

DAD LONG
149 Cutter Rd

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

GENERAL APPLICATION FORM

Revised October 2022

423 Route 45
PO Box 191
Temple, N.H. 03084

INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION

(Please read carefully)

For an application to be scheduled with the Zoning Board of Adjustment (ZBA), you shall submit the following items to the Temple Town Office:

1. Completed and signed ZBA General Application Form. The application will not be placed on the ZBA agenda unless all required signatures are on the application.
2. A specific Application Form for the type of application you are making:
 - a. Special Exception
 - b. Variance
 - c. Appeal of Administrative Decision
 - d. Equitable Waiver of Dimensional Requirements
3. Other information to provide (if applicable):
 - (a) Two (2) copies of a plot plan of the lot as shown on the Town Tax Map which shows the existing and proposed improvements, drawn to scale, along with existing and proposed setback distances.
 - (b) Pictures or construction plans showing all sides of the structure to which any improvements are proposed to be made.
 - (c) Any wetlands or aquifers shall be identified by a wetlands scientist for reference by the Conservation Commission. You shall meet with the Conservation Commission to discuss the proposal and receive a written report that will be forwarded to the ZBA prior to the FINAL public hearing.
4. Mailing Labels. Prepare mailing labels for all abutting property owners (as defined by RSA 672:3), licensed professionals on plan, owners, and applicants. See Attachment 1 for detailed requirements.
5. The required fees. See fee schedule in Attachment 2.
6. The completed Authorization to enter your property form included in Attachment 3.

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An application may be delivered to the Town offices by hand (see Town website for office hours) or by US mail. An application will be considered received when stamped below.

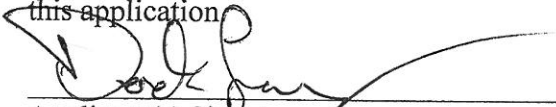
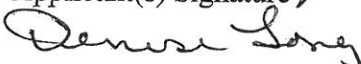
Note: As an applicant, you must be familiar with each of the following:

- a. Temple Zoning Ordinance
- b. Temple ZBA Rules of Procedure
- c. New Hampshire statutes on zoning (RSA's)
- d. Notice of Land Use Board Fees under TSA 673L16, III

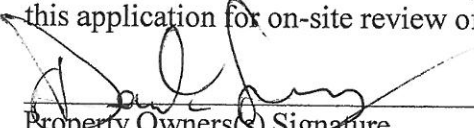
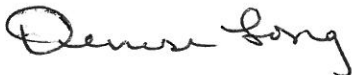
Documents a, b and d are available on the Town's web site or Town office. Document c is available on the State's website.

AUTHORIZED SIGNATURES

I/We certify that we have read the above Application Instructions and that this application is correctly and accurately completed in accordance with the Town of Temple's Zoning Ordinance and the requirements of this application. I/we agree to pay the fees outlined in the attachment to this application.


Applicant(s) Signature _____ Date 02/13/24

Denise Song _____ Date 2/13/24

As property owners, I/We give the applicant and/or agent, as stated hereon, our authorization to submit this application and represent us on matters relative to the Town's ZBA process. I/We also authorize members of the Temple ZBA and its agents access to the property described on this application for on-site review of the proposed application if necessary:


Property Owners(s) Signature _____ Date 02/13/24

Denise Song _____ Date 2/13/24

Office Use Only
Date Received: _____
Fees Paid: _____
Initialed: _____
Case #: _____

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

GENERAL APPLICATION FORM

Revised October 2022

Type of Application:

(check all that apply)

- Special Exception
 Variance
 Appeal of Administrative Decision
 Equitable Waiver of Dimensional Requirement

2. Applicant:

Name(s): Derek & Denise Long
Address: 149 Cutter Rd
City: Temple State: NH Zip: 03084 Phone: 603-801-5834
Email: dereek@yahoo.com (Derek cell)

3. Property Owner(s):

Name(s): Derek & Denise Long
Address: 149 Cutter Rd
City: Temple State: NH Zip: 03084 Phone: 603-801-5834
Email: dereek@yahoo.com

4. Primary Contact:

Name(s): Derek & Denise Long
Phone: 603-801-5834 or 603-801-7994
Email: _____
 Applicant Owner Attorney Surveyor/Engineer

5. Project Name: 1st floor Addition & enclosing part of deck into sunroom
Street Address: 149 Cutter Rd
Tax Map: 5B Lot: 5-84-3
Acreage: 5.5

6. Zoning District(s)

(check all that apply):

- Village and Historic Preservation
 Rural Residential and Agricultural
 Mountain

7. Request

Please explain what you are seeking from the ZBA.

