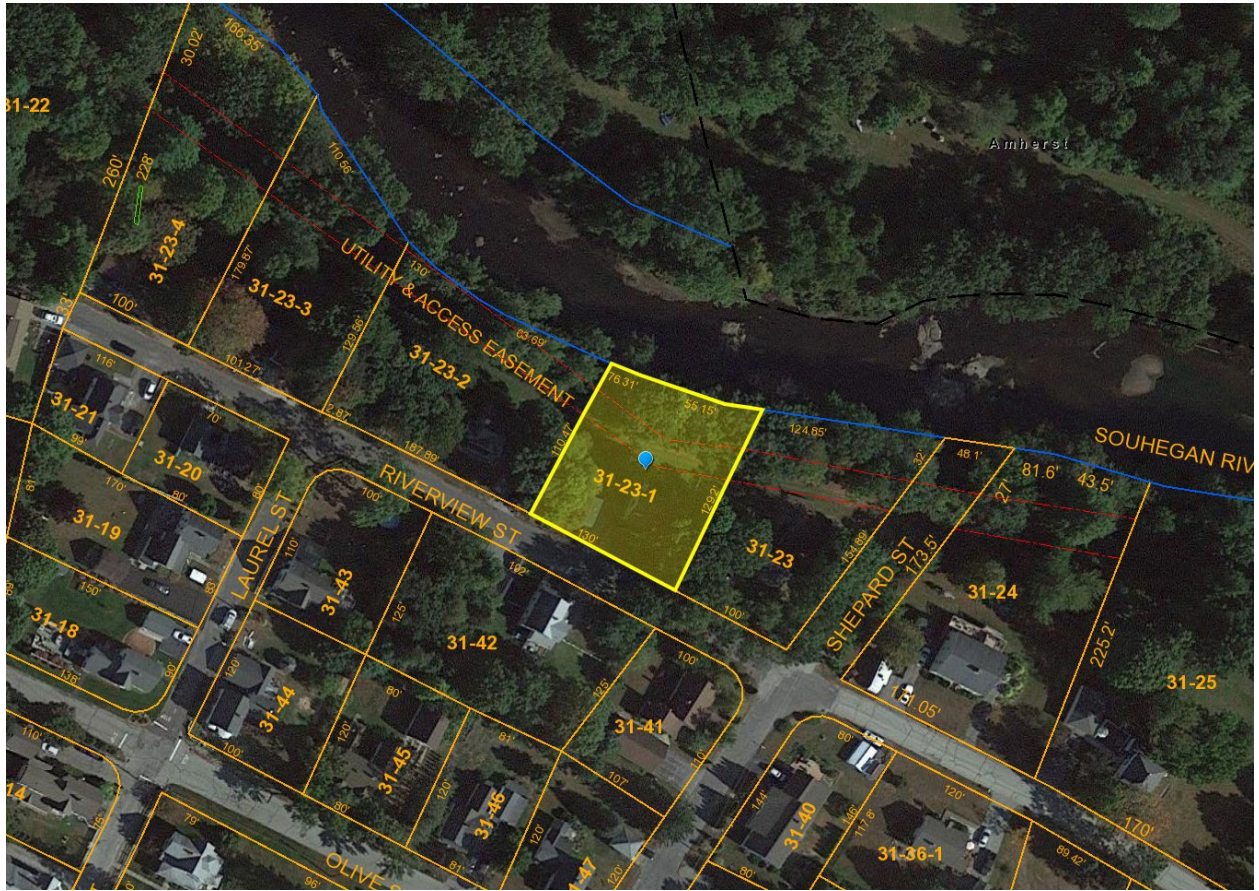
Administrative Review

Date: August 27, 2020
To: Jason Plourde, Chair, Zoning Board of Adjustment
From: Lincoln Daley, Community Development Director
Subject: **Case #2020-21:** Zachary Williamson, Milford Tax Map 31, Lot 23-1, 20 Riverview Street - Special Exception Application

The applicant is before the Board of Adjustment seeking a SPECIAL EXCEPTION from the Milford Zoning Ordinance, Article V, Section 5.02.2.A.8 to permit the construction of a 22 foot by 16 foot (352 square foot) accessory structure within the 30 foot front property setback in the Residential 'A' Zoning District. In reviewing the files for this property, I offer the following comments:

