



**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 18, 2012 at 7:00 PM in the Board of Selectmen's Meeting Room.

Jackie Weber, owner of 36 Chestnut St, Map 26, Lot 31, in the Residence "A" district, is requesting a Special Exception from Article II, Section 2.03.1:C for the alteration of a non-conforming structure (due to setbacks) to accommodate the conversion of an existing attached garage into an additional dwelling unit for an in-law apartment.

Case # 2012-25

Dated: October 5, 2012

*Kevin Johnson*  
Kevin Johnson, Chairman

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



**Town of Milford  
Zoning Board of Adjustment**

Date Received: 9/19/12  
Case #: 2012-25  
Application #: 20120996  
Payment amount: [REDACTED]  
Date: [REDACTED] By: [REDACTED]

### Application for Special Exception

Name of Applicant: Jacqueline Weber Phone #: [REDACTED]

Email: [REDACTED]

Address: 36 Chestnut St Milford NH 03055

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

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

Property Location: 36 Chestnut St Milford Map 26 Lot 31  
(Number and Street)

Description of property: Single dwelling home with attached garage  
0.752 acres (32,800 sqft)  
Front property 100 sqft Back 121.60 sq.  
Left 159.68 sqft Right 148.7 sq ft  
(L/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).

**Section 1 - APPLICATION FOR SPECIAL EXCEPTION**

A Special Exception, as specified in Article II Section 2.031.C of the Zoning Ordinance, is requested to permit:

for the alteration of a non-conforming structure (due to setbacks) to accommodate the conversion of an existing attached garage for an in-law apartment, similar in nature to an accessory dwelling unit

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:

The proposed use is similar to those permitted in the district because the apartment is similar to what is allowed by special exception for an accessory dwelling unit. The residential use of the property remains in character with the surrounding residential neighborhood.

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

The existing house design and layout lends itself to a practical conversion of the garage into a small in-law apartment. The site is appropriate and no adverse impacts will be created and no additional non-conforming conditions due to setbacks will be created.

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

There will be no impacts on the neighborhood or adjacent area due to changes in the structure. There will be no traffic impacts or impacts on neighborhood safety. The residential use remains intact.

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

There will be no nuisance or serious hazard caused by the proposed use.

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

All utilities exist to adequately accommodate the proposed use. The garage conversion will comply with all applicable building codes.

**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:

Jackie Weber / Bill DeSilva  
 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.

Jackie Weber \_\_\_\_\_ 9/17/12 \_\_\_\_\_  
 Owner's Signature Date

**Section 5 - SIGNATURES**

Signature of Applicant	<u>Jackie Weber</u> _____	Date	<u>9/17/12</u> _____
Signature of Owner	<u>Jackie Weber</u> _____	Date	<u>9/17/12</u> _____
Signature of Zoning Official	<u>Bill Parker</u> _____	Date	<u>10/10/12</u> _____

**For office use only**

Code Enforcement Officer's decision and comments:

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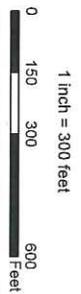


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This document has been prepared to show approximate lot location only. Information shown is not to be used for deed descriptions.

