

**TOWN OF WAKEFIELD
ZONING BOARD OF ADJUSTMENT**
2 High Street, Sanbornville, NH 03872
Phone: (603) 522-6205 Ext.309 Fax: (603) 522-2295

(For office use)

Case #: _____ Date Rec'd: 11/21/23 By: AM

FEES: Application - \$125 Amt. Pd \$ 125.00
 Public Notice - \$125 Amt. Pd \$ 125.00
 (Includes newspaper notice) 4.98
 Cert. Mail - 4.98 each* Amt. Pd \$ 40.47
 (Owner, applicant, counsel/agent, abutters, interested parties)
 *or per current USPS rates for certified/return receipt mail \$290.47

Total Received: \$ 290.47 Cash Check# 2082

APPLICATION FOR VARIANCE -

Property Owner:

Name: Donald Lesperance Telephone No. 603 520 8678
Mailing Address: 100 High St Town: Sanbornville
State NH Zip 03872 E-mail: tpltyson@myfairpoint.net

Applicant (if different):

Name: _____ Telephone No. _____
Mailing Address: _____ Town: _____
State _____ Zip _____ E-mail: _____

If applicant is not the owner, please state applicant's interest in the property: _____

Agent or Legal Counsel:

Name: _____ Firm: _____
Mailing Address: _____ Town: _____
State _____ Zip _____ Telephone No. _____
E-mail: _____

Description of Property: Wakefield Tax Map #: 180 Lot # 002
The 911 street address, the acreage or square foot area, length of road and water frontage,
and any special characteristics of property: 21 Cosmar Drive
10,971 SQ FT, .2519 acres
152' Frontage on Cosmar Drive

Driving Directions to Property: (How do members and public find the property for a
site walk?) Walk across Rte 109 Look for 2 Red
roof Building

Zoning District(s): (Please circle each district in which all or a portion of the
property under consideration is located) (1. Residential I; 2. Residential II;

Applicant's Initials: DPL Owner's Initials: DPL Date: 11/20/23

- 3. Residential III; 4. Business and Commercial; 5. Village/Residential;
- 6. Light Industrial; 7. Agricultural; 8. Aquifer Conservation (Overlay);
- 9. Wetland Conservation (Overlay); 10. Historic (Overlay); 11. Floodplain Development (Overlay); 12. Farming-Prime Soils (Overlay).

A. Existing Variances or Special Exceptions:

Are there any existing Variances or Special Exceptions on the property?

Yes ___ No . If yes, please explain when and why such was required:

B. Previous Denials:

Has an application for a Variance or Special Exception on this property ever been denied? (If you are unsure of the answer to this question, please ask the Zoning Board's Clerk or request that the Zoning Board Chairman be contacted) Yes ___ No . If yes, please explain when and why: _____

C. Material Differences if Previously Denied: If you were denied previously, state how this particular application and use proposed is now materially different from that which was denied: _____

D. Proposed Use:

Please explain why you need a variance: To Build a Apartment Above my Business so my wife and I can move into and sell our big house which is to big at our age to maintain. wife Leann retired from medical field earlier this year I plan to retire in 2 years

E. Applicable Zoning Ordinance Provision:

This application is for Variance to the following Ordinance Article(s) and Section(s):

Article 3, Section, Table 3 of the Zoning Ordinance.
Article _____, Section, _____ of the Zoning Ordinance.

Applicant's Initials: _____ Owner's Initials: _____ Date: _____

APPLICATION FOR VARIANCE
(Continued)

Page 3 of 5

F. **Criteria your application must meet for a Variance:** Complete sections 1 through 5 thoroughly and with facts and assertions in support of your position.

1. The proposed use would not diminish surrounding property values because:
It would provide a updating of an older building
and make Cosmar Drive look nicer which would
probably increase neighbor property values.
2. Granting the Variance would not be contrary to the public interest because:
said property would remain in current
conditions
3. Granting the variance would do substantial justice because:
This is what we need to do to retire and
live out our remaining life more comfortably
4. The use is not contrary to the spirit of the ordinance because:
size
5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:
I have already spent alot of money on this
project since starting this with the building
Inspector, contractors and Bank

- G. Does your proposed use also require Subdivision Approval by the Planning Board? Yes ___ No
- H. Does your proposed use also require a Site Plan Approval by the Planning Board? Yes ___ No ___
- I. Is this application required as a prerequisite to or otherwise necessary for a Site Plan Approval by the Planning Board? Yes ___ No ___

CERTIFICATION

I/We hereby certify that:

Applicant's Initials: DPL Owner's Initials: DPL Date: 11/20/23

APPLICATION FOR VARIANCE
(Continued)

Page 4 of 5

I/We have read the instructions for completing this application for Variance.

