

TOWN OF MILFORD

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



Administrative Review

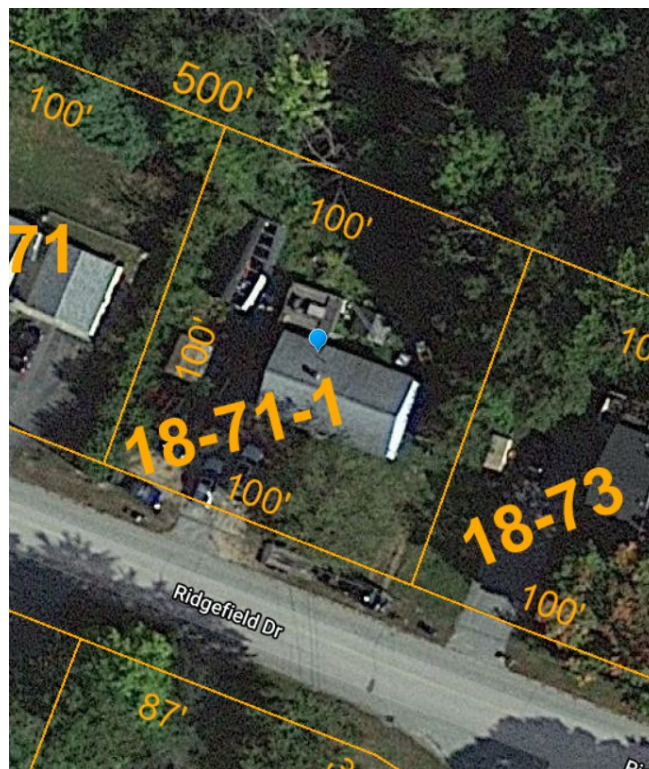
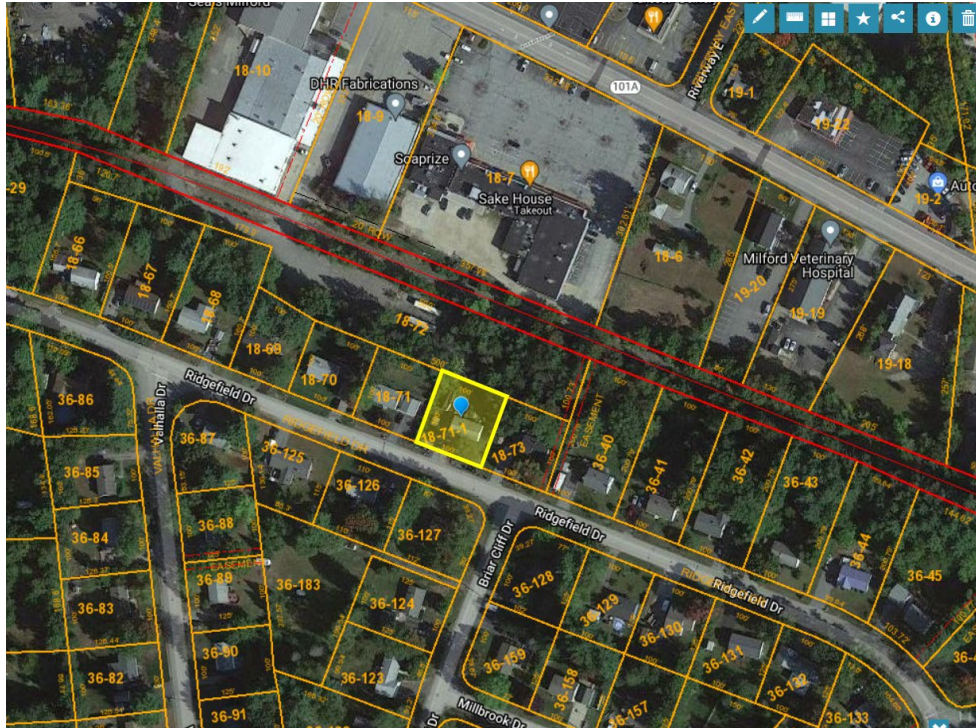
Date: August 11, 2021
To: Jason Plourde, Chair, Zoning Board of Adjustment
From: Lincoln Daley, Community Development Director
Subject: **Case #2021-17:** William Gregsak, 106 Ridgefield Drive, Milford Tax Map 18, Lot 71-1 – Special Exception Application for Dimensional Setbacks. (*New Application*)

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 allow the construction of a 20' x 28' detached garage (accessory structure) approximately thirteen feet from the western side property line dimensional 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 .231 acres (10,079 square feet) with approximately 100 linear feet of frontage on Ridgefield Drive.
 - b. The property consists of a two-story, 3 bedroom, single-family residence and is serviced by municipal water and wastewater.
 - c. The subject property is situated in an established single-family residential neighborhood and bounded by residential homes to the east, west and south and commercial/industrial uses to the north.
2. The proposal calls for the removal of two unpermitted accessory structures (10' x 12' shed and 28' x 12' tarp storage shed) both located within the 15 foot side dimensional setback with a new 20' x 28' square foot, 21 foot tall, two car detached garage located approximately 13 feet from westerly property line. See attached survey plan and proposed building elevations.
3. The garage is categorized as an accessory structure and permitted within the Residential 'A' District. Pursuant to Section 5.02.2.A.8, a structure can be placed within the side (15') dimensional setbacks with the issuance of a Special Exception by the Board of Adjustment.
4. The applicant should be prepared to provide information regarding any/all alternative locations considered for the placement of the detached garage. The discussion should also include the proposed height and massing relative to abutting properties.
5. The applicant should explain if the 2 feet of setback relief includes the 1' roof overhang or simply the 20' x 28' foundation footprint. If yes, the relief being requested should be revised to 12' and plan be resubmitted to reflect the correct distance.
6. Upon review of the submitted certified plot plan, it would appear that the proposed garage roof overhang on the eastern side may be constructed over the existing house deck and stairs. Please clarify.

7. If the Board votes in favor of the application, Staff recommends that as a condition of final approval, the applicant submit a revised plan showing the correct distance for the relief being sought.

Aerial Photos of Subject Property:



Street Photos of Subject Property:



106 Ridgefield Drive Looking Northeast



106 Ridgefield Drive Looking Southeast



Ridgefield Drive Looking Southeast



Ridgefield Drive Looking Northwest





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

TOWN OF MILFORD
 RECEIVED
 JUL 22 2021
 ZBA Office

Date Received: 7/22/21
 Case Number: 2021-17
 Application Number: 20211308
 Hearing Date: 8/19/21
 Decision Date: _____
 Decision: _____

PROPERTY INFORMATION

Street Address: 106 RIDGEFIELD DRIVE
 Tax Map / Parcel #: 47117-T 18/11-1 Lot Size: 0.23 ACRES

PROPERTY CURRENTLY USED AS

SINGLE FAMILY RESIDENCE

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

PROPERTY OWNER

Name: LISA & JAMES BELL
 Address: 106 RIDGEFIELD DRIVE
 City/State/Zip: MILFORD, NH
 Phone: () 603-249-6759
 Email: JLMJ@COMCAST.NET

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: WILLIAM M. GREGSAK, PE
 Address: PO BOX 271
 City/State/Zip: CHESTER, NH 03036
 Email: wgregsak@gregsak.com
 Phone: () 603-887-6979 Cell: () 603-235-0787

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.