Permission to grant a variance for addition
of 1st floor ~~to~~ bedroom, mudroom & bathroom
to existing structure

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

GENERAL APPLICATION FORM

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PLEASE FILL OUT THE APPLICABLE APPLICATION FOR THE TYPE OF REQUEST YOU ARE MAKING,
i.e. Special Exception, Variance, Appeal from an Administrative Decision or Equitable Waiver of Dimensional Requirements.

Notes:

- (1) In addition to the information requested in this application, the Temple ZBA may request any additional information it deems necessary to make a decision regarding your application.
- (2) Please feel free to attach any additional information to this application that you feel would be helpful to the ZBA.
- (3) As the applicant, it is your responsibility to provide evidence that you meet each of the requirements for the type of decision you are requesting. You may want to consult an attorney or other professionals as you prepare your application.

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

GENERAL APPLICATION FORM

Revised October 2022

Attachment 1

Mailing Label Requirements

You must submit 2 sets of mailing labels with the current mailing addresses of:

- a. The applicant,
- b. The property owner or owners, if different from the applicant,
- c. Every person who owns property which touches any lot involved in the application (even at a corner) or is directly or diagonally across a road or stream, and
- d. The holders of any conservation, preservation, or agricultural preservation restrictions on any of the lots involved in the application.

Those persons in category (c) are known as “abutters.” It is your responsibility to provide accurate mailing labels including all abutters. Any ZBA decision made without notice to all of the abutters may be invalid. Any abutter without proper notice may be able to have the decision overturned.

Preparing a list of Abutters for the labels

- a. Find the lots you are interested in and the abutting lots from the tax maps at the Town Office or on the Town website.
- b. Get the current mailing address for the owners of each abutting lot maps at the Town Office or on the Town website.
- c. Check whether there are any conservation, preservation, or agricultural preservation restrictions on any of the lots involved in the application. Make sure that you get the correct mailing address for the entity that holds such restriction. It may be a conservation group, a homeowners’ association, or the Town of Temple.
- d. If a lot is held under collective ownership by an association, “abutter” means the officers of the association.
- e. Note: The Town of Temple only has information on properties within Temple. If the lot under consideration abuts an adjoining town, you will need to go to that town for abutter information.

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

GENERAL APPLICATION FORM

Revised October 2022

Attachment 2

Zoning Board of Adjustment Application Fee

A fee will be charged sufficient to cover the ZBA's administrative fee, the mailing of legally-required notices and placing a notice in the local paper as listed in the 'Notice of Land Use Board Fees under RSA 673:16 III' document available at the town office and on the town website. The ZBA is authorized to select and retain outside technical or investigative assistance when the ZBA deems such assistance to be necessary to properly evaluate any application and the ZBA may charge those expenses to the applicant.

1. Application fee:	\$ 150.00
2. Required notices: \$ _____ x _____ *	\$ _____
3. Newspaper notice: **	\$ _____
4. Professionals retained by the ZBA: ***	\$ _____
5. Total Application Fee	\$ _____

Notes to above:

* Actual cost times number of notices

** Actual cost

*** To be assessed by ZBA

To find out about specific fees, or to get answers to questions, contact the Town Office at 878-2536.

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

GENERAL APPLICATION FORM

Attachment 3

Authorization to enter property

TOWN OF
TEMPLE
ZONING BOARD OF ADJUSTMENT

AUTHORIZATION TO ENTER ONTO
PROPERTY

I, (print name) Derek Long + Denise Long do hereby authorize members of the Temple Zoning Board of Adjustment and the general public entry onto my property (identified as Map 5-84-3 Lot 5-84-3) for purposes of a site visit to assist with the application process for

_____. Such site visit shall take place on (Date) _____ at (Time) _____ unless rescheduled.

This access authorization is limited to the times of the formal site visits as noticed by the Board.

Signature Derek Long Date 02/13/24
Denise Long 2/13/24

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

APPLICATION FOR A VARIANCE

Revised June 2019

Applicant Name: Derek & Denise LONG

When filing for a Variance, the applicant must complete the ZBA's General Application Form as well as this specific application.