I/We have completed this application as completely and fully as possible.

I/We have completed the checklist provided in the instructions and have attached all evidence, including plans or sketches, I/We intend to discuss at the Public Hearing on the application,

I/We understand that if this application is incomplete, it will be returned within a reasonable time following its submission, and that this may delay the scheduling of a Public Hearing.

I/We understand that I/We must appear in person at the Public Hearing to present and discuss this application. If I/We cannot appear in person, I/We will notify the Chairperson of the ZBA, in writing, designating the name of the individual who will appear for me/us.

The ZBA has permission to enter the property in order to conduct scheduled site walks upon reasonable prior notice.

Applicant's Signature: Donald Leshman Date 11/20/23

Property Owner's Signature: Donald Leshman Date 11/20/23

Agent or Legal Counsel's Signature: _____ Date _____

Applicant's Initials: DPL Owner's Initials: DPL Date: 11/20/23

DIO HOMES LLC
23 EFFINGHAM ROAD
OSSIPPEE, NH 03864

GISIS, KELSIE LAUREN & NI
PO BOX 232
ROCHESTER, NH 03866

J&S MEADER PROPERTIES LLC
50 NORTH STREET
SHREWSBURY, MA 01545

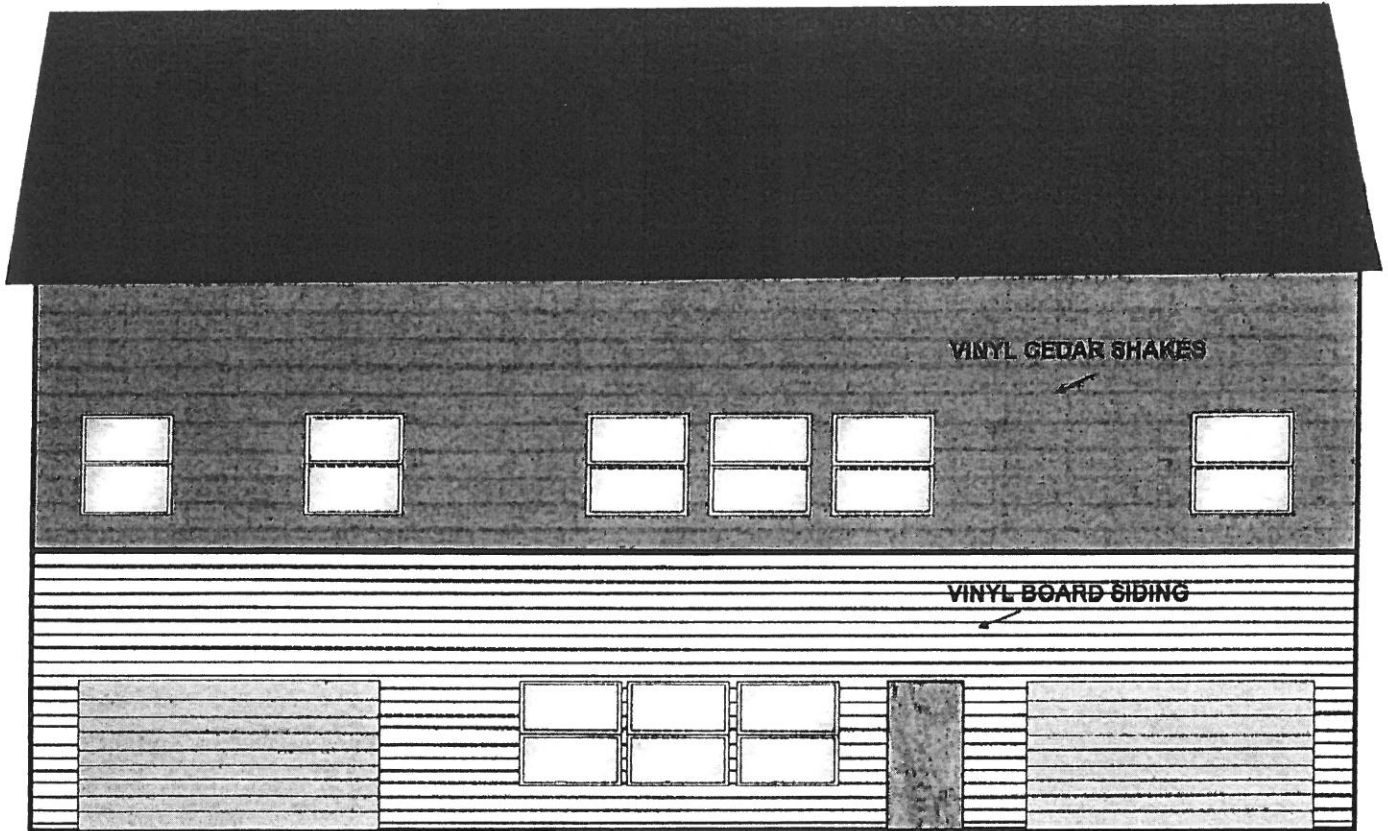
PUBLIC SERVICE CO OF NH
PO BOX 270
HARTFORD, CT 06141

