



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: Would like to operate a home business to include - cutting/sell firewood, welding, car repairs.

\_\_\_\_\_

E. Applicable Zoning Ordinance Provision:

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

Article 23B, Section, E.1 of the Zoning Ordinance.  
Article \_\_\_\_\_, Section, \_\_\_\_\_ of the Zoning Ordinance.

Applicant's Initials: BM Owner's Initials: BM Date: 11-22-23

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:

Hours of operation would be Monday-Friday  
9:30 - 2:00

2. Granting the Variance would not be contrary to the public interest because:

Traffic generated from home business would be minimal, apx. 3 or 4  
times a year a load of logs would be delivered, there would not be  
any signage on the road, there would myself - no other employees.

3. Granting the variance would do substantial justice because:

I am a single Dad w/3 kids & this will allow me  
to support my family.

4. The use is not contrary to the spirit of the ordinance because:

The proposed business is just a small home business operation  
with no future plans to expand operation.

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

This is my means of supporting my family.

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: BM Owner's Initials: BM Date: 11-22-23

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: Byron McAtyff Date 11-22-23

Property Owner's Signature: \_\_\_\_\_ Date \_\_\_\_\_

Agent or Legal Counsel's Signature: \_\_\_\_\_ Date \_\_\_\_\_

Applicant's Initials: Bm Owner's Initials: Bm Date: 11-22-23

**ABUTTERS LIST**

An abutter is defined as any property either directly adjacent to, diagonally across from, or across the street from the property in question.

Applicant's Name: Bryon McHugh Telephone: 603-522-8615

Project Address: 167 Dearborn Rd East Wakefield, NH

List the name and address of each abutter.

It is the applicant's responsibility to ensure that all abutters are listed.

TAX MAP/LOT #	OWNER'S NAME	OWNER'S MAILING ADDRESS
<u>111 009</u>	<u>Slawomir Kociszewski</u>	
<u>111 007</u>	<u>Logan Bowey</u>	
<u>111 028</u>	<u>Lake Forest Resort</u>	<u>PO Box 713 Wolfeboro Falls NH 03896</u>
<u>110 021</u>	<u>Michael Moore</u>	
<u>    </u>	<u>Judy Gaible-Mankus</u>	<u>PO Box 713 Wolfeboro Falls NH 03896</u>
<u>    </u>	<u>David Mankus</u>	<u>PO Box 713 Wolfeboro Falls NH 03896</u>
<u>    </u>	<u>Karen Loverine</u>	<u>39 Brady Circle Manchester NH 03109</u>
<u>    </u>	<u>Ralph Risser</u>	<u>87 Riverview Park Rd Manchester NH 03107</u>
<u>    </u>	<u>Sally Sands</u>	<u>28 Franklin St, Marblehead, MA 01945</u>
<u>111 010</u>	<u>Thomas &amp; Brenda Martin</u>	<u>197 Dearborn Rd East Wakefield NH 03830</u>

(use additional pages if necessary)

Holders of conservation/preservation or other easements to the subject property are as follows:

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_

Person who prepared this list (print name): Amber Marcoux  
Date Prepared: 12/15/23

I hereby certify that all information presented on this form is, to the best of my knowledge, correct.