 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 ⁷	28.00
Amount received:	103.00
Date Received:	

Check _____ Cash _____

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: 106 Ridgefield Drive

Tax Map / Parcel #: Map 18/Lot 71-1

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 V Section 5.02.2 A. 8.

Describe the use you are proposing under the above section of the Ordinance.
Construct a 20' X 28' detached garage 13 feet from the side property line where 15 feet is required.

**Application for
(check all that apply):**

- Change/Expansion of Non-conforming Use/Structure (2.03.1.C)
- Wetland Buffer Impact (6.02.6)
- Accessory Dwelling Unit (10.2.6)
- Office in Res-A & B (10.2.7)
- Home Business (7.12.6)
- Side/Rear Yard Setback Reduction (Zoning District Specific)
- Other

General Criteria Section 10.02.1

Describe the project you are requesting a Special Exception for:
 The project is a 20' x 28' residential garage to be constructed 13 feet from the side property line where 15 feet is required.

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:
 The proposed use is a residential garage which is allowed as an accessory building in Residence A Zone
- B. The specific site is an appropriate location for the proposed use because:
 The location of the proposed garage is appropriate because it is located in an area that replaces an existing tarp covered storage and a shed
- C. The use as developed will not adversely affect the adjacent area because:
 The use is a residential garage. There will be no adverse affect to the adjacent area. The garage will be used for parking of vehicles and storage.
- D. There will be no nuisance or serious hazard to vehicles or pedestrians because:
 The proposed use is a residential garage that will be located 13 feet from the side property line. There no nuisance or hazards to vehicles created by the garage.
- E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because:
 The proposed use is a residential garage. There will be no water or sewer hookups to this building.

Mr. Jason Plourde, Chairman
Zoning Board of Adjustment
Town of Milford, NH
1 Union Square
Milford, NH 03055

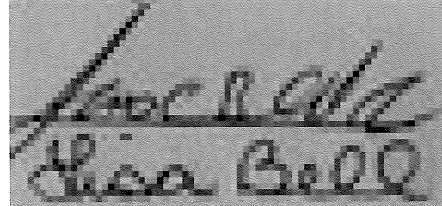
TOWN OF MILFORD
RECEIVED
JUL 22 2021
PB _____ ZBA _____

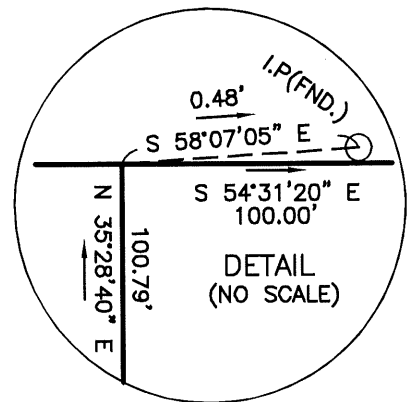
Re: Variance Application
James & Lisa Bell
105 Ridgely Drive
Milford, NH 03055

Dear Janson,

We, James & Lisa Bell, hereby give permission for William M. Gregsak, PE of Gregsak & Sons, Inc. to represent us for the above-mentioned project.

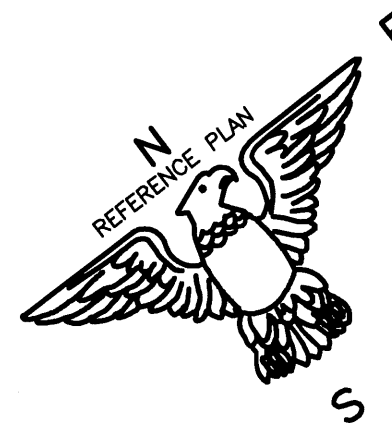
Sincerely,


Lisa Bell



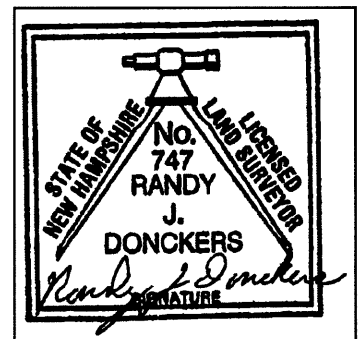
REFERENCE PLAN:
 "SUBDIVISION PLAN - WESTCHESTER PARK - (SECTION III) - MILFORD, NH", SCALE: 1"=100', DATED SEPT. 1967, BY ROBERT NOLTE. H.C.R.D. PLAN #3907.

- NOTES:
1. THE CURRENT OWNERS OF RECORD OF TAX MAP 18 LOT 71-1 ARE LISA AND JAMES BELL, JR. OF 106 RIDGEFIELD DRIVE, MILFORD, NH. THE DEED REFERENCE TO THE PROPERTY IS BOOK 6263, PAGE 667, IN THE H.C.R.D..
 2. THE TOTAL AREA OF THE LOT IS 10,079 SQ. FT. OR 0.231 ACRES.
 3. THE LOT IS LOCATED IN A RESIDENCE A ZONE, WITH BUILDING YARD SETBACK REQUIREMENTS AS FOLLOWS: FRONT=15', SIDE=15', AND REAR=30'.
 4. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED NEW GARAGE.