1. Existing Conditions:
 - a. The subject property is approximately .35 acres and is partially developed. The property contains a 24' x 40 single-family house and 8' x 12' shed.
 - b. The single-family house is located outside of the 30 foot front setback while the shed lies 20 feet from the front property line.
 - c. Property contains approximately 130 feet of linear frontage on Riverview Street and is serviced by municipal water and sewer.
 - d. The subject property lies within the Residential 'A' Zoning district and is situated among an established residential neighborhood.
 - e. A Utility and Access Easement bisects the northern third of the property.
2. The proposal calls for replacing the existing 8' x 12' s.f. shed with a 22' x 16' s.f. shed within 20 feet of the front property line. Said new accessory structure will be located in same location as the existing shed and will comply with the 15' side dimensional set back. Pursuant to Section 5.02.2.A.8, locating a structure within the front dimensional setback is permitted by way of Special Exception.
3. In reviewing the Zoning and building files for the property, there is no record to demonstrate that the current shed was permitted within the front dimensional setback. Pursuant to Section 5.02.5.C, accessory structures, one hundred-twenty (120) square feet or less, shall have a minimum setback from the side and rear property lines of six (6) feet. Although the current shed is approximately 96 square feet, the ordinance only allows for relief from the rear and side dimensional setbacks. The current proposal and Special Exception request would bring the property into conformity.
4. As part of the Board deliberation, the applicant should be prepared to discuss the following:
 - a. Reasons, rationale, and alternatives considered for locate the proposed accessory structure.
 - b. Comparison of structures on neighboring properties.
 - c. Description of anticipated utilities within accessory structure.

Aerial Photo(s) of Subject Property:



Street Photo(s) of Subject Property:



Street View Looking East



Street View Looking West



ZBA Application
MILFORD ZONING BOARD OF ADJUSTMENT
GENERAL PROPERTY INFORMATION FOR ALL APPLICATIONS

TOWN OF MILFORD
 RECEIVED
 AUG 11 2020
 PB ZBA Office

Date Received: 8/11/20
 Case Number: 2020-21
 Application Number: 2020/075
 Hearing Date: 9-3-2020
 Decision Date: _____
 Decision: _____

PROPERTY INFORMATION

Street Address: 20 Riverview Street
 Tax Map / Parcel #: 31-23-1 Lot Size: 0.35 Acres

PROPERTY CURRENTLY USED AS

Residential Home - Application for Variance to Build a Larger Shed
Special Exception (u)

If the application involves multiple lots with different owners, attach additional copies of this page.

PROPERTY OWNER

Name: Zachary Williamson
 Address: 20 Riverview Street
 City/State/Zip: Milford, NH 03055
 Phone: () (603) 721-9969
 Email:
zacharywilliamson1991@gmail.com

The applicant is the person who is making this proposal on behalf of themselves, the owner or a third party. This is usually the same as the property owner, but might be a tenant, someone who plans to purchase the property, an engineer or lawyer, etc. If the applicant is the same as the owner, just check "Same as owner" and leave the rest of this section blank.

APPLICANT/REPRESENTATIVE

SAME AS OWNER
 Name:
 Address:
 City/State/Zip:
 Email:
 Phone: () Cell: ()

The undersigned property owner(s) hereby authorize(s) the filing of this application and agree to comply with all code requirements applicable to this application.

Zachary Williamson 8/10/2020
 Property Owner's signature Date:

Zoning District (check one):

- Residence A
- Residence B Residence R
- Commercial
- Limited Commercial
- Industrial
- Integrated Commercial-Industrial
- Integrated Commercial-Industrial-2

Overlay District (check any that apply):

- West Elm Street Overlay
- Nashua/Elm Street Overlay
- Commerce & Community Overlay
- Open Space & Conservation
- Wetlands Conservation
- Groundwater Protection
- Floodplain Management

APPLICATION FEES

Application Fee:	\$75.00
Abutters Fee: \$4 x ⁵	20.00
Amount received:	95.00
Date Received: <u>ck #212</u>	
Check <input checked="" type="checkbox"/> Cash <input type="checkbox"/>	

THE FEES ASSOCIATED WITH THIS APPLICATION DO NOT APPLY TO ANY OTHER FEES REQUIRED FOR APPROVAL OF THIS PROJECT. PLANNING, IMPACT, BUILDING AND OTHER FEES MAY APPLY.



