

Benesh, Frank H

From: frank_benesh@roadrunner.com
Sent: Tuesday, November 19, 2013 1:19 PM
To: Benesh, Frank H
Subject: Fwd: Jackson ZBA - Schoennagel (2013-06)
Attachments: Assessment Card - 41 Switchback Way.pdf; Former Owner Letter.pdf; Floor After Sanding.pdf; Floor Before Sanding.pdf; Photo - Front of House.pdf; Floor Plan.pdf; Schoennagel Email to Attorney Sager.pdf

Begin forwarded message:

From: "Richard D. Sager" <rick@sagerhaskell.com>
Subject: Jackson ZBA - Schoennagel (2013-06)
Date: November 19, 2013 at 9:34:33 AM EST
To: "Frank Benesh" <frank_benesh@roadrunner.com>
Cc: "Info" <info@ammonoosucsurvey.com>, "Ralph Schoennagel" <ralphs@the-beach.net>

Hi Frank,

I like the posting of documents on the Jackson website that are relevant to the various applications. It would be nice if other towns followed suit.

In any event, I attach a number of documents that pertain to this application, and which I will be bringing with me to the hearing. If you wish to post them to the website, feel free.

The photos of a bedroom floor, before sanding the floor and after sanding, as well as the floor plan, are included to show the applicant is indeed renovating the existing structure. Some folks are concerned the applicant seeks to tear down the existing house and replace it with a trophy house, which is clearly not the applicant's intent.

I will also be preparing a proposed ZBA decision for the board's consideration, which I will forward to you today or tomorrow morning.

Rick



Richard D. Sager, Esquire
Sager & Haskell, PLLC



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OWNER INFORMATION		SALES HISTORY					
		Date	Book	Page	Type	Price	Grantor
THORN MOUNTAIN REALTY TRUST C/O J.N. MCLEAN 37 PORTER STREET WENHAM MA 01984							



NOTES
 TRIM NEEDS REPAINTING, OLDER WINDOWS. ROOF APPEARS NEW.-05.

PERMITS			
Date	Permit ID	Permit Type	Notes

EXTRA FEATURES VALUATION						
Feature Type	Units	Length x Width	Size Adjustment	Rate	Condition	Market
SHED WOOD	324	18 x 18	109	7.00	35	865
						900

MUNICIPAL SOFTWARE BY

TAXABLE DISTRICTS	
District	Percentage
Water	% 100

LAND VALUATION											
Land Type	Zone	Units	Base Rate	NC	Adj	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	RURAL	0.450 ac	62,000	E	100	150	93,000	0	N	93,000	USE
		0.450 ac					93,000			93,000	

LISTING HISTORY			
Feb 18, 2005	MVRL	May 12, 2004	EMRM

SUMMARY OF VALUES	
Base Year: 2004	
Building Value:	\$ 163,500
Features Value:	\$ 900
Taxable Land Value:	\$ 93,000

CARD TOTAL	
	\$ 257,400
PARCEL TOTAL	
	\$ 257,400

BUILDING SKETCH

BUILDING DESCRIPTION

1975 GAMBREL

Roof: GAMBREL/ASPHALT

Ext: VINYL SIDING

Int: DRYWALL/WOOD PANEL

Floor: HARDWOOD

Heat: OIL/HOT WATER

A/C: No

Bedrooms: 5 Baths: 3.0 Fixtures:

Base Rate: BRSA \$ 75.00

Com. Wall:

Stories: 2.00 STORY FRAME 0.97

Quality: A0 1.0500 Size Adjust: 0.9029

Building Square Foot Cost: \$ 68.97

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj. Effect.
OPF	OPEN PORCH FIN	276	0.25 69
ATU	ATTIC	504	0.10 50
UFF	UPPER FLR FIN	1070	1.00 1070
SLB	SLB	504	0.00 0
FFF	FST FLR FIN	1434	1.00 1434
BMU	BSMNT	888	0.15 133
		4,676	2,756

BUILDING MARKET COST NEW