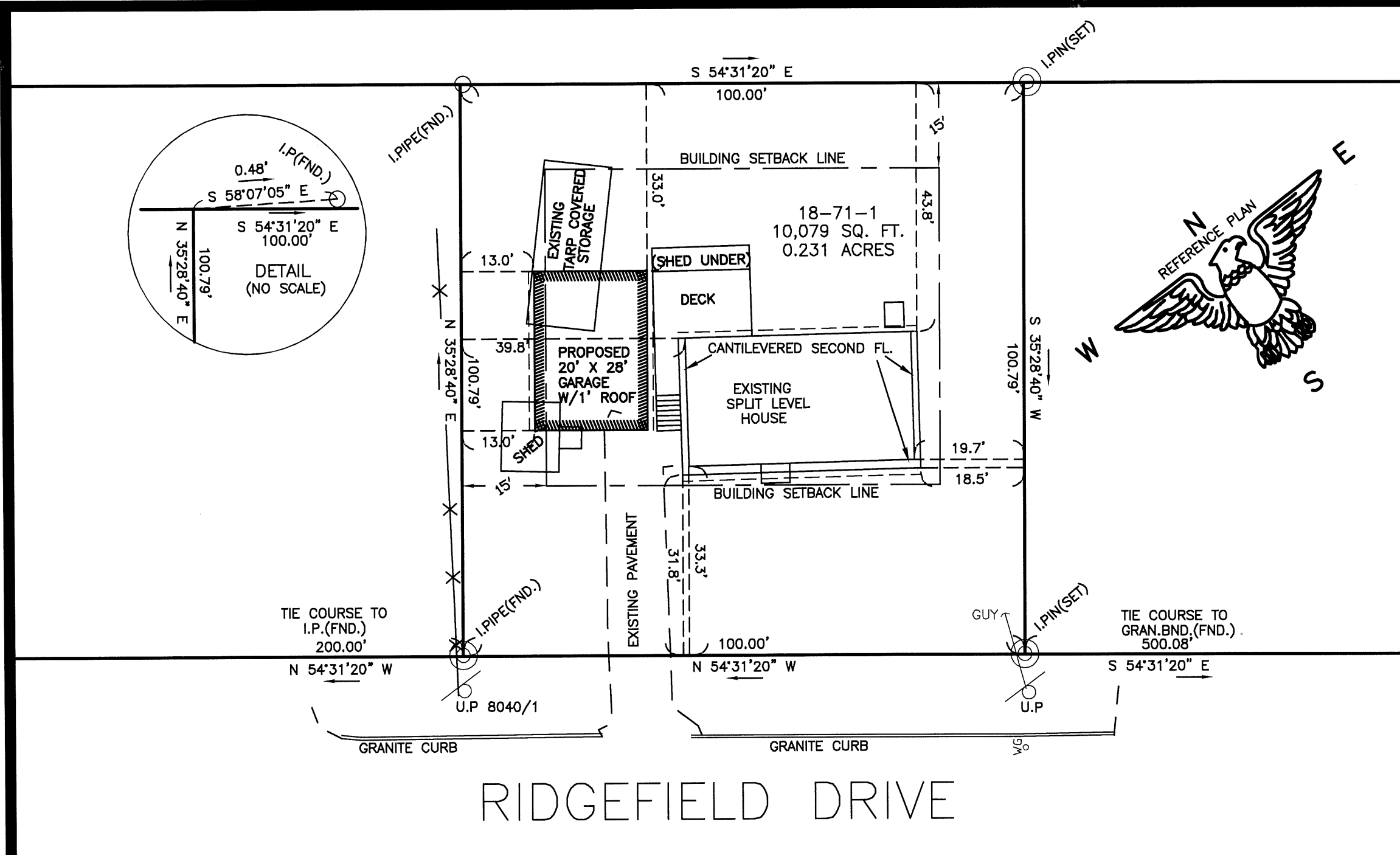
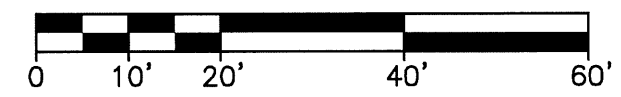


TOWN OF MILFORD
 RECEIVED
 JUL 22 2021
 PB _____ ZBA _____ Office _____

I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS WERE LOCATED AS SHOWN UPON THIS PLAN.



GRAPHIC SCALE: 1"=20'