ROSE MARIE ENTERPRISES LL
131 MEADOW STREET
SANBORNVILLE, NH 03872

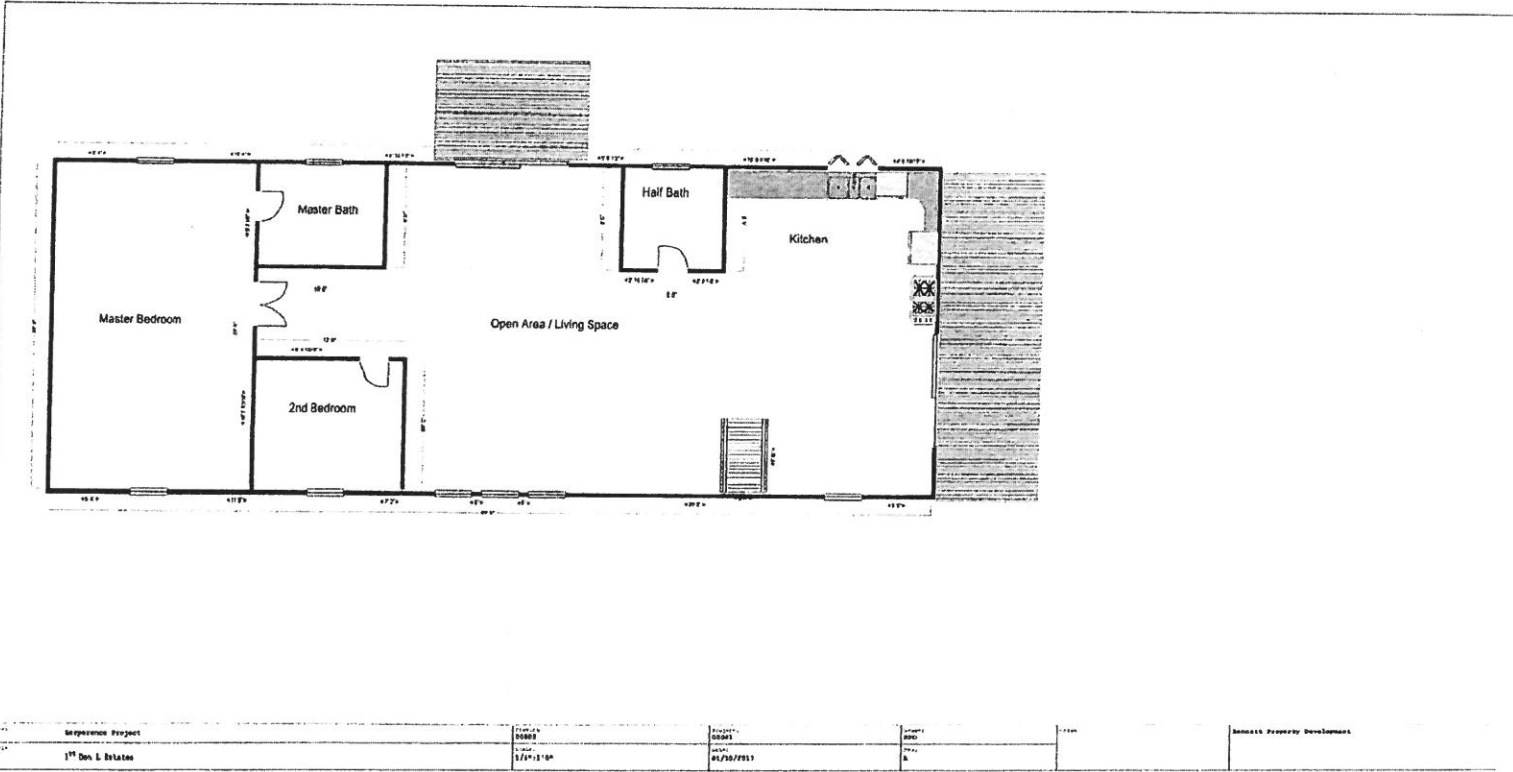
SIMONDS, SONYA L
6 BEECH STREET
SANBORNVILLE, NH 03872