As the applicant, it is your responsibility to provide evidence that you meet each of the requirements for the type of decision you are requesting. simply stating that the standard is met is not sufficient.

You may want to consult with an attorney or other professional as you prepare your application.

In order for the ZBA to grant a Variance, it must determine that each of the following conditions are met. At the time of application for a Variance, you must submit documentation regarding the following conditions which, in your judgment, are relevant including discussions with and responses from neighbors.

You must provide answers to the following five questions:

1. Granting the variance would not be contrary to the public interest because:
The addition will be aesthetically consistent with the architecture of the current house. The abutting land is heavily wooded limiting any aesthetic impact to the surrounding area. The addition will not be visible to abutters. The sunroom is enclosing part of an existing deck.
2. The spirit of the ordinance is observed because:
The addition will still maintain approximately 20' to the property line. The direct abutting property is approximately 80 acres with no current structures.
3. Substantial justice is done because:
The granting of this variance will allow property owners to age in place and potentially increase the value of surrounding properties. The rural setting of the town will still be maintained.
4. The values of surrounding properties are not diminished because:
The use of the property will remain unchanged as a single family residence. The addition and sunroom are aesthetically pleasing and keeping with the area.

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

APPLICATION FOR A VARIANCE

Revised June 2019

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

we have lived in Temple for 35 years. We are adding a first floor bedroom so that we can continue to live in Temple and age in place, which our current floor plan does not allow.

- a. For purposes of this paragraph, “unnecessary hardship” means that special conditions of the property distinguish it from other properties in the area.

(i) Owing to these special conditions, 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 because:

Due to the placement of the house on the property and the location of the septic ~~and~~ system, the proposed location of the addition is the only option

(ii) The proposed use is reasonable since:

The use of the property will be unchanged. The addition will potentially increase the value of surrounding properties. We have verbal permission from the direct abutter and they are in support of the addition, indicating the addition would not be offensive.

- 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.

The following special conditions of the property make the variance necessary in order to enable a reasonable use of it:

Long
149 Cutter Rd

View from Cutter Road



RESIDENTIAL DESIGN SOLUTIONS
BY LISA MELVIN, LLC
PO BOX 548 MONT VERNON, NH 05051
603-235-4246
LMELVIN548@GMAIL.COM

PREPARED FOR:
LONG REMODEL
TEMPLE, NH
ELEVATIONS

REVISIONS

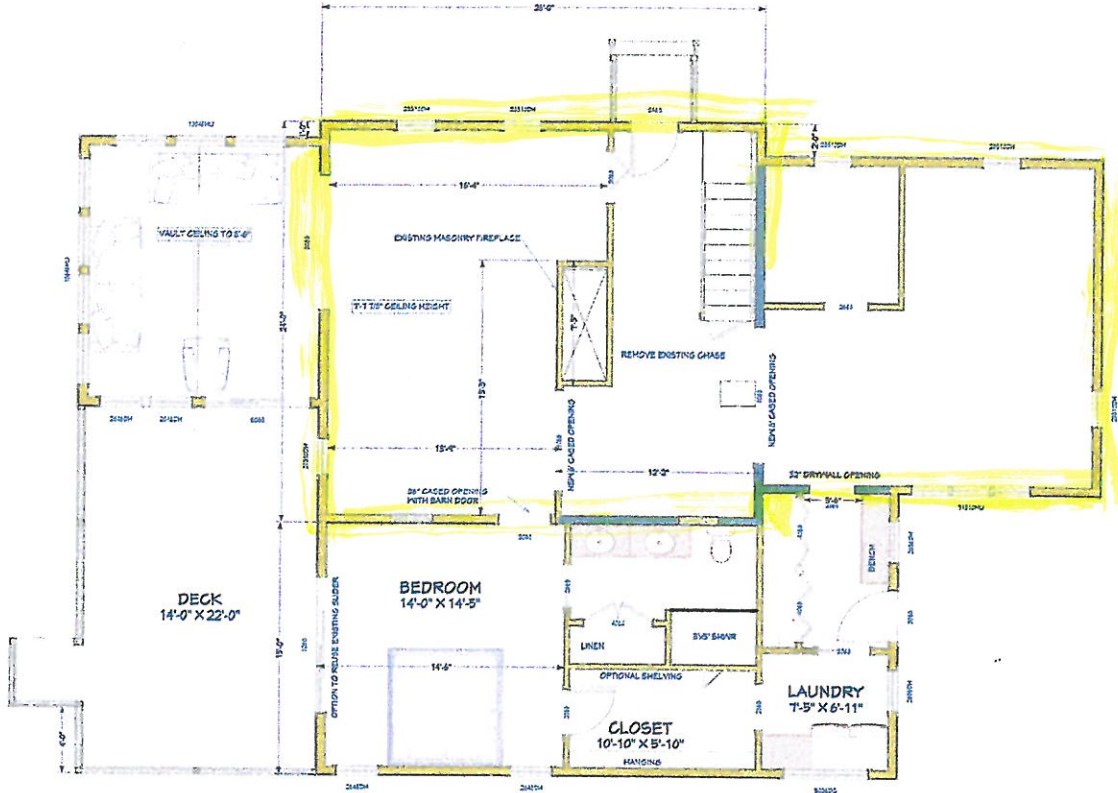
DATE: FEB. 11, 2024
SCALE: AS NOTED
DESIGN BY: MELVIN
JOB NO.: 149-2374