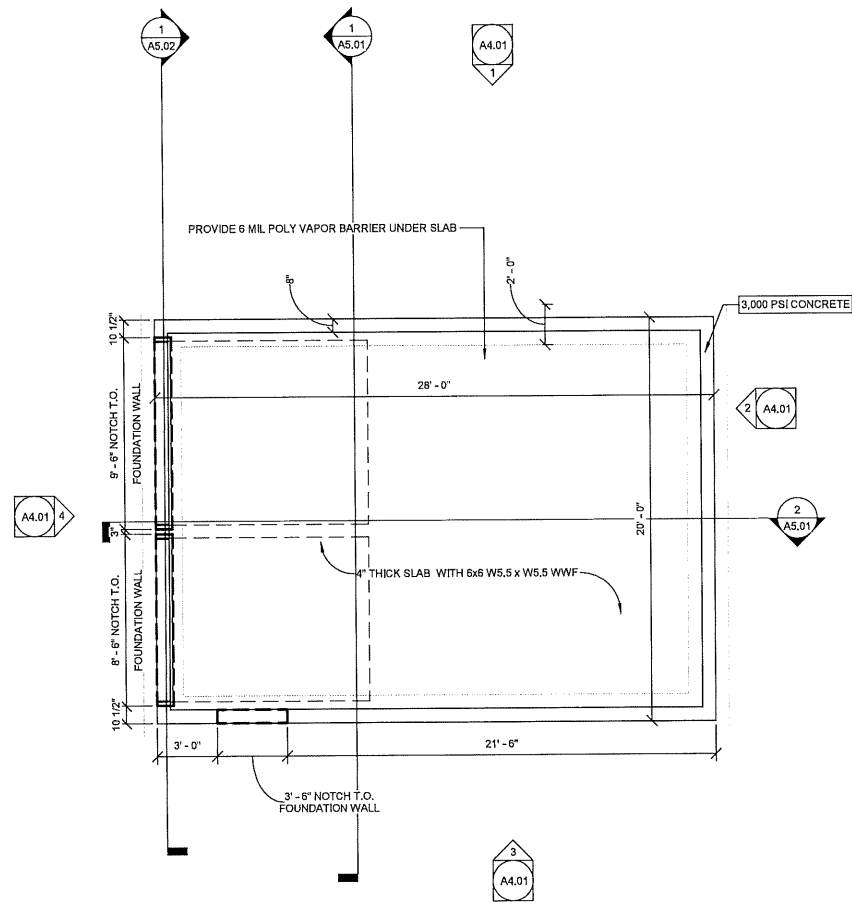


RIDGEFIELD DRIVE

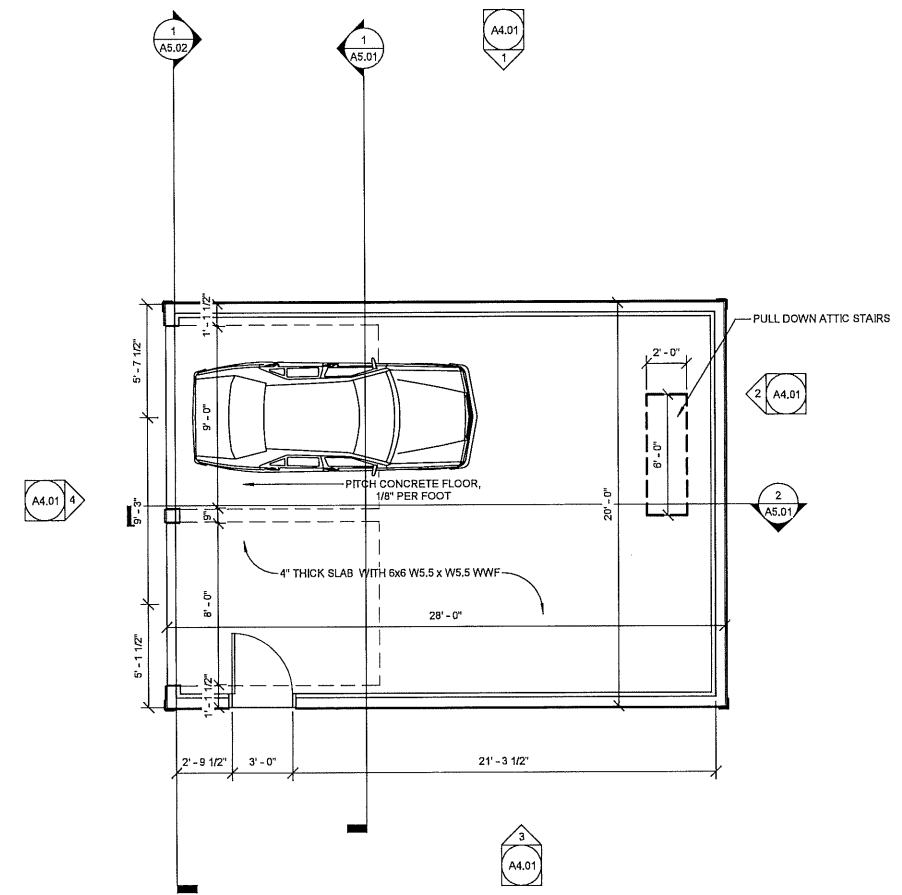
CERTIFIED PLOT PLAN
 PREPARED FOR
 LISA & JAMES BELL, JR.
 106 RIDGEFIELD DRIVE
 MILFORD, NH
 TAX MAP 18 LOT 71-1
 SCALE: 1" = 20' JUNE 14, 2021
 AMERISITE LAND SURVEY, L.L.C.
 RANDY J. DONCKERS, MANAGER
 25 OAKTREE ROAD, AUBURN, NH 03032
 603-483-5880 AMERISITELANDSURVEY.COM