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

Date Received: _____
 Case Number: _____
 Application #: _____
 Date Complete: _____
 Hearing Date: _____
 Decision Date: _____
 Decision: _____

PROPERTY INFORMATION

Street Address: 20 Riverview Street [Zach Williamson - (603)721-9969]

Tax Map / Parcel #: 31-23-1

A Special Exception is a use which is permitted by the Zoning Ordinance, but requires approval from the Zoning Board of Adjustment. Most special exceptions have a list of additional criteria that must be met in order for the ZBA to approve the application.

***Note that in addition to the specific criteria that may be listed for a particular special exception, all special exceptions are subject to the general criteria in Section 10.02.1 of the Zoning Ordinance.**

What section of the Zoning Ordinance are you applying under?

Article 5.02.2 Section A.8

Describe the **use** you are proposing under the above section of the Ordinance.

I am requesting to build a 12' x 16' shed with a 6' deck, 20 feet from the road instead of the 30 foot setback.

The previous smaller shed that was 8' x 12' we are replacing was at the same setback of 20 feet.

The previous smaller shed was there when we purchases the home in 2014 and just isn't big enough anymore. We live along the Souhegan river and cannot go back another 10' feet on our property.

Application for (check all that apply):

- Home Occupation
- Self-Storage Facilities
- Accessory Dwelling Unit
- Office in Res-A & B
- Wetland Buffer Impact
- Change/Expansion of Non-conforming Use/Structure
- Side/Rear yard setback reduction
- Other

General Criteria Section 10.02.1

Describe the project you are requesting a Special Exception for:

The project proposed is to build a 12' x 16' shed with a 6' deck, 20 feet from the road instead of the 30 foot setback.

Explain how the proposal meets the general 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:
 Our previous small shed was 20' feet from the road and a few neighbors have sheds closer than 30' from the road.

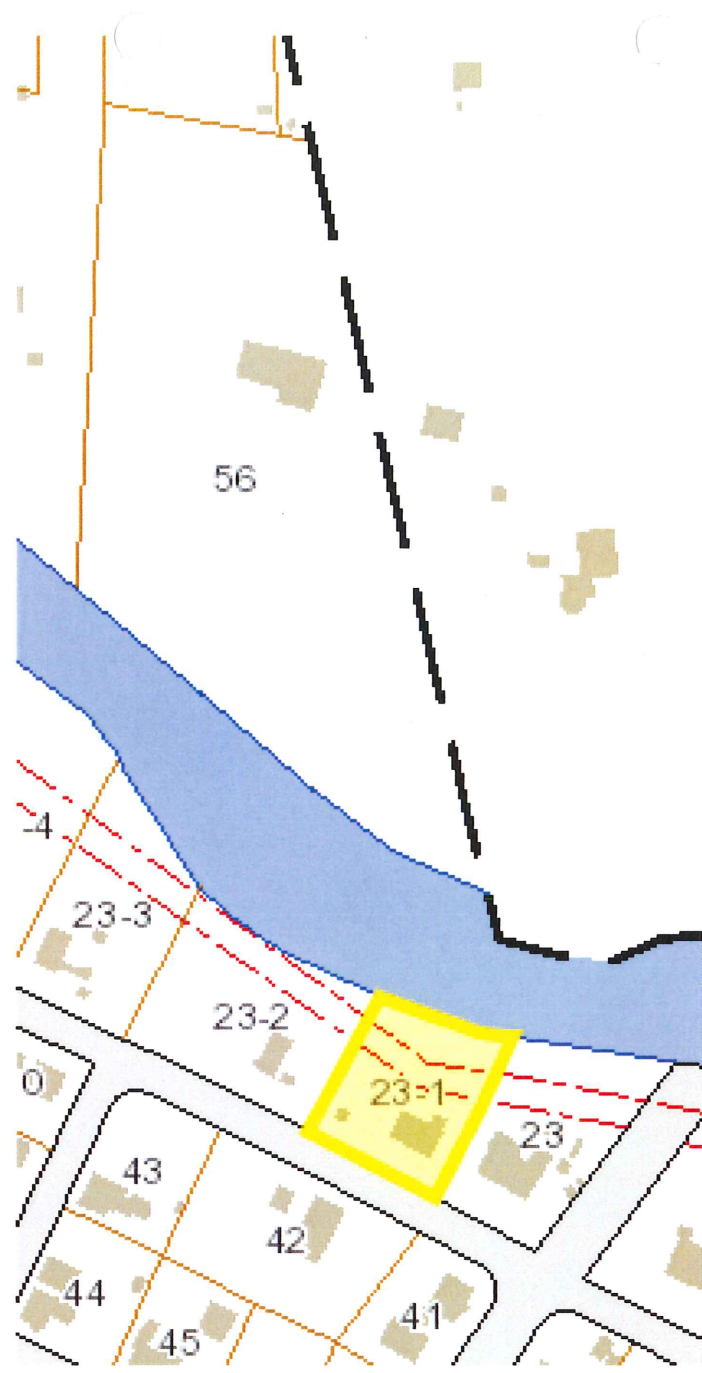
B. The specific site is an appropriate location for the proposed use because:
 It is the only location on our property we could put a shed on level ground and is where our smaller shed was located.