A-1

TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH OWNERS AND/OR BUILDERS SPECIFICATIONS. ANY CHANGES MADE AFTER PLANS HAVE BEEN ISSUED WILL BE AT THE EXPENSE AND RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES. CONTRACTOR SHALL VERIFY ALL FRAMING AND STRUCTURAL MEMBERS WITH MANUFACTURER OR LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO HAVE ALL PLANS REVIEWED BY LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

Long &
149 CUTTER RD

Existing House
not including existing deck



RESIDENTIAL DESIGN SOLUTIONS
BY LISA MELVIN, LLC
PO BOX 546 MONT VERNON, NH 03057
603-235-4246
LMELVIN546@GMAIL.COM

Cutter
R

PREPARED FOR:
LONG REMODEL
TEMPLE, NH
MAIN FLOOR PLAN

REVISIONS

DATE: FEB. 11, 2024
SCALE: AS NOTED
DESIGN BY: L. MELVIN
JOB NO: LON-2534

A-2

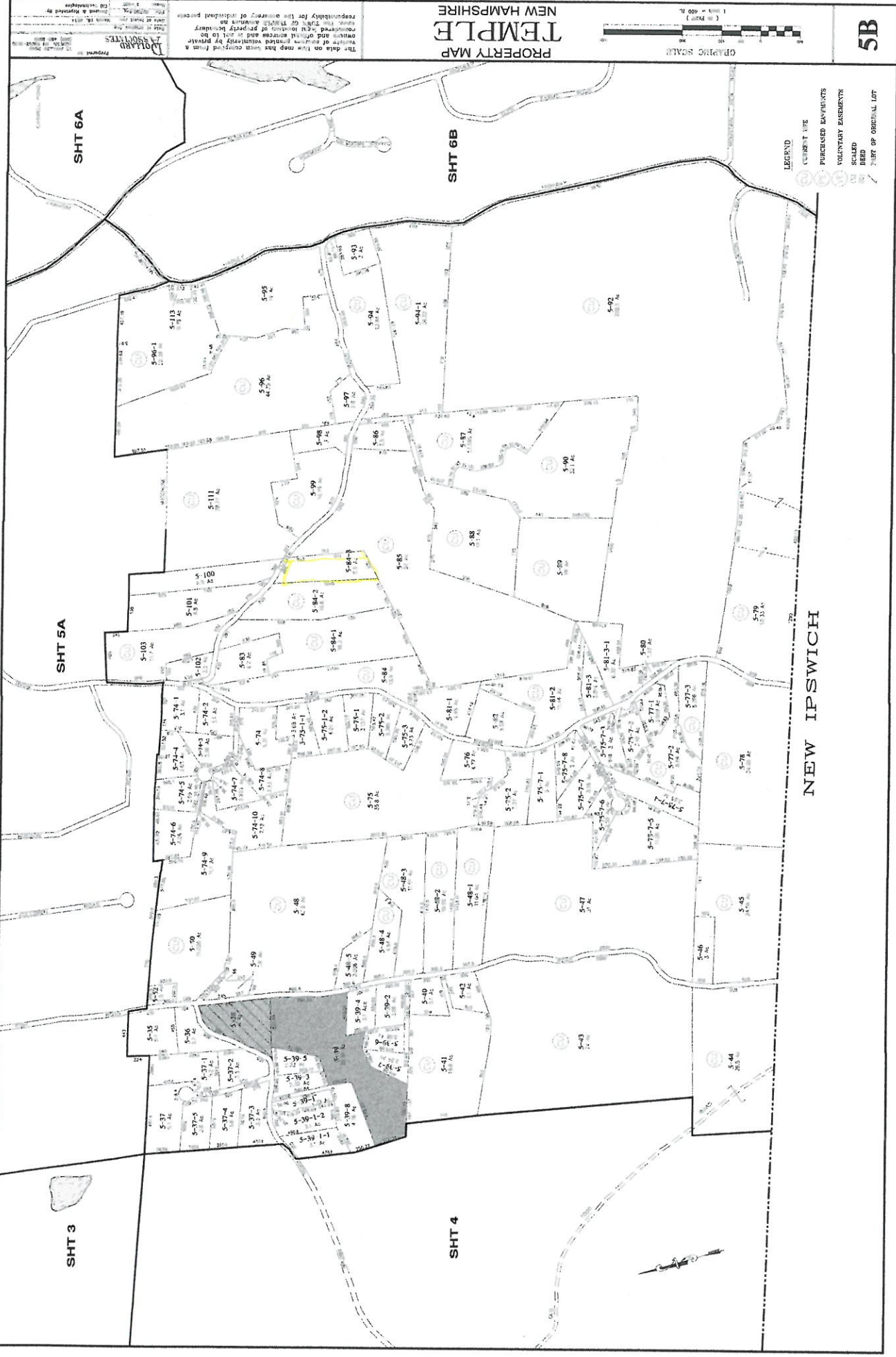
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Appx 32'