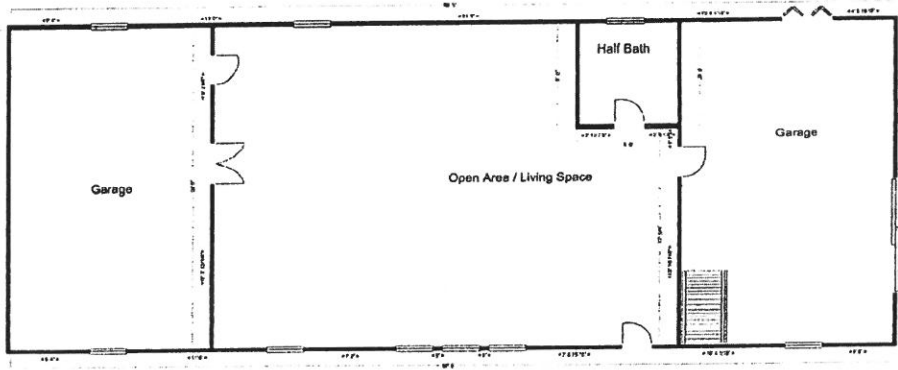
SMITH TRUST, BEATRICE I
BEATRICE I SMITH TRUSTEE
59 MEADOW STREET
SANBORNVILLE, NH 03872

UNION SCHOOL HOUSE REALTY
12 EAST SIDE ROAD
SANBORNVILLE, NH 03872



FOR REVIEW USE ONLY
CREATED BY BENNETT PROPERTY DEVELOPMENT





Legend Project Dan S. Gattuso	Project 1/24/13	Project 01/23/2013	Date 1/23/13	Sheet 1	Project Property Development
----------------------------------	--------------------	-----------------------	-----------------	------------	------------------------------

10/12
30-1
B

BK2203PG0790

RECEIVED
CARROLL COUNTY REGISTRY
2003 SEP 08 PM 2:37
Alison Brooks
REGISTER OF DEEDS

ABOVE SPACE FOR RECORDING

WARRANTY DEED

I, DONALD P. LESPERANCE, SR., a single man, of Rochester, New Hampshire, for consideration paid, grant to DONALD P. LESPERANCE, SR., of 15 Wilson Street, Rochester, New Hampshire 03867 and DONALD P. LESPERANCE, JR., of 100 High Street, Samborville, New Hampshire 03872, as joint tenants with rights of survivorship, with WARRANTY COVENANTS, the following described real property situate in the Town of Wakefield, County of Carroll and State of New Hampshire, to wit:

A certain tract or parcel of land, together with the improvements thereon, situate in the Town of Wakefield, County of Carroll and State of New Hampshire and being shown as Lot 1 on plan entitled "Subdivision of Land of Donald P. Lesperance, Sr., Map 30, Lot 1, Cosmar Drive, Wakefield, N.H." recorded in the Carroll County Registry of Deeds at Plan Book 168, Page 36 being bounded and described as follows:

Beginning at rebar set at land of N.H. Northcoast Railroad and running South 15° 34' 05" East a distance of 152.64 feet to a rebar; thence turning and running South 74° 27' 30" West a distance of 72.02 feet to a rebar set on the Easterly sideline of Cosmar Drive; thence turning and running North 15° 34' 16" West a distance of 152.02 feet to a rebar set on the Easterly sideline of Cosmar Drive; thence turning and running North 73° 57' 55" East a distance of 72.05 feet to the point of beginning.

TOGETHER WITH a sewer line easement over Lot 1A as shown on the above referenced plan.