C. The use as developed will not adversely affect the adjacent area because:
 We are keeping the setback the same as our previous shed along with following all other setbacks. It will not alter the essential character of the neighborhood or threaten the health, safety, or general welfare of the public.

D. There will be no nuisance or serious hazard to vehicles or pedestrians because:
 It will still be on our property and used primarily as storage.

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







Building Permit Application
TOWN OF MILFORD, BUILDING SAFETY DEPARTMENT

COPY

JOB SITE INFORMATION AND LOCATION

Street Address: 20 Riverview Street Lot # _____

Tax Map / Parcel # 031-023-001-000

DESCRIPTION OF WORK

Shed

PROPERTY OWNER

TENANT

Name: Zachary Williamson

Address: 20 Riverview Street

City/State/Zip: Milford, NH 03055

Phone: () _____

Cell: (603) 721-9969

Email: Zacharywilliamson1991@gmail.com

APPLICANT

CONTACT PERSON

Business Name: _____

Contact Name: Zachary Williamson

Address: 20 Riverview Street

City/State/Zip: Milford, NH 03055

Phone: () _____

Cell: (603) 721-9969

Email: Zacharywilliamson1991@gmail.com

CONTRACTOR

Business Name: N/A

Address: _____

City/State/Zip: _____

Phone: () _____

Cell: () _____

Email: _____

I CERTIFY THAT THE INFORMATION GIVEN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]

7-19-20

Authorized signature

Date:

Application # _____

TYPE OF WORK

- New Construction
- Alteration/Addition/Replacement
- Demolition

Valuation of work: \$ _____

CONSTRUCTION CATEGORY

- One & Two Family Dwelling
- Condominium
- Commercial/Industrial
- Multi-family Dwelling
- Accessory Structure
- ADU
- MH
- Tenant Change
- Other: _____

BUILDING PERMIT FEES*

Please refer to the Fee Schedule
(approved by the BOS on 5/8/17)

Due upon application \$50.00

Amount received: \$ _____

Date received: _____

Check Cash _____

THIS PERMIT APPLICATION EXPIRES IF A PERMIT IS NOT OBTAINED WITHIN 180 DAYS FROM ACCEPTED AS COMPLETE.

NO CHANGE FROM THE INFORMATION IN THIS APPLICATION WILL BE MADE WITHOUT APPROVAL OF THE BUILDING OFFICIAL.

CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL THE BUILDING PERMIT IS ISSUED.