- line-
(5B-5-85)

Appx 22'

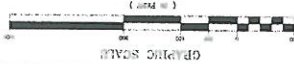
N



PROPERTY MAP
TEMPLE
NEW HAMPSHIRE

5B

- LEGEND
- CURRENT EASE
 - PURCHASED EASEMENTS
 - VOLUNTARY EASEMENTS
 - SCALD
 - DEED
 - PART OF ORIGINAL LOT

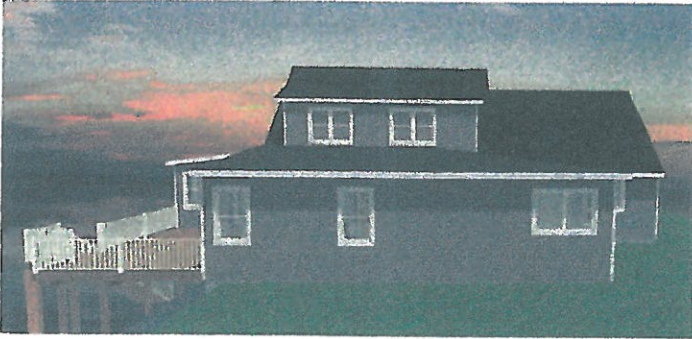


5-84-3
Dad Long
149 cutward

The data on this map has been compiled from a variety of sources and is not intended to be a substitute for a professional survey. The user assumes all responsibility for the accuracy of individual parcels shown on this map. The user assumes all responsibility for the accuracy of individual parcels shown on this map. The user assumes all responsibility for the accuracy of individual parcels shown on this map.

LONG
149 Cutter Rd

View from Cutter Road



TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH OWNERS AND/OR BUILDERS SPECIFICATIONS. ANY CHANGES MADE AFTER PLANS HAVE BEEN ISSUED WILL BE AT THE DISCRETION AND RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES. CONTRACTOR SHALL VERIFY ALL FRAMING AND STRUCTURAL MEMBERS WITH MANUFACTURER OR LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO HAVE ALL PLANS REVIEWED BY LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