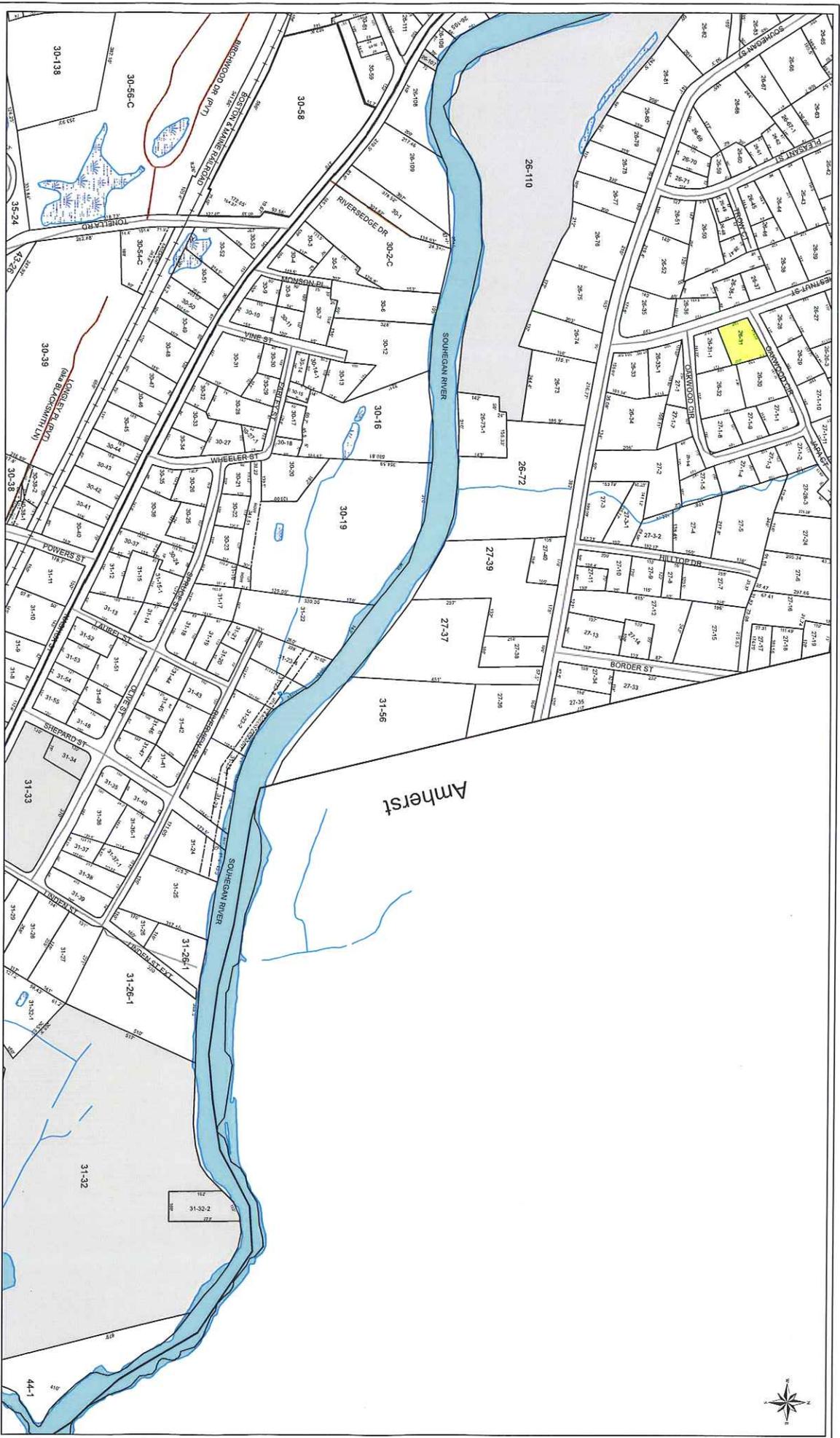
# MILFORD, NH

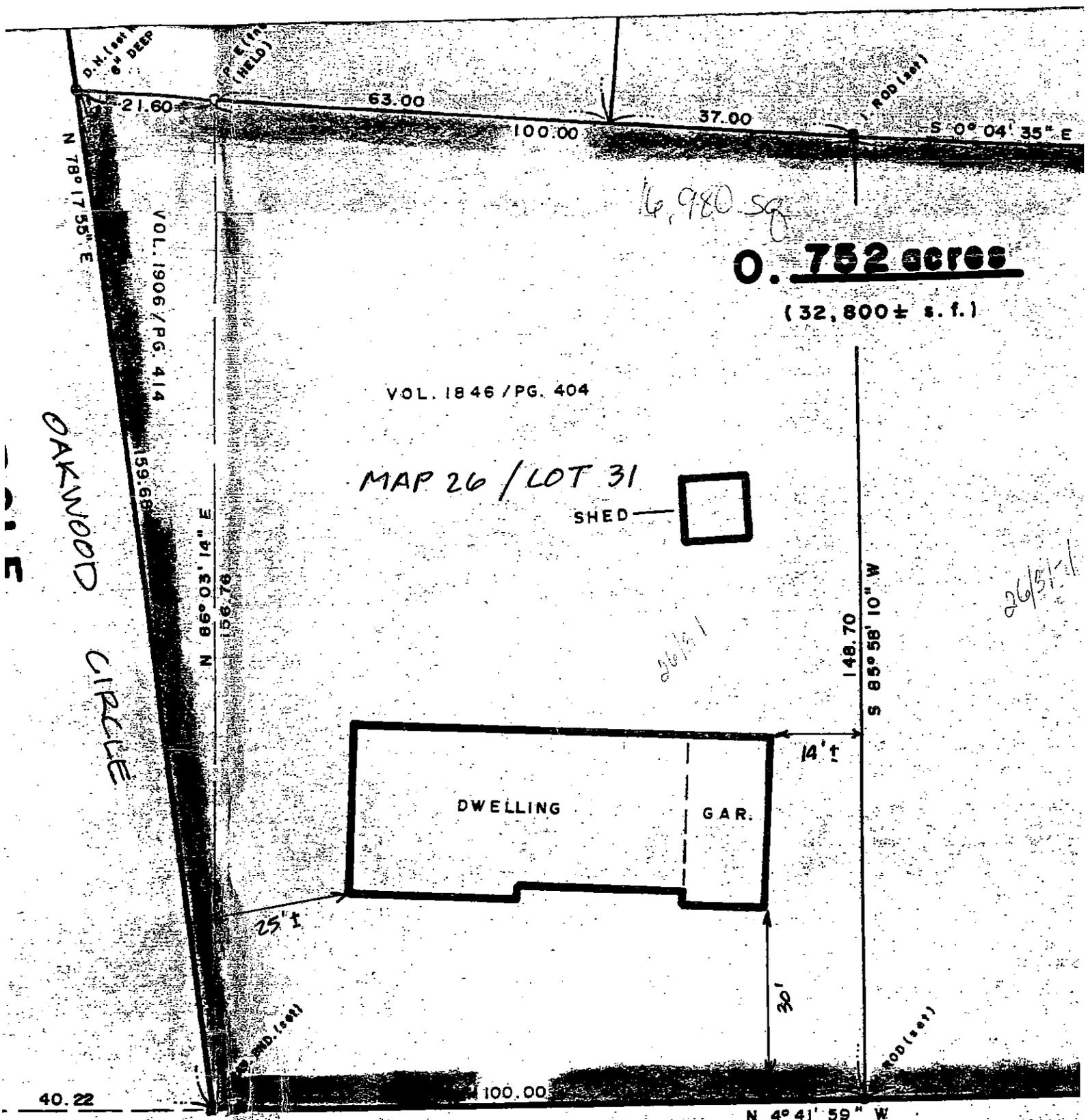
The Community Development Department maintains a continuing program to identify and correct errors. The Department makes no claims to the validity or reliability of any implied uses of this representation.

D5	D6
E5	E6
F5	F6
F7	

DATE:  
April 2012

E6  
26, 27, 30, 31





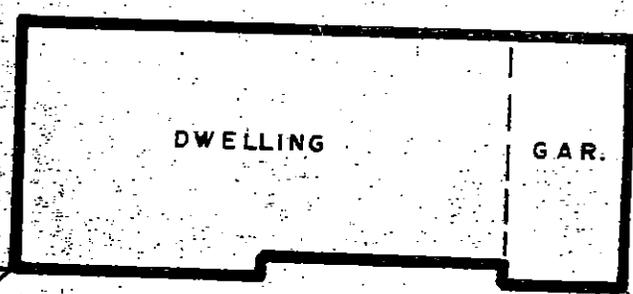
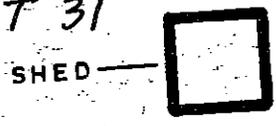
6,980 sq.