□ = 2" Feet

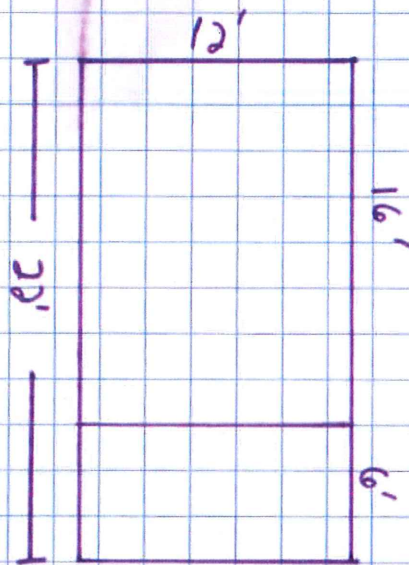
Riverview Street

Mail box

Bush

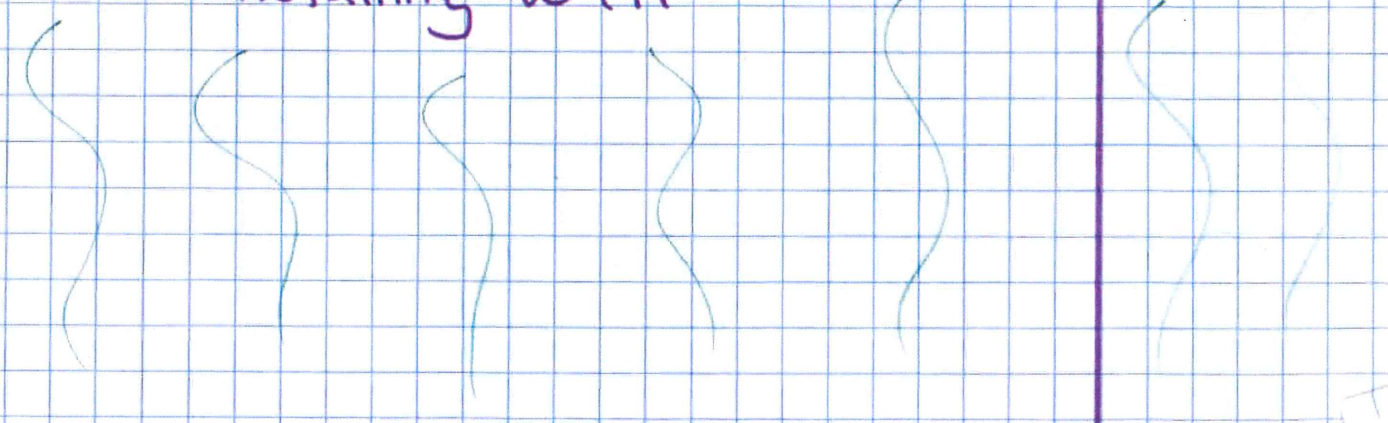
Tree

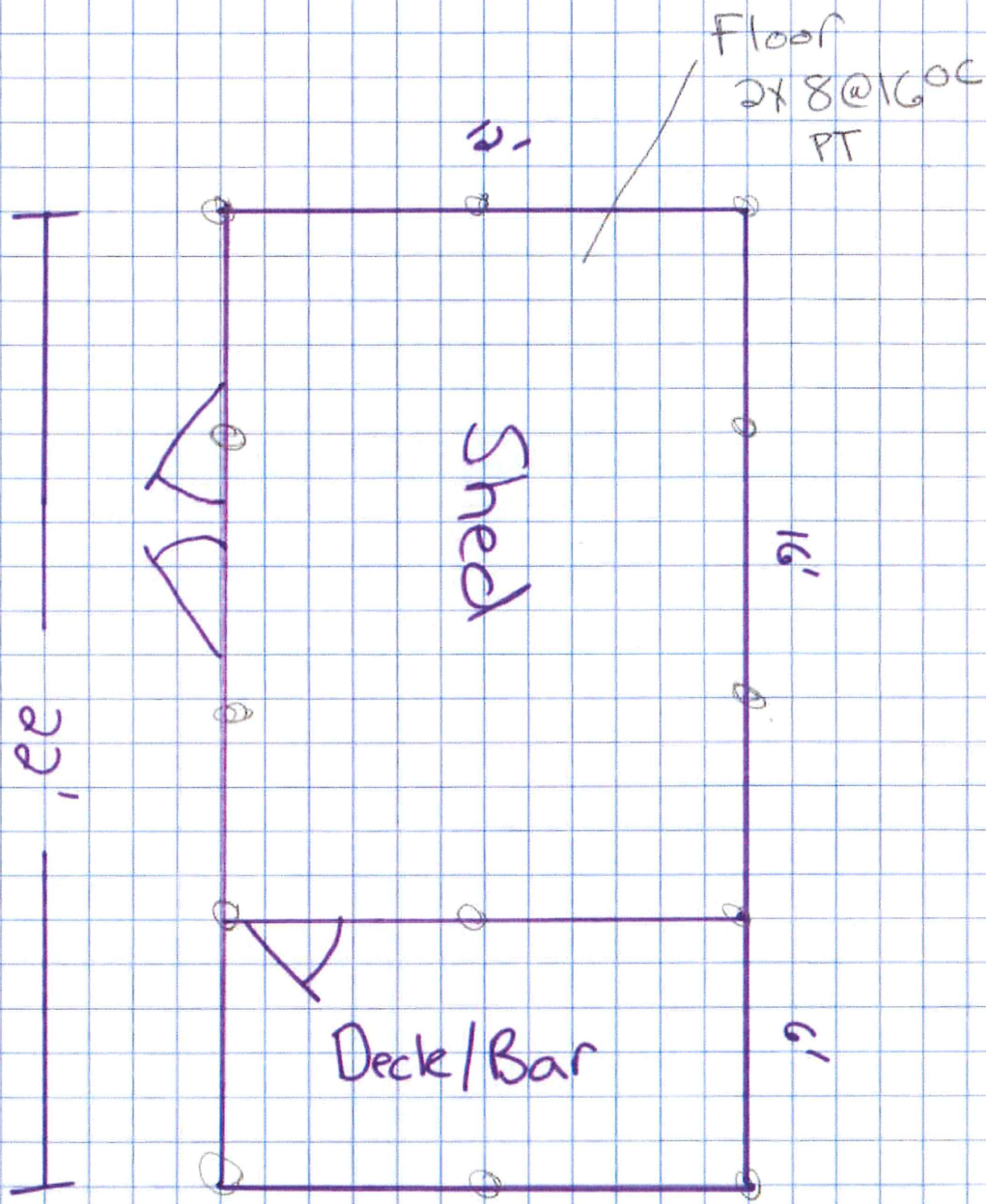
Camper
Crushed
Stone
Pach



Abutter
Property