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PREPARED FOR:
LONG REMODEL
TEMPLE, NH
ELEVATIONS

REVISIONS

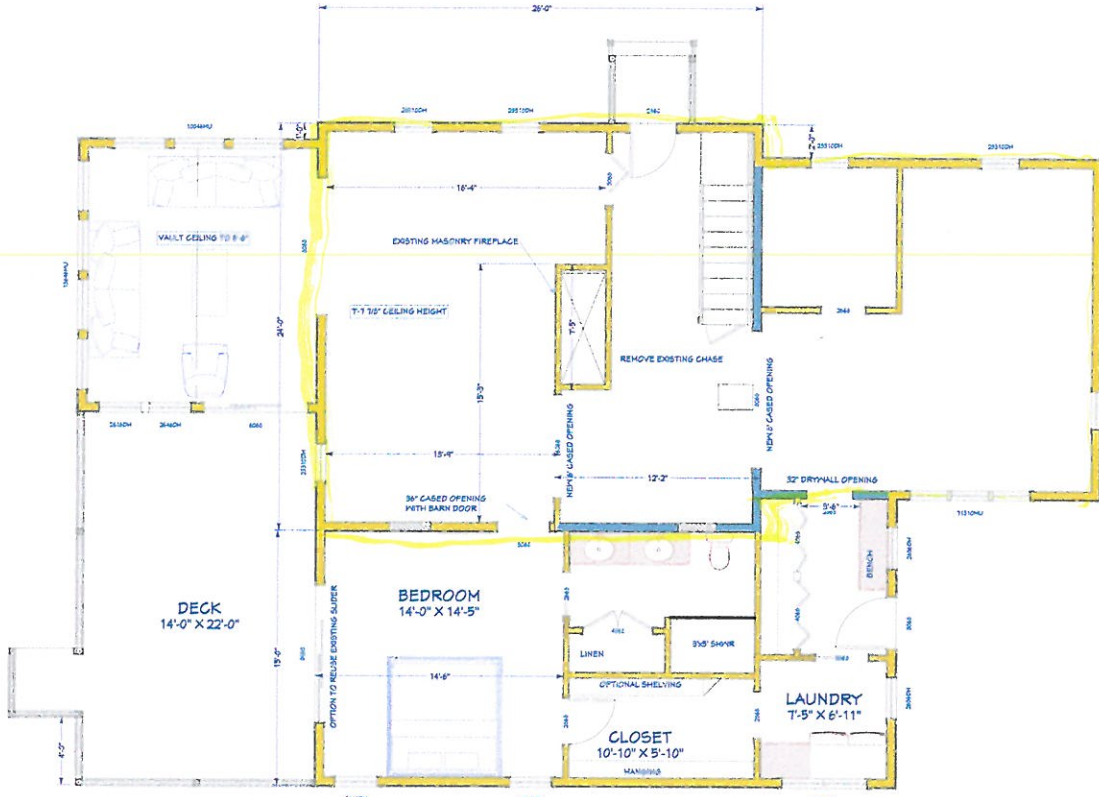
DATE: FEB. 11, 2024
SCALE: AS NOTED
DESIGNER: L. MELVIN
JOB NO: LON-2312

A-1

© Copyright
2024 by Lisa
Melvin, LLC

LONG
149 Cooper Rd

Existing house
(not including existing deck)



RESIDENTIAL DESIGN SOLUTIONS
BY LISA MELVIN, LLC
PO BOX 948 MONT VERNON, NH 03057
603-235-4246
LMELVIN54@GMAIL.COM

copy
P1

PREPARED FOR:
LONG REMODEL
TEMPLE, NH
MAIN FLOOR PLAN

REVISIONS

TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH OWNERS ANY OR BUILDER'S SPECIFICATIONS. ANY CHANGES MADE AFTER PLANS HAVE BEEN ISSUED WILL BE AT THE EXPENSE AND RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES. CONTRACTOR SHALL VERIFY ALL FRAMES AND STRUCTURAL MEMBERS WITH MANUFACTURER OR LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO HAVE ALL PLANS REVIEWED BY LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