**0.752 acres**

(32,800± s.f.)

VOL. 1846 / PG. 404

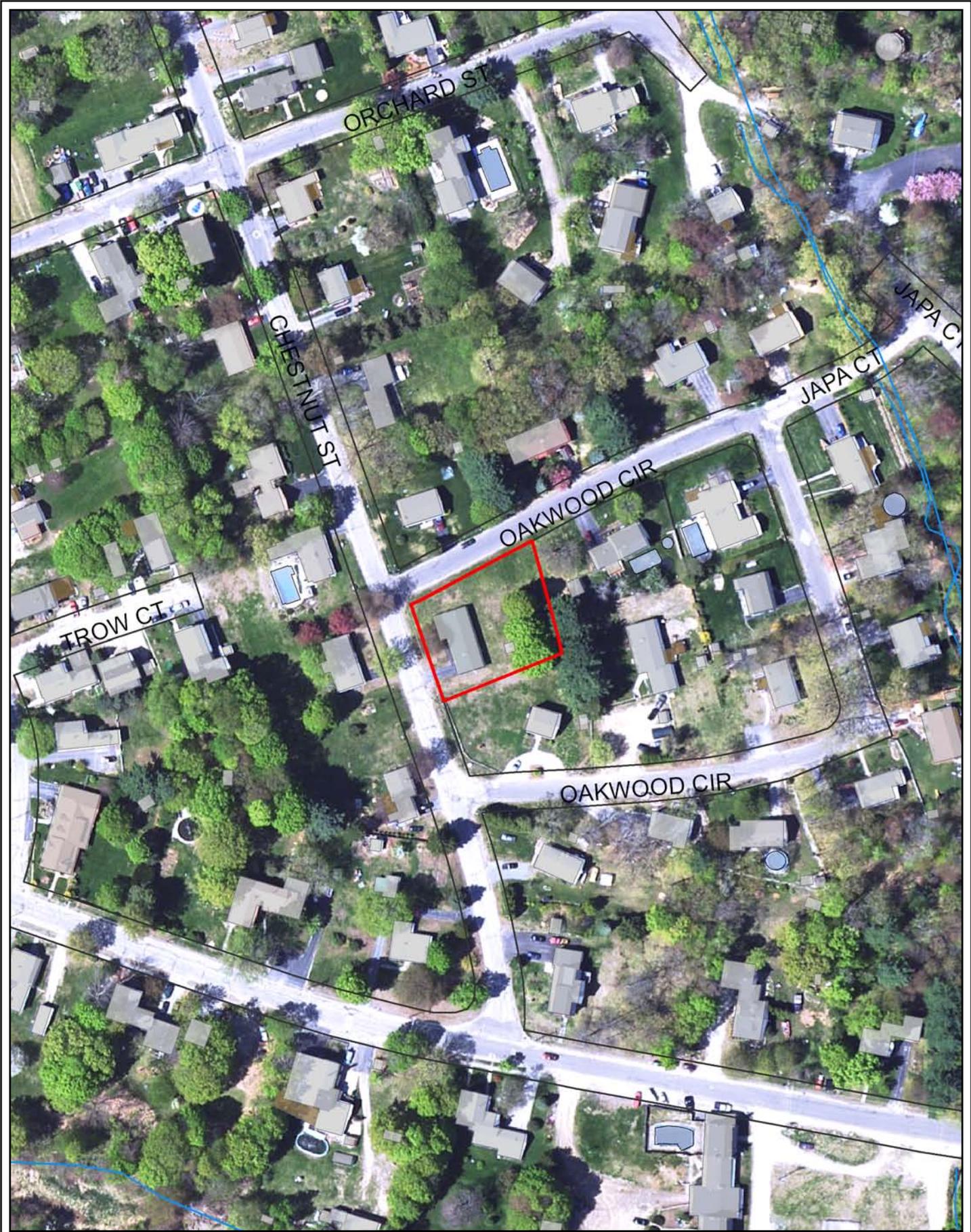
MAP 26 / LOT 31



26/51-1

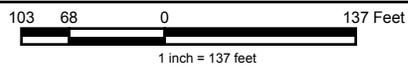
**CHESTNUT STREET**

SCALE 1" = 20'