REVISION DATE	DESCRIPTION	21018.DWG	PROJ. NO. 21018	SHEET 1 OF 1

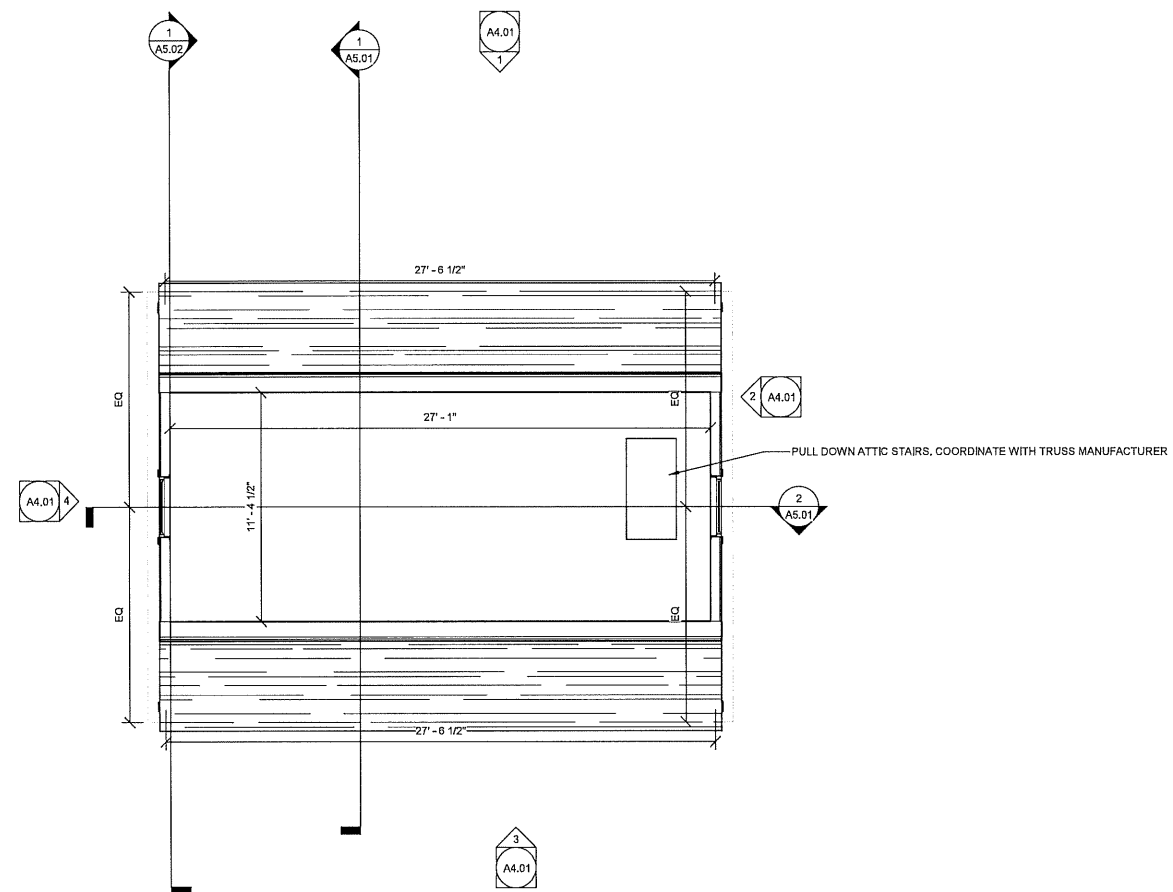


1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

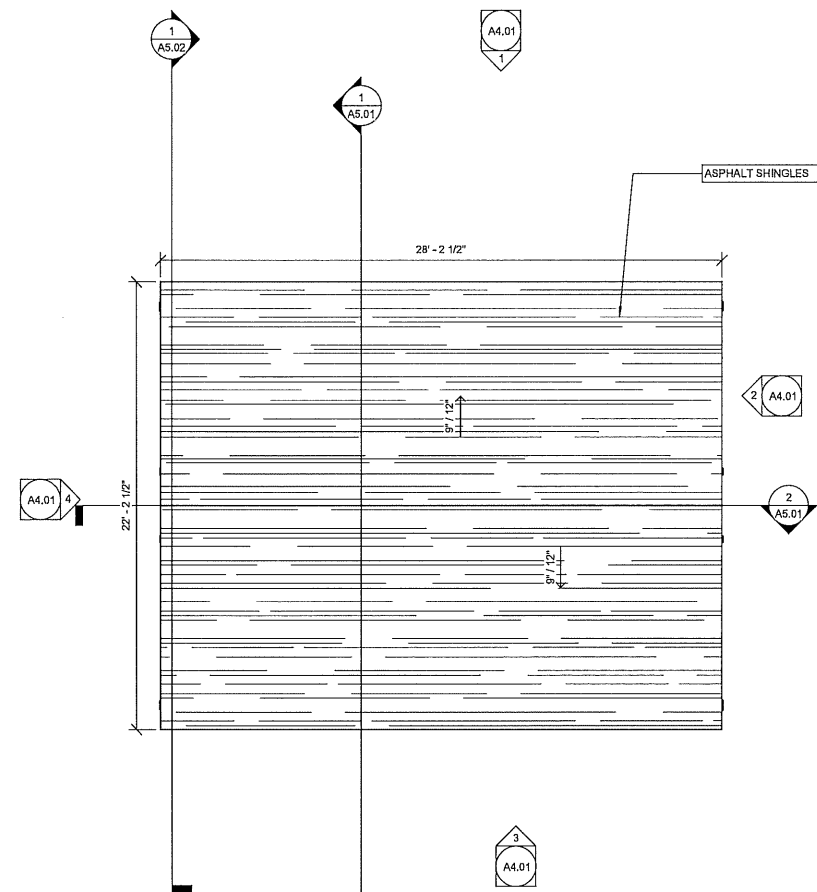


2 GARAGE FLOOR PLAN
Scale: 1/4" = 1'-0"

PERMIT PROCESS				REVISIONS		DRAWING TITLE	PREPARED FOR:	PREPARED BY:	REGISTRATION	APRIL 29, 2021
DESCRIPTION	DATE	NO.	DESCRIPTION	DATE						
						GARAGE FLOOR PLANS	JAMES BELL	GREGSAK & SONS, INC. ENGINEERING, ARCHITECTURE & CONSTRUCTION MANAGEMENT		SCALE: 1/4" = 1'-0"
					106 RIDGEFIELD DRIVE MILFORD, NH 03055					



1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



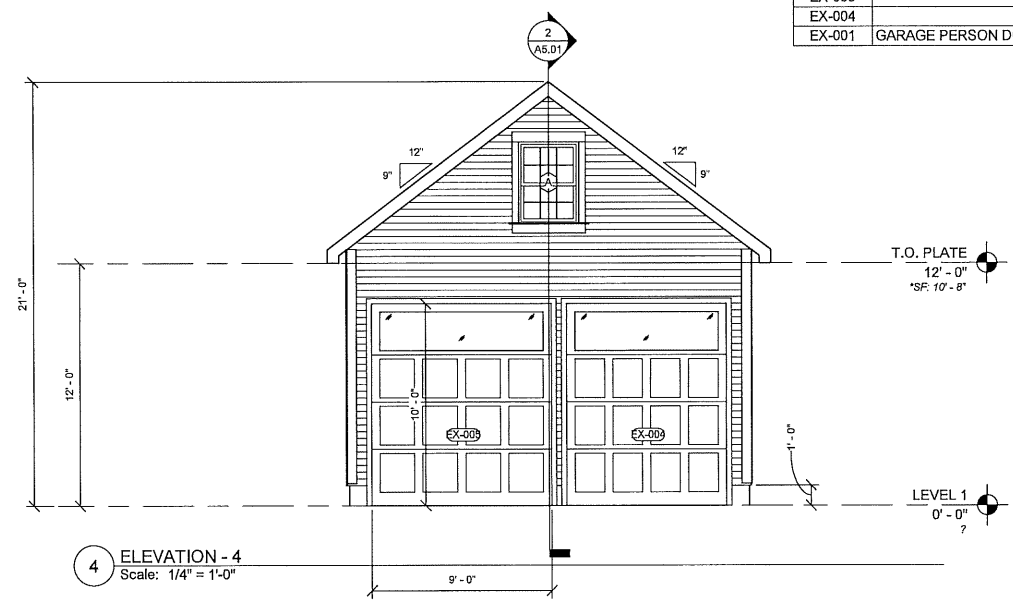
3 ROOF PLAN
Scale: 1/4" = 1'-0"

PERMIT PROCESS	REVISIONS			DRAWING TITLE	PREPARED FOR:	PREPARED BY:	REGISTRATION	APRIL 29, 2021
	DESCRIPTION	DATE	NO.					
				GARAGE FLOOR PLANS 106 RIDGEFIELD DRIVE MILFORD, NH 03055	JAMES BELL	GREGSAK & SONS, INC. ENGINEERING, ARCHITECTURE & CONSTRUCTION MANAGEMENT P.O. BOX 271 CHESTER, NEW HAMPSHIRE 03036 PH: (603) 887-8979 WWW.GREGSAK.COM		SCALE: 1/4" = 1'-0"
								AI.02 3044

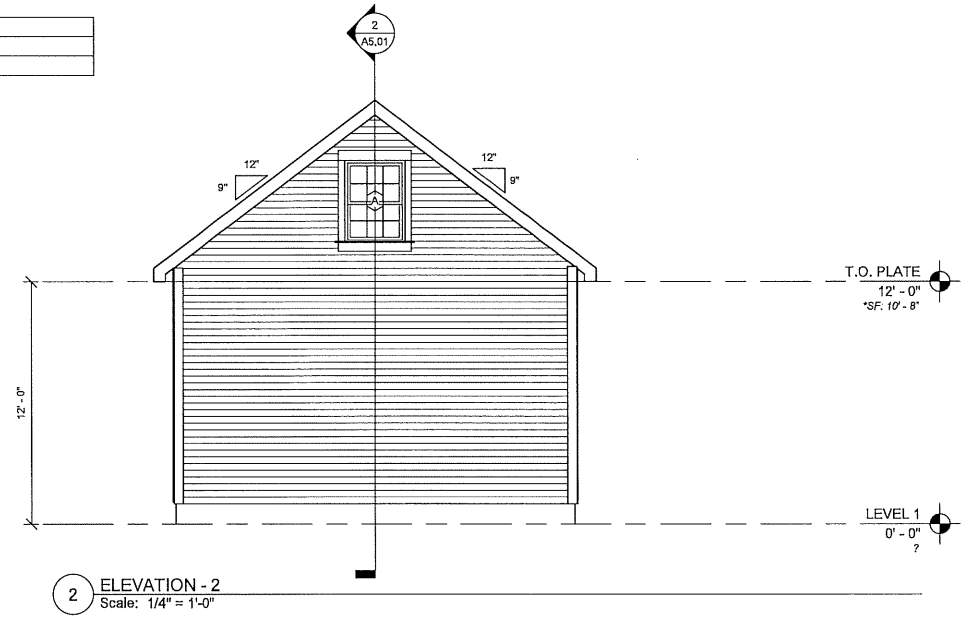
DOOR SCHEDULE							
Type Mark	UNIT - ROOM / LOCATION	DOOR PANEL			UNIT - DOOR PANEL (Type)		DOOR FRAME
		WIDTH	HEIGHT	THICK	Door Panel Type	PANEL MAT'L	GLASS