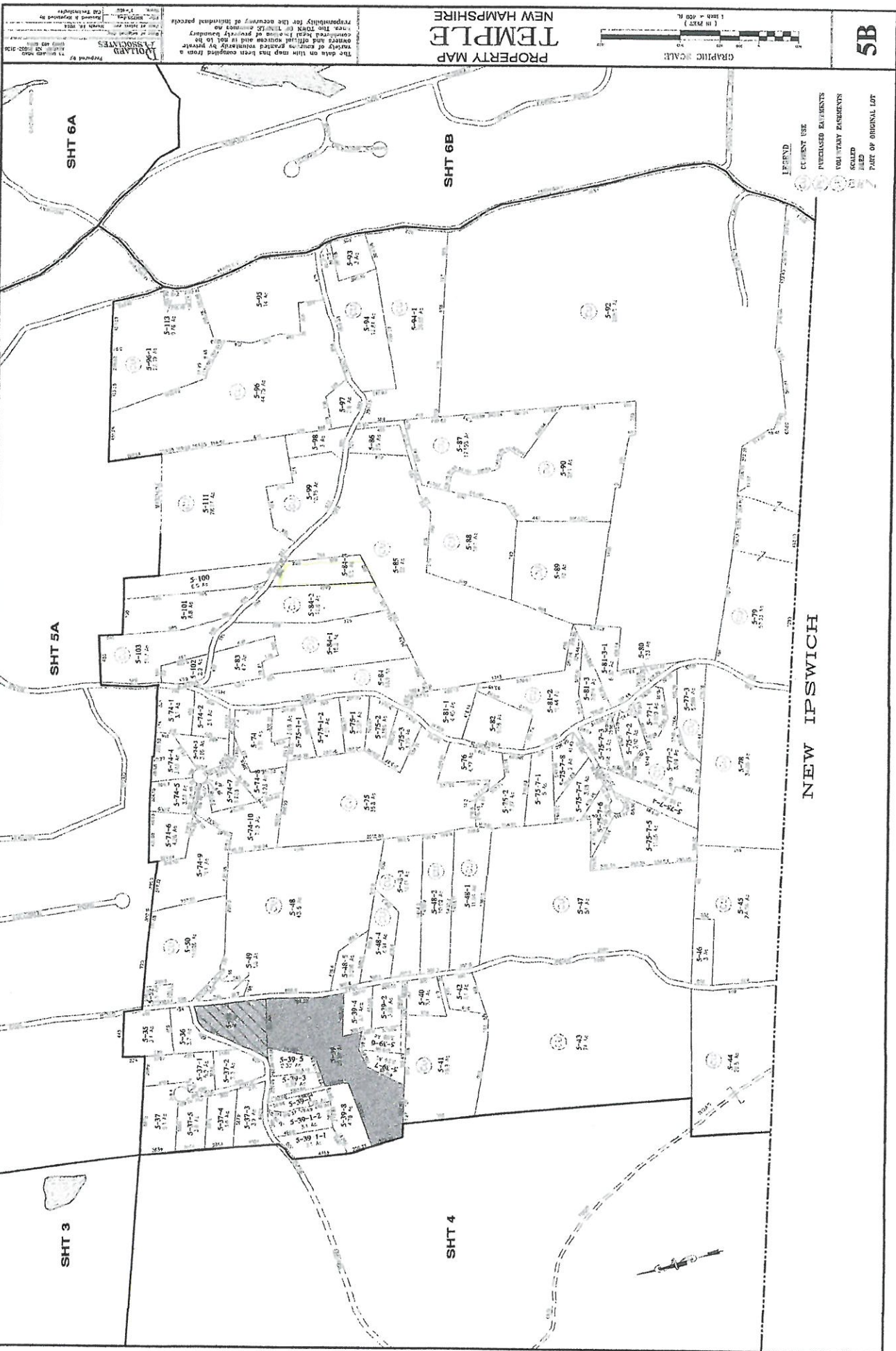
DATE: FEB. 11, 2024
SCALE: AS NOTED
DESIGN BY: L. MELVIN
JOB NO: LON-2374

A-2

~32'

~22'

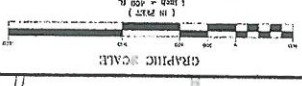
Lot 5B - 5-85



S-84-3
 D & D Long
 149 Cutler Rd

5B

TEMPLE
 NEW HAMPSHIRE
 PROPERTY MAP



- LEGEND
- CEMENT USE
 - PURCHASED EASEMENTS
 - UTILITY EASEMENTS
 - SHED
 - PART OF ORIGINAL LOT

PLANNED BY
 ASSOCIATES
 PREPARED BY
 11 MILL RD
 03025
 1-800-343-3434

The data on this map has been compiled from a variety of sources and is not to be construed as a warranty of accuracy or a representation of the accuracy of individual parcels. The user assumes all responsibility for the accuracy of the information shown on this map.