Retaining wall





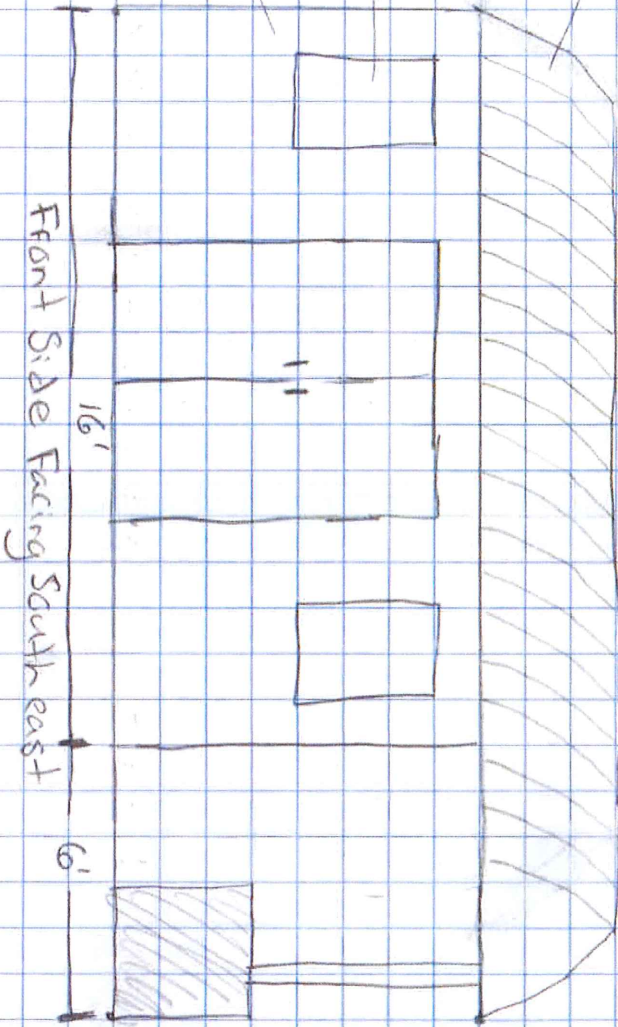
□ = 1' Foot

○ 13 Sonotubes with Poured Concrete

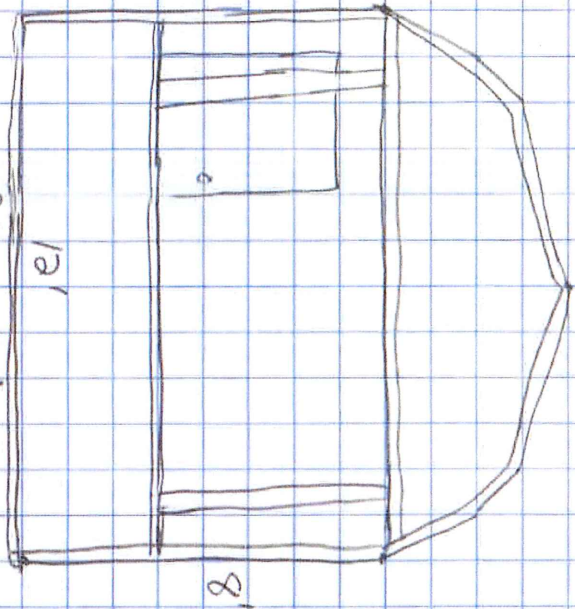
Gable Metal
Roof

Windows

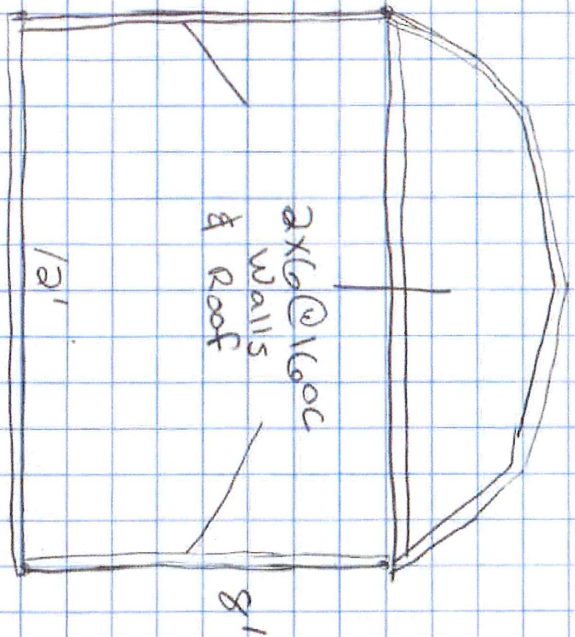