Exterior LEVEL 1							
EX-005		9' - 0"	10' - 0"	0' - 1 1/2"	GD-A		
EX-004		8' - 0"	10' - 0"	0' - 1 1/2"	GD-A		
EX-001	GARAGE PERSON DOOR	3' - 0"	6' - 8"	0' - 1 3/4"	P6	SCW	WD

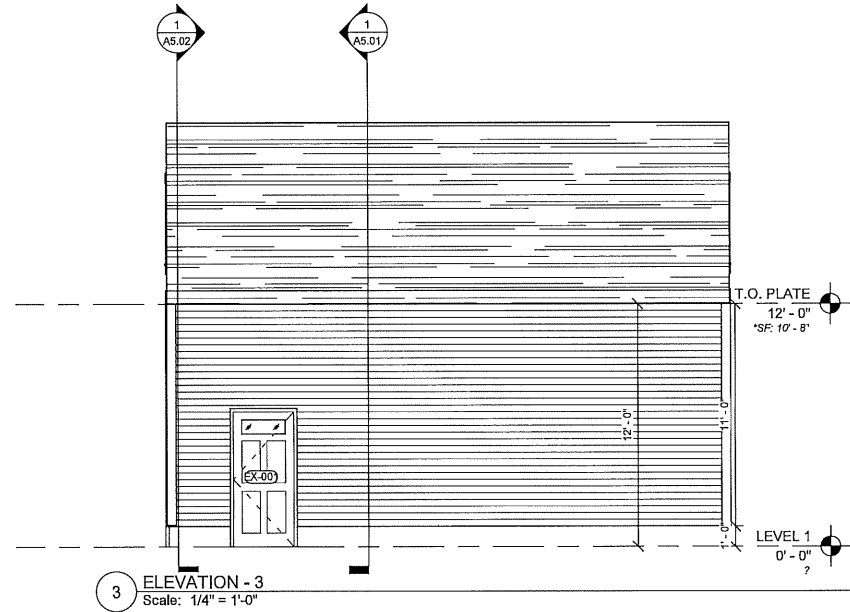
Window Schedule			
Type Mark	Width	Height	Count
A	3' - 0"	4' - 0"	2



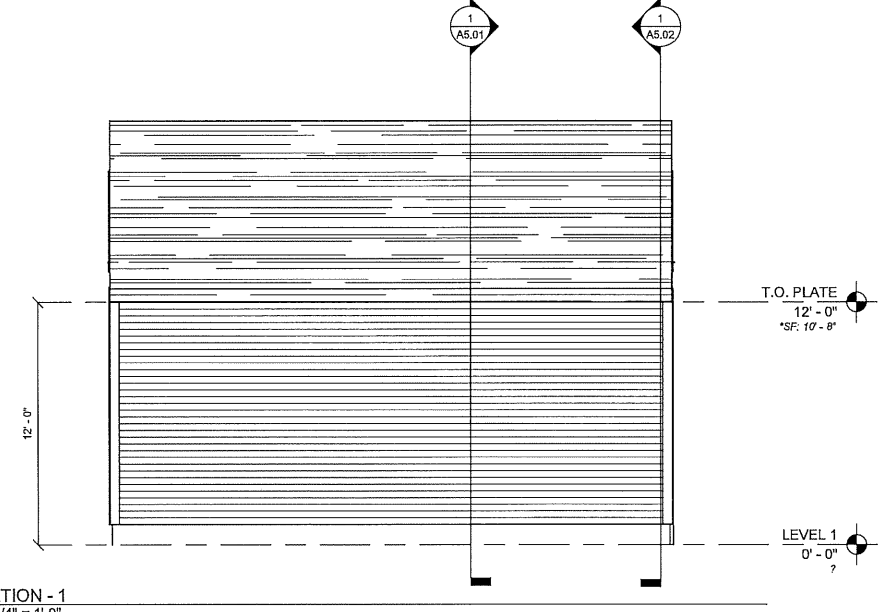
4 ELEVATION - 4
Scale: 1/4" = 1'-0"



2 ELEVATION - 2
Scale: 1/4" = 1'-0"

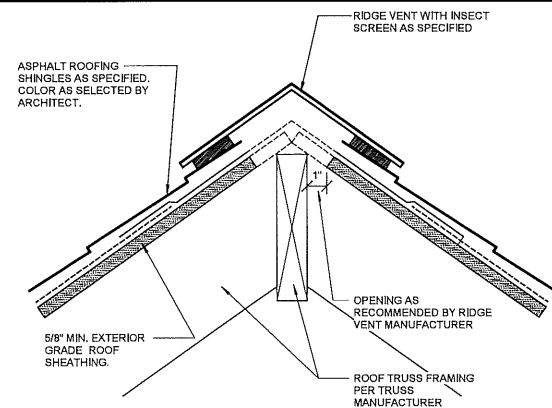


3 ELEVATION - 3
Scale: 1/4" = 1'-0"

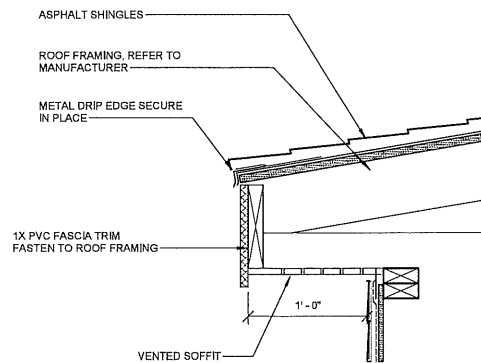


1 ELEVATION - 1
Scale: 1/4" = 1'-0"

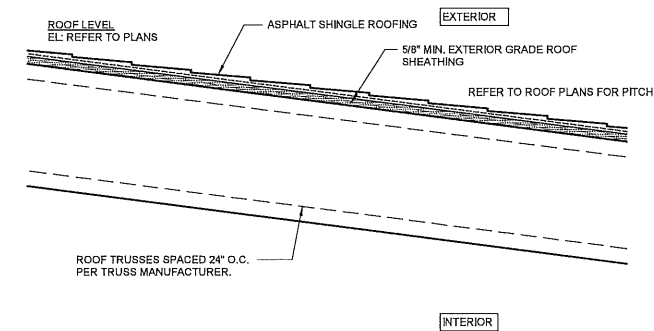
PERMIT PROCESS					REVISIONS			DRAWING TITLE	PREPARED FOR:	PREPARED BY:	REGISTRATION	APRIL 29, 2021
DESCRIPTION	DATE	NO.	DESCRIPTION	DATE								
							EXTERIOR ELEVATIONS	JAMES BELL	GREGSAK & SONS, INC.	NICHOLAS W. GREGSAK	SCALE: 1/4" = 1'-0"	
							106 RIDGEFIELD DRIVE MILFORD, NH 03055		ENGINEERING, ARCHITECTURE & CONSTRUCTION MANAGEMENT	REG. ARCHITECT N.H. 0477		
									P.O. BOX 271 CHESTER, NEW HAMPSHIRE 03036 PH: (603) 887-6979 WWW.GREGSAK.COM		A4.01	3044