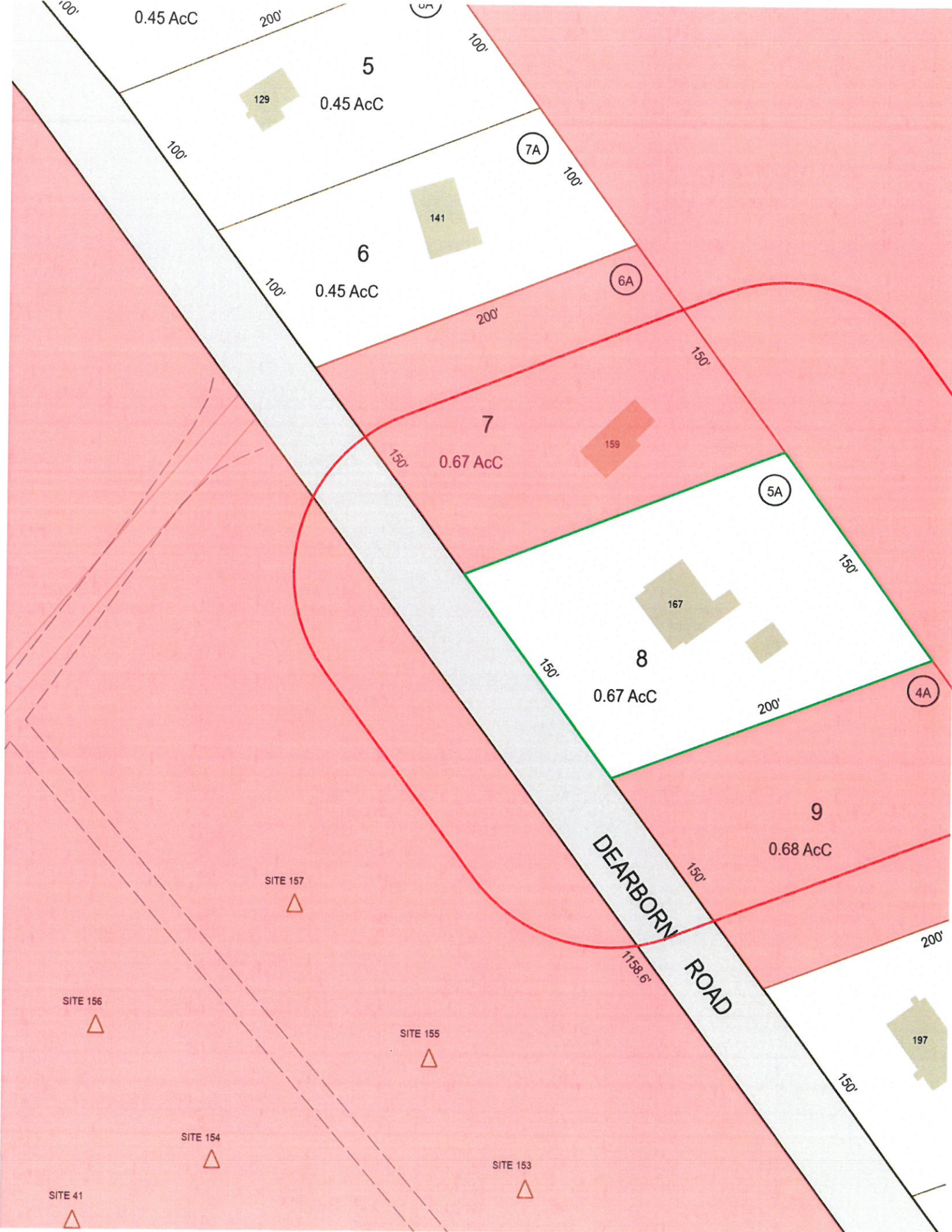
Signature of Preparer \_\_\_\_\_

Signature of Applicant \_\_\_\_\_

Signature of Owner (if different from applicant) Bryon McHugh

Applicant's Initials: Bm Owner's Initials: DM Date: 11.22.23





0.45 AcC

5

0.45 AcC

6

0.45 AcC

7

0.67 AcC

8

0.67 AcC

9

0.68 AcC

DEARBORN ROAD

129

141

159

167

197

SITE 157

SITE 156

SITE 155

SITE 154

SITE 153

SITE 41

7A

6A

5A

4A

111-8V 5

Doc # 0007936 Aug 11, 2016 12:13 PM

Register of Deeds, Carroll County

*Lisa Scott*

**Corrective  
Warranty Deed**

I, **Norma J. Corrow**, a single person of 290 Wadleigh Falls Road #2-211, Newmarket, New Hampshire 03857 for consideration paid, grants to **Bryon M. McHugh** of PO Box 82, East Wakefield, New Hampshire 03830, with **WARRANTY COVENANTS**,

A certain tract or parcel of land located on the Easterly side of the Dearborn Road, so-called, leading from Acton Ridge Road to the Shore of Great East Lake, in the Town of Wakefield, County of Carroll and State of New Hampshire, being bounded and described as follows:

Known as Lot 5A on Plan recorded in the Carroll County Registry of Deeds as Plan 7-60, Page 3 of 3, to which reference may be made for a more particular description.