**Milford, NH**

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**36 Chestnut St**

M26 L31

Future  
12X12 Deck

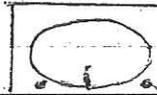
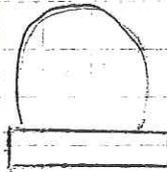
287.5 sq ft

ON DEMAND  
HOT WATER  
HEATER

Pantry

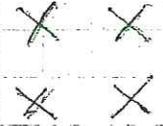
H<sub>2</sub>O  
Heater

5x7



Tile  
Floor

Refr



11 FEET

Pergo  
Floor

WALL MOUNT  
HEAT & AIR  
OVER WINDOW

DOUBLE WINDOWS

ENTRY  
8x8

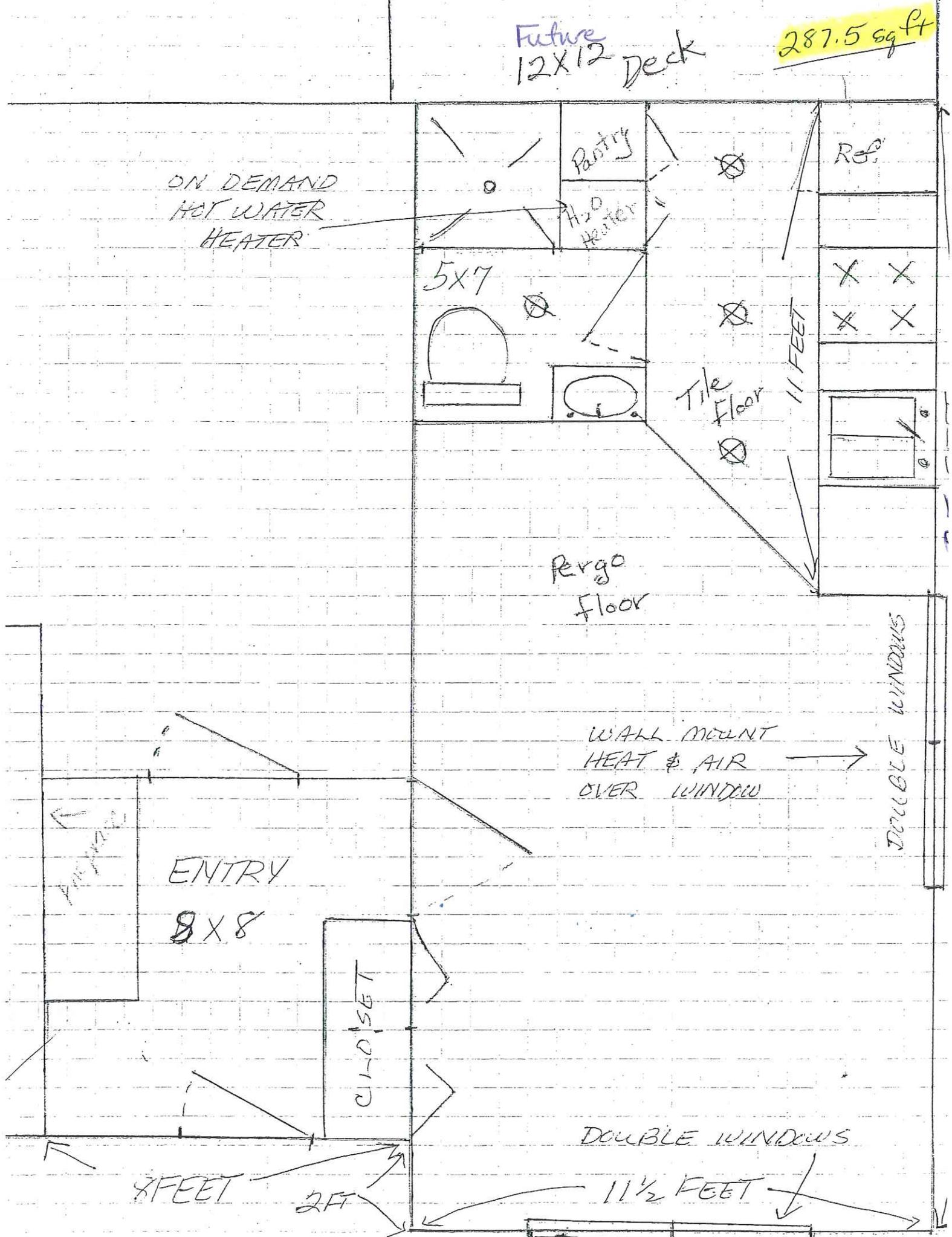
CLOSET

DOUBLE WINDOWS

8 FEET

2 FT

11 1/2 FEET





# BUILDING PERMIT APPLICATION

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

TOWN OF MILFORD  
Received by  
RECEIVED

Date SEP 19 2012

## BUILDING LOCATION

Address 36 Chestnut Street

Between \_\_\_\_\_ and \_\_\_\_\_  
(Cross street) (Cross street)

Subdivision \_\_\_\_\_ Map 26 Lot 31 Zone A

PB ZBA Office

APPLICANT (Please print) Business Name: (if applicable) \_\_\_\_\_

Applicant name: Jacqueline Weber Contact: \_\_\_\_\_

Daytime phone \_\_\_\_\_ Applicant's mailing/home address: 36 Chestnut St

Email address: \_\_\_\_\_ Milford NH 03055

### RESIDENTIAL

- Single family detached
- Duplex
- Townhouse (# of units \_\_\_\_\_)
- Demolition
- Other \_\_\_\_\_
- Accessory (ADU)
- Condo
- Mfg/Mobile home
- Relocation

### COMMERCIAL

- Office/Bank/Professional
- Industrial/Warehouse
- Restaurant
- Multi-family (# of units \_\_\_\_\_)