Barn Board
Siding



River Side
Facing Northeast



Street Side
Facing Southwest



□ = 1' Foot

31-23-2

SS EASEMENT

03.69'

187.89'

RIVERVIEW ST

192'

110.47'

76.31'

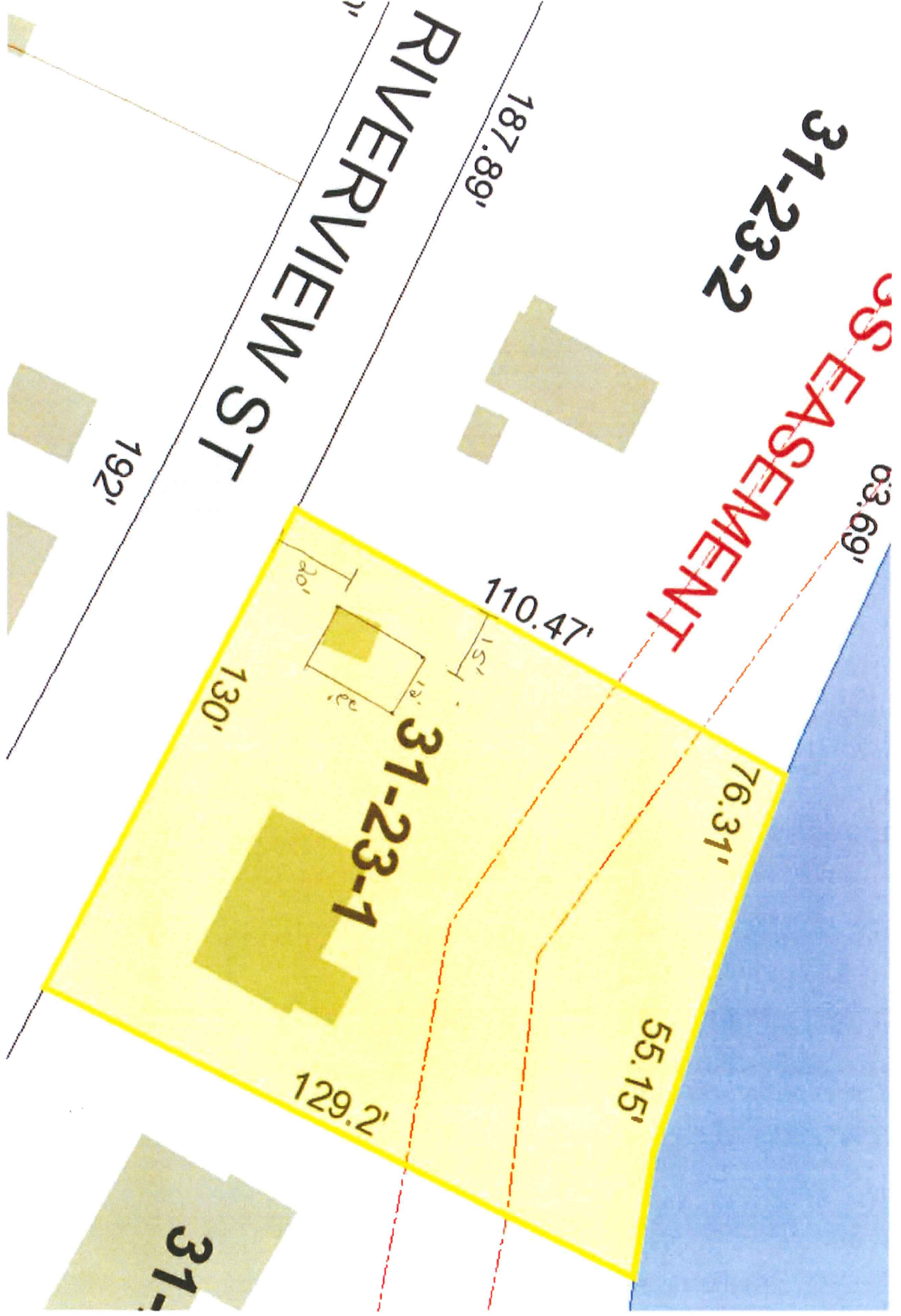
55.15'