5 ROOF - SECTION - PEAK FLASHING W/VENT
Scale: 3/8" = 1'-0"

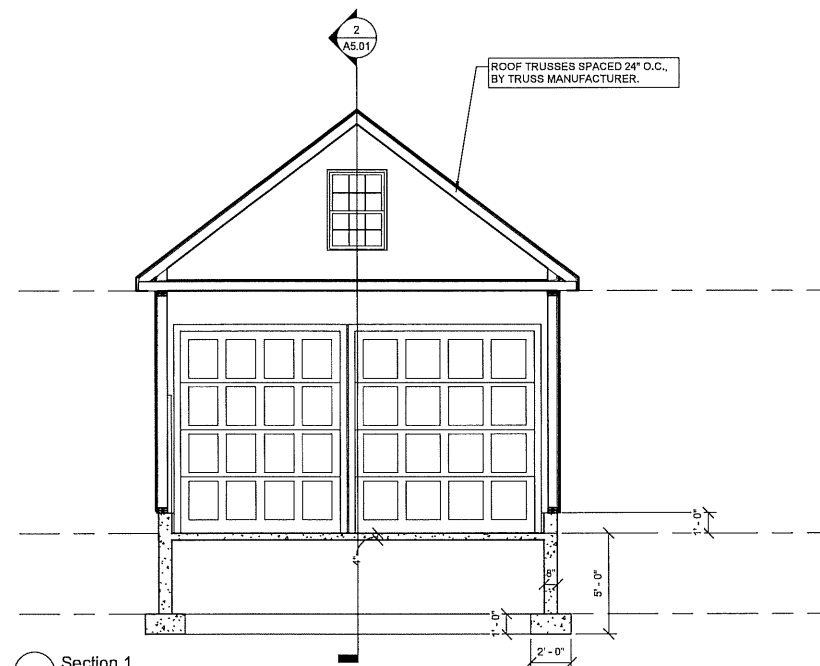


6 DETAIL SECTION - TYP VENTED SOFFIT DETAIL
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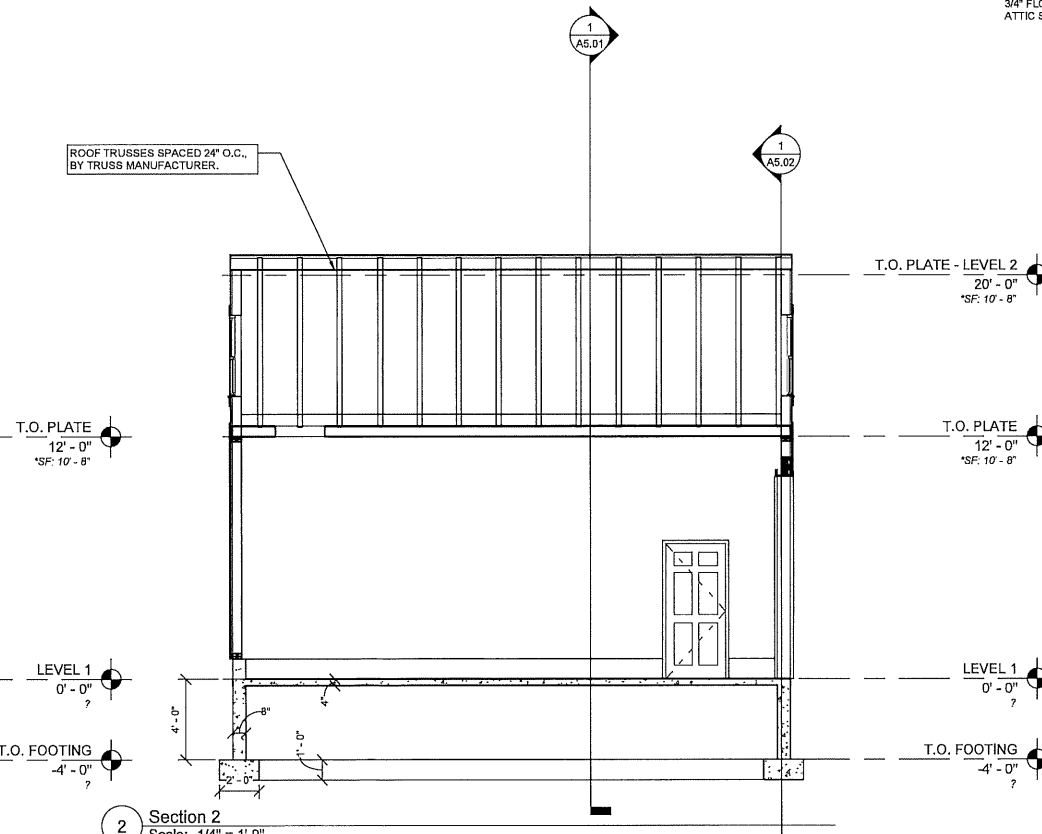