- Other \_\_\_\_\_
- Garage
- School
- Store/Retail
- Demolition

- New dwelling
- Addition
- Alteration/Renovation
- Repair/Replacement
- Foundation only
- Other \_\_\_\_\_
- Replacement windows
- Conversion of +/- dwelling units (# of units \_\_\_\_\_)
- Deck
- Shed
- Swimming Pool
- Garage
- Carport
- Fence
- Porch

- New building
- Addition
- Alteration
- Repair/Replacement
- Foundation only
- Other \_\_\_\_\_
- Renovation (no structural changes)
- Conversion from residential to commercial
- Deck
- Shed
- Swimming Pool
- Interior Demo
- Tenant change
- Tenant fit-up

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.

Accessory dwelling ~~house~~ <sup>garage</sup> to be converted to living space. To include kitchen, bath, bedroom for mother 25' x 11.5 ft = 287.5 sq ft to be converted.  
Install new windows, doors: 13 windows + 2 doors (for entire house)

Cost of project: \$ \_\_\_\_\_ Estimated completion date: \_\_\_\_\_

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

**Residential**

# of stories 1

# of bathrooms 1

# of bedrooms 1

Wood frame

Steel frame

Masonry frame

**Commercial/Industrial**

# of Stories \_\_\_\_\_

Wood frame

Steel frame

Masonry frame

**Water**

Public or private company

Private well

**Septic disposal**

Public sewers

Private septic tank, etc.

**Heating / AC**

Heat type electric

Central A/C system \_\_\_\_\_