129.2'

130'

31-23-1

20'

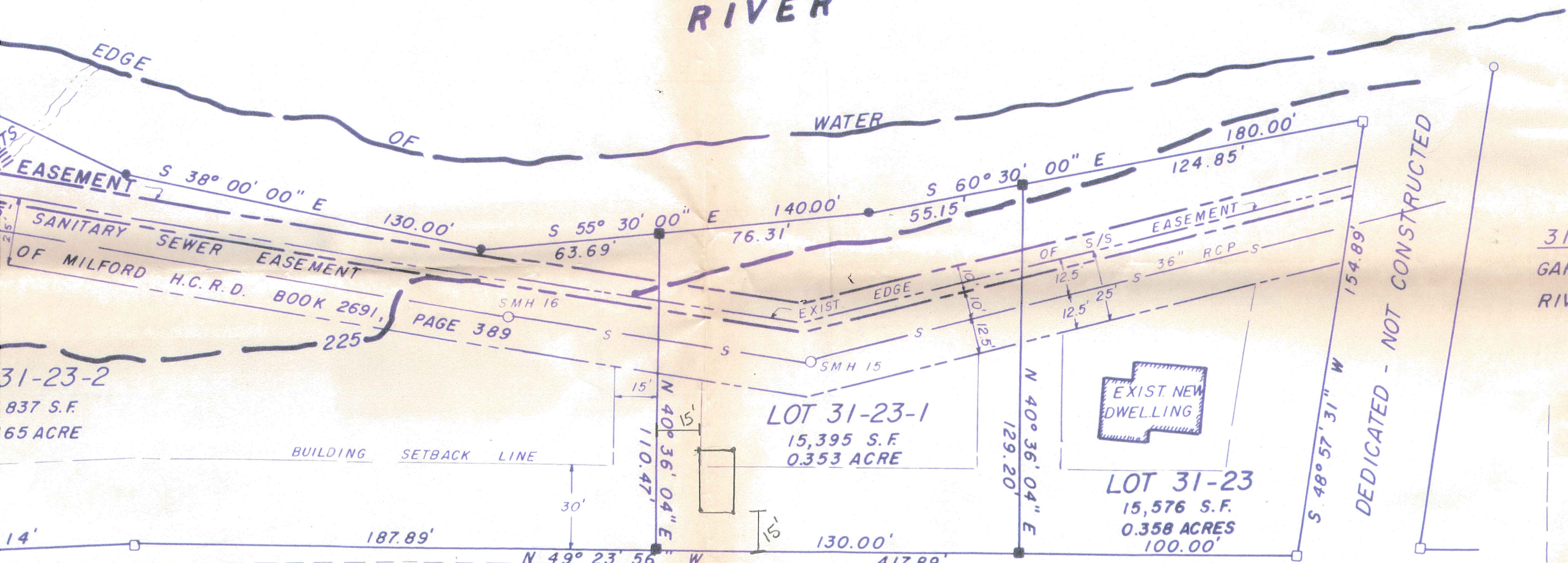


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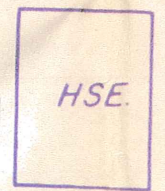
31-56
ANNIE CURTIS
SOUHEGAN ST.
MILFORD, N. H.

SOUHEGAN

RIVER



31-24
GARY & MARILYN CIARDELLI
RIVERVIEW ST., MILFORD, N. H.



RIVERVIEW

STREET

PLAN 0