3 ROOF/CEILING ASSEMBLY - TYPE RC-1 - ROOF AT TRUSS
Scale: 1 1/2" = 1'-0"

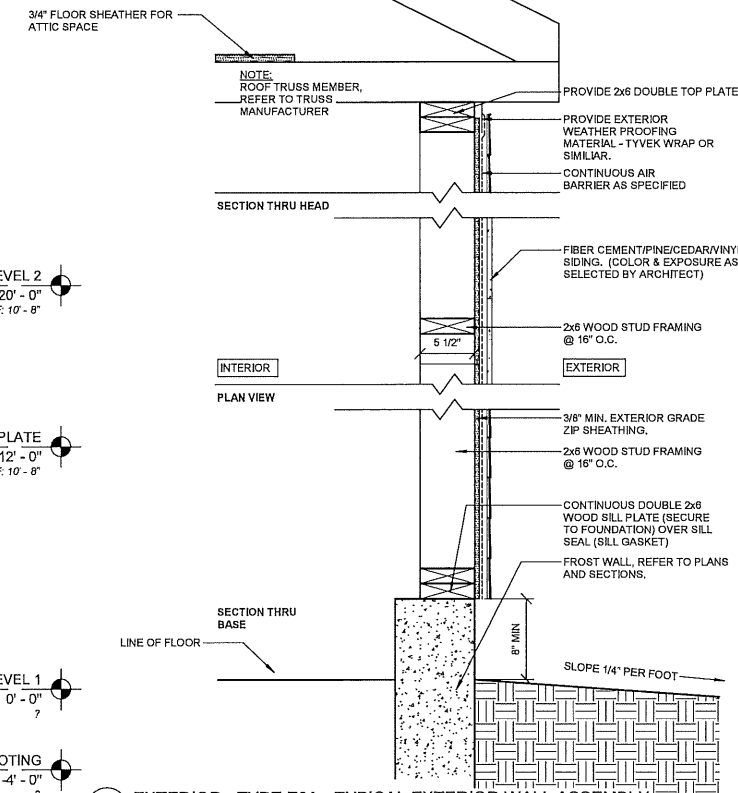
HEADER SCHEDULE:
36" WINDOWS = 2 2"x6" HEADER
GARAGE DOOR = 3 2"x8" HEADER



1 Section 1
Scale: 1/4" = 1'-0"



2 Section 2
Scale: 1/4" = 1'-0"



4 EXTERIOR - TYPE E6A - TYPICAL EXTERIOR WALL ASSEMBLY
Scale: 1 1/2" = 1'-0"

PERMIT PROCESS			REVISIONS		
DESCRIPTION	DATE	NO.	DESCRIPTION	DATE	

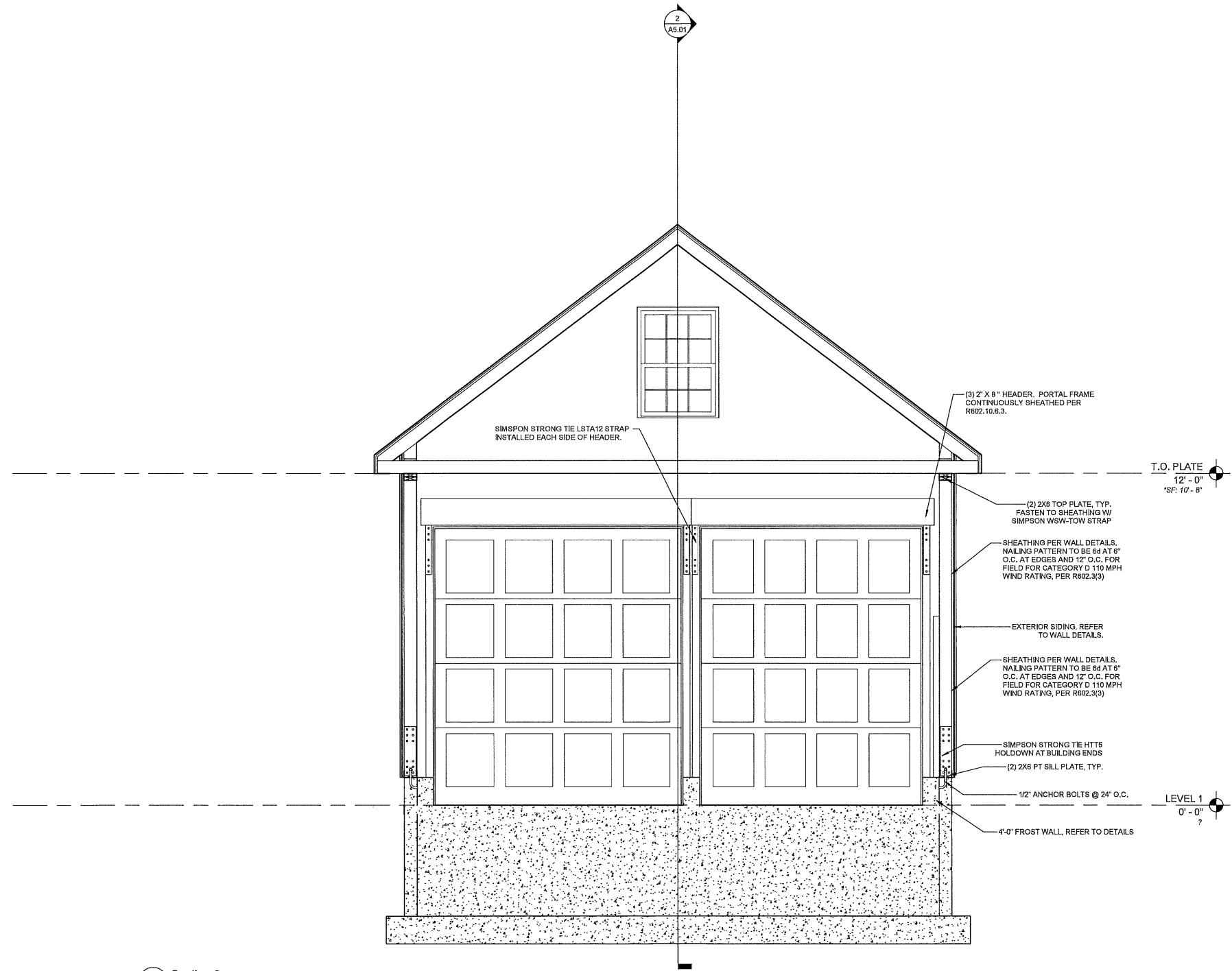
DRAWING TITLE
GARAGE SECTIONS AND DETAILS
106 RIDGEFIELD DRIVE
MILFORD, NH 03055

PREPARED FOR:
JAMES BELL


PREPARED BY:
GREGSAK & SONS, INC.
ENGINEERING, ARCHITECTURE
& CONSTRUCTION MANAGEMENT
P.O. BOX 271
CHESTER, NEW HAMPSHIRE 03036
PH: (603) 887-5979
WWW.GREGSAK.COM

REGISTRATION

APRIL 29, 2021
SCALE:
AS INDICATED
A5.01 3044



1 Section 3
Scale: 1/2" = 1'-0"

PERMIT PROCESS				REVISIONS		DRAWING TITLE	PREPARED FOR:	PREPARED BY:	REGISTRATION	APRIL 29, 2021
DESCRIPTION	DATE	NO.	DESCRIPTION	DATE						
						BUILDING STRUCTURAL DETAILS 106 RIDGEFIELD DRIVE MILFORD, NH 03055	JAMES BELL	GREGSAK & SONS, INC. ENGINEERING, ARCHITECTURE & CONSTRUCTION MANAGEMENT P.O. BOX 271 CHESTER, NEW HAMPSHIRE 03038 PH: (603) 887-6979 WWW.GREGSAK.COM		SCALE: 1/2" = 1'-0"
										A5.02 3044