ROBERT ZAMBERMANN
ATTORNEY AT LAW
11 NORTH AVENUE
SAMBORVILLE, NH 03866

019669

RECEIVED
CARROLL COUNTY REGISTRY
2003 SEP 08 PM 2:13
Julian D. Shanks
REGISTER OF DEEDS

019649

180/2

ABOVE SPACE FOR RECORDING

WARRANTY DEED

I, DONALD P. LESPERANCE, SR., a single man, of Rochester, New Hampshire, for consideration paid, grant to DONALD P. LESPERANCE, SR., of 15 Wilson Street, Rochester, New Hampshire 03867 and DONALD P. LESPERANCE, JR., of 100 High Street, Sanbornville, New Hampshire 03872, as joint tenants with rights of survivorship, with WARRANTY COVENANTS, the following described real property situate in the Town of Wakefield, County of Carroll and State of New Hampshire, to wit:

A certain tract or parcel of land, together with the improvements thereon, situate in the Town of Wakefield, County of Carroll and State of New Hampshire and being shown as Lot 1 on plan entitled "Subdivision of Land of Donald P. Lesperance, Sr., Map 30, Lot 1, Cosmar Drive, Wakefield, N.H.", recorded in the Carroll County Registry of Deeds at Plan Book 108, Page 36 being bounded and described as follows:

Beginning at rebar set at land of N.H. Northeast Railroad and running South 15° 34' 05" East a distance of 152.64 feet to a rebar; thence turning and running South 74° 27' 30" West a distance of 72.02 feet to a rebar set on the Easterly side of Cosmar Drive; thence turning and running North 15° 34' 16" West a distance of 152.02 feet to a rebar set on the Easterly side of Cosmar Drive; thence turning and running North 73° 57' 55" East a distance of 72.05 feet to the point of beginning.

TOGETHER WITH a sewer line easement over Lot 1A as shown on the above referenced plan.

ROBERT ZIMMERMAN
ATTORNEY AT LAW
11 NORTH WALK
DANFORTH, NH 03824

BK2203FG0790

30-1

SUBJECT TO the following

1. All notes, encroachments, exceptions, covenants and restrictions as delineated or referred to on plan entitled "Subdivision of Land of Alice B. Martin, Cornnar Drive, Wakefield, N.H." recorded in the Carroll County Registry of Deeds at Plan Book 116, Page 42

2. All reservations, rights of way, easements, restrictions and exceptions as set forth in deed from Boston & Maine Railroad to Clarence O. Martin dated July 5, 1960 and recorded in the Carroll County Registry of Deeds at Book 345, Page 99.

MEANING AND intending to convey a portion of those premises conveyed to Grantor by Warranty Deed of Margaret L. Martin dated January 20, 1996 and recorded in the Carroll County Registry of Deeds at Book 1641, Page 457

IN WITNESS whereof the undersigned has caused these presents to be signed this

18 day of August 2003.

Donald P. Lesperance
DONALD P. LESPERANCE, SR

STATE OF NEW HAMPSHIRE)
COUNTY OF STRAFFORD) SS:

BEFORE ME personally appeared DONALD P. LESPERANCE, SR and he acknowledged that he executed the foregoing instrument as his voluntary act and deed.

Dated this 18TH day of AUG, 2003

John W. Kellogg
John W. Kellogg
2003

This conveyance is exempt from New Hampshire transfer stamps pursuant to RSA 78-B:2(DX)

ROBERT ZIMMERMAN
ATTORNEY AT LAW
11 NORTH MAIN
DANVER, NH 03824



BK2203PC0791

OWNER INFORMATION		SALES HISTORY					
LESPERANCE SR, DONALD P		Date	Book	Page	Type	Price	Grantor
LESPERANCE JR, DONALD P		09/08/2003	2203	790	U I 38		DONALD LESPERANCE SR
15 WILSON STREET		01/22/1996	1641	457	Q 1	55,000	M MARTIN

ROCHESTER, NH 03867

LISTING HISTORY	NOTES
09/01/21 B/LX	WHITE MOBILE HOME NOH 10/05 B/L(OLDPID:000030 000001 000000) 3/08 NO SHED CHK 09 B/L 3/09 NO SHED B/L 3/10 NOH B/L 10/16 SPOKE W/O IN BLDG #2, DNV/DUE TO TENANTS B/L 9/21 NOH B/L
10/27/16 B/L O	
03/18/10 B/LX	
03/30/09 B/LX	
03/14/08 B/LX	
10/19/05 B/LX	
12/21/00 RWO	
11/29/88 TB	

EXTRA FEATURES VALUATION

Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes
MUNICIPAL SOFTWARE BY AVITA									

WAKEFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE	
Year	Building Features
2021	\$ 157,700 \$ 0 \$ 28
Parcel Total: \$ 186	
2022	\$ 157,700 \$ 0 \$ 28
Parcel Total: \$ 186	
2023	\$ 144,900 \$ 0 \$ 54
Parcel Total: \$ 294	

(Card Total: \$ 201,600)

LAND VALUATION

Zone	V/RWS	VILL/RES	W/S	Minimum Acreage	0.50	Minimum Frontage	50	Site	Road	DW	Way	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF	RES			0.251	ac	56,662	E	100	100	100	100		100	56,700	0	N	56,700	
				0.251	ac													

LAST REVALUATION: 2023

Site: AVERAGE Driveway: PAVED Road:

OWNER INFORMATION		SALES HISTORY				
LESPERANCE SR, DONALD P		Date	Book	Page	Type	Price Grantor
LESPERANCE JR, DONALD P		09/08/2003	2203	790	U I 38	DONALD LESPERANCE SR
15 WILSON STREET		01/22/1996	1641	457	Q 1	55,000 M MARTIN

ROCHESTER, NH 03867

LISTING HISTORY

09/01/21	B/LX	WHITE MOBILE HOME NOH 10/05 B/L/OLDPID:000030 000001 000000) 3/08
10/27/16	B/L0	NO SHED CHK 09 B/L 3/09 NO SHED B/L 3/10 NOH B/L 10/16 SPOKE W/O IN
03/18/10	B/LX	BLDG #2. DNV1 DUE TO TENANTS B/L 9/21 NOH B/L
03/30/09	B/LX	
03/14/08	B/LX	
10/19/05	B/LX	
12/21/00	RWO	
11/29/88	TB	

NOTES

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
--------------	-------	----------------	----------	------	------	--------------	-------

MUNICIPAL SOFTWARE BY AVTAL

WAKEFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE		
Year	Building	Features
2021	\$ 157,700	\$ 0
	Parcel Total: \$ 180	
2022	\$ 157,700	\$ 0
	Parcel Total: \$ 180	
2023	\$ 144,900	\$ 0
	Parcel Total: \$ 290	

LAND VALUATION

Zone: V/RWS VILL/RES W/S	Minimum Acreage: 0.50	Minimum Frontage: 50	LAND VALUATION										
Land Type	Units	Base Rate	NC Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	0.251 ac	56,662 E	100	100	100	100		100	56,700	0	N	56,700	
	0.251 ac								56,700			56,700	

(Card Total: \$ 201,600)

Site: AVERAGE Driveway: PAVED Road:

LAST REVALUATION: 2023

OWNER INFORMATION

LESPERANCE SR, DONALD P
 LESPERANCE JR, DONALD P
 15 WILSON STREET
 ROCHESTER, NH 03867

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

NOTES

LAKES REGION DRIVER ED * WAKEFIELD GLASS 2/05 GAR 50% CHK 06 BIL
 NOH 10/05(OLDDPID:0000030 000001 000000) 4/06 GAR 100% 3/10 NOH BIL 10/16
 W/O BIL

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAI

WAKEFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE		
Year	Building	Features
2023	\$ 95,300	\$ 0
Parcel Total:		\$ 294