This is a corrective deed to recite the proper conveyance and legal description of the property from Norma J. Carrow to Bryon M. McHugh, incorrectly described in deed dated and recorded May 13, 2016 and recorded in the Carroll County Registry of Deeds at Book 3261, Page 262.

Through error and inadvertence the deed referenced above, inaccurately described the property as Lot 5A and 6A, additionally the metes and bounds description also in error described Lots 5A and 6A. However, it was the intent of the seller to sell only Lot 5A as shown on Plan 7-60, Page 3 of 3 in the Carroll County Registry of Deeds. Norma J. Corrow did not and does not own Lot 6A therefore she could not and did not convey Lot 6A. We are hereby recording this corrective deed to recite the correct information.

Meaning and intending to convey the same premises conveyed to Norma J. Corrow and Eric J. Corrow, by deed from Darek G. Matczak dated July 1, 2013 and recorded with the Carroll Registry of Deeds on July 1, 2013 at Book 3088, Page 997.

BK 3277 PG 484

Witness my/our hand(s) this 8<sup>th</sup> day of August, 2016

Norma J. Corrow  
Norma J. Corrow

State of New Hampshire  
County of Rockingham

On the 8<sup>th</sup> day of August, 2016, before me, personally appeared, Norma J. Corrow, to me known or proven to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument, by him/her/them executed, to be his/her/their free act and deed.

Sharon Worster  
Notary Public:

My Commission Expires:

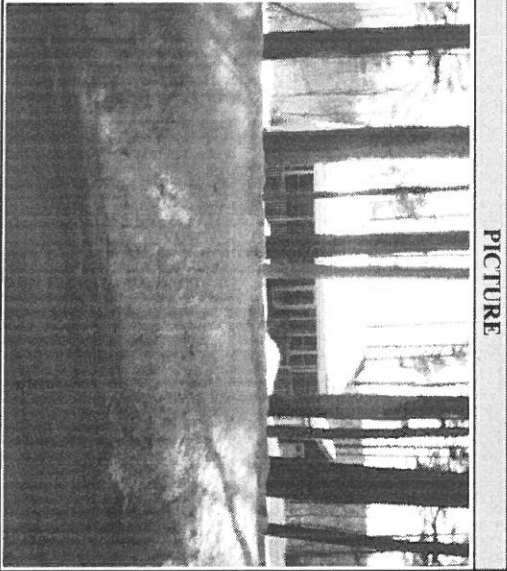


\_\_\_\_\_  
Printed/Typed Name

SEAL

BK 3277PG 485





**OWNER**  
**MCHUGH, BRYON M**  
 PO BOX 82  
 EAST WAKEFIELD, NH 03830

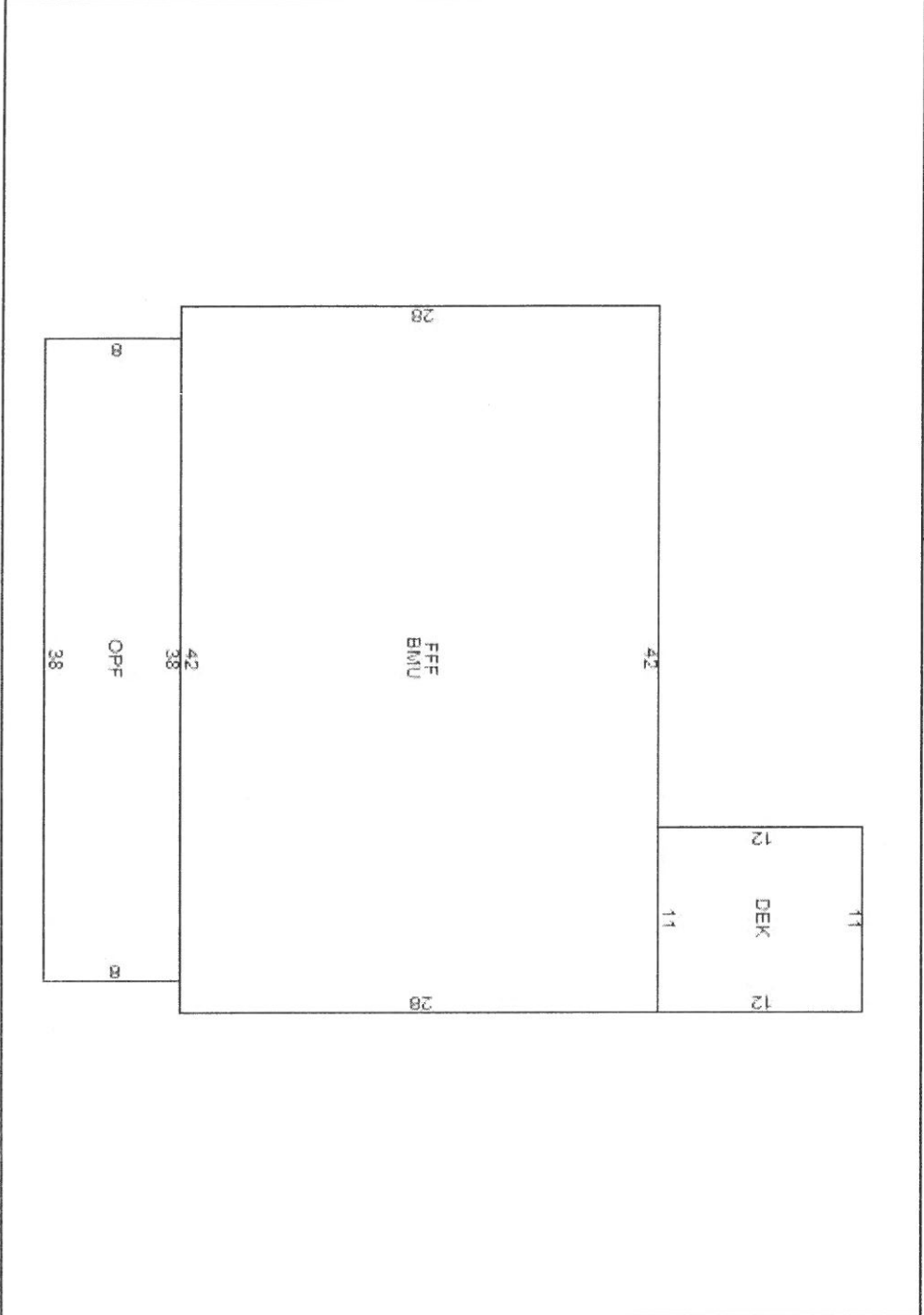
**TAXABLE DISTRICTS**  
 District Percentage

**PERMITS**  
 Date Project Type Notes  
 07/20/07 MANUFACTURED HO 28X42 MODULAR RANCH, 8X42 FARM

**WAKEFIELD BUILDING DETAILS**

Model: 1.00 STORY FRAME RANCH  
 Roof: GABLE HIP/ASPHALT  
 Ext: CLAP BOARD  
 Int: DRYWALL  
 Floor: PINE/SOFT WD  
 Heat: OIL/HOT WATER

Bedrooms: 3 Baths: 1.0 Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: A0 AVG  
 Com. Wall:  
 Size Adj: 1.0120 Base Rate: RSA 195.00  
 Bidg. Rate: 0.9412  
 Sq. Foot Cost: \$ 183.53



**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1176	1.00	1176
BMU	BSMNT	1176	0.15	176
OPF	OPEN PORCH FIN	304	0.25	76
DEK	DECK/ENTRANCE	132	0.10	13
<b>GLA:</b>		<b>1,176</b>		<b>2,788</b>
				<b>1,441</b>

**2023 BASE YEAR BUILDING VALUATION**

Market Cost New: \$ 264,467  
 Year Built: 2007  
 Condition For Age: AVERAGE 10 %  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: 10 %  
 Building Value: \$ 238,000