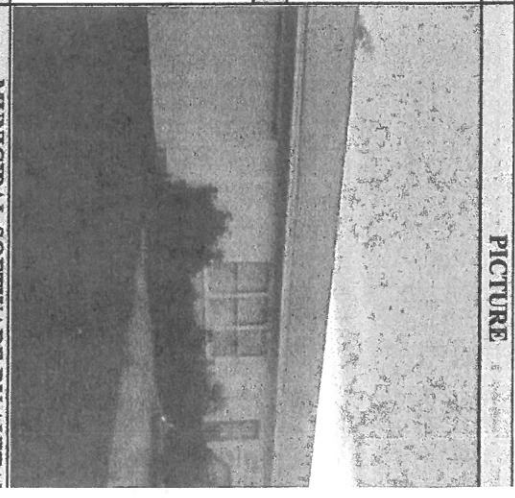
LAND VALUATION

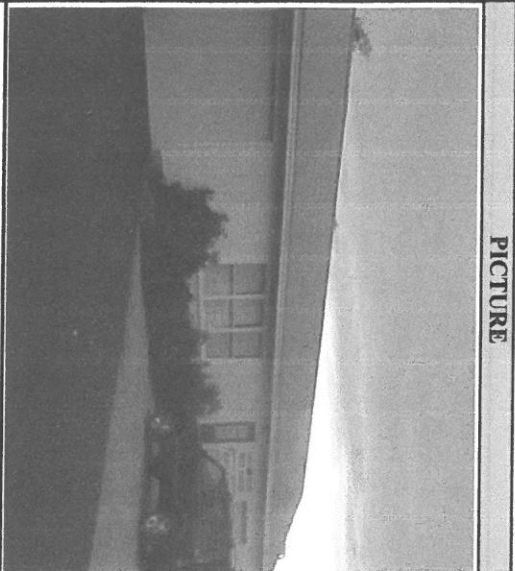
Zone: Minimum Acreage: Minimum Frontage:
 Land Type: 1F RES Neighborhood:

Site: Driveaway: Road:
 Cond Ad Valorem SPI R Tax Value Notes

0 ac

(Card Total: \$ 95,300)
 LAST REVALUATION: 2023





PICTURE

OWNER

LESPERANCE SR, DONALD P
 LESPERANCE JR, DONALD P
 15 WILSON STREET
 ROCHESTER, NH 03867

TAXABLE DISTRICTS

District Percentage
 Water Precinct % 1

BUILDING DETAILS

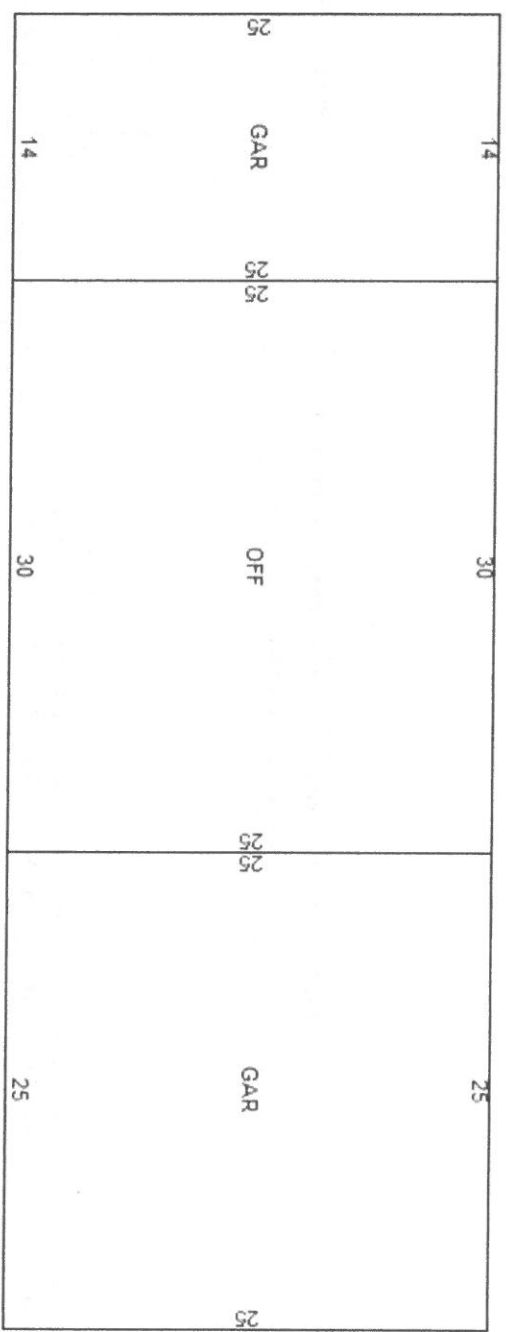
Model: 1.00 STORY FRAME SHOP
 Roof: GABLE HIP/PREFAB METALS
 Ext: PREFAB WD PNL
 Int: DRYWALL
 Floor: CARPET/CONCRETE
 Heat: GAS/CONVECTION
 Bedrooms: Baths: 0.5 Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A0 AVG
 Com. Wall:
 Size Adj: 1.3040 Base Rate: CR
 Bldg. Rate:
 Sq. Foot Cost:

PERMITS

Date Project Type Notes

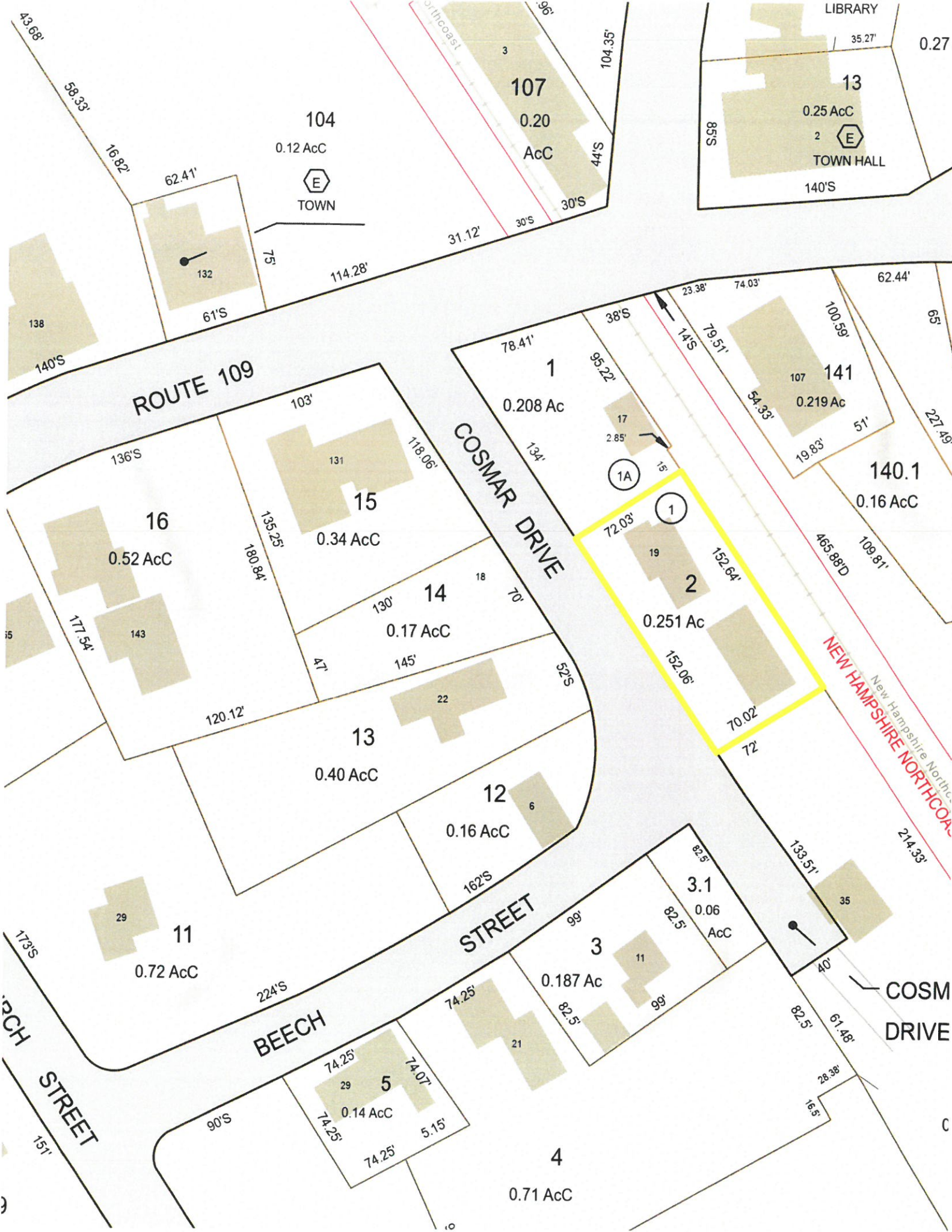
BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.
OFF	OFFICE AREA	750	1.00
GAR	GARAGE	975	0.45
GLA: 750		1,725	



2023 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 12
 Year Built:
 Condition For Age: AVERAGE
 Physical:
 Functional: RR TRACKS
 Economic:
 Temporary:
 Total Depreciation:
 Building Value: \$ 5



ROUTE 109

COSMAR DRIVE

BEECH STREET

ARCH STREET

COSM DRIVE

NEW HAMPSHIRE NORTHCOAST
New Hampshire Northcoast

104
0.12 AcC
TOWN

107
0.20 AcC

LIBRARY
13
0.25 AcC
TOWN HALL

16
0.52 AcC

15
0.34 AcC

14
0.17 AcC

13
0.40 AcC

12
0.16 AcC

11
0.72 AcC

3
0.187 Ac

5
0.14 AcC

4
0.71 AcC

3.1
0.06 AcC

2
0.251 Ac

141
0.219 Ac

140.1
0.16 AcC

132

1A

1

35

0.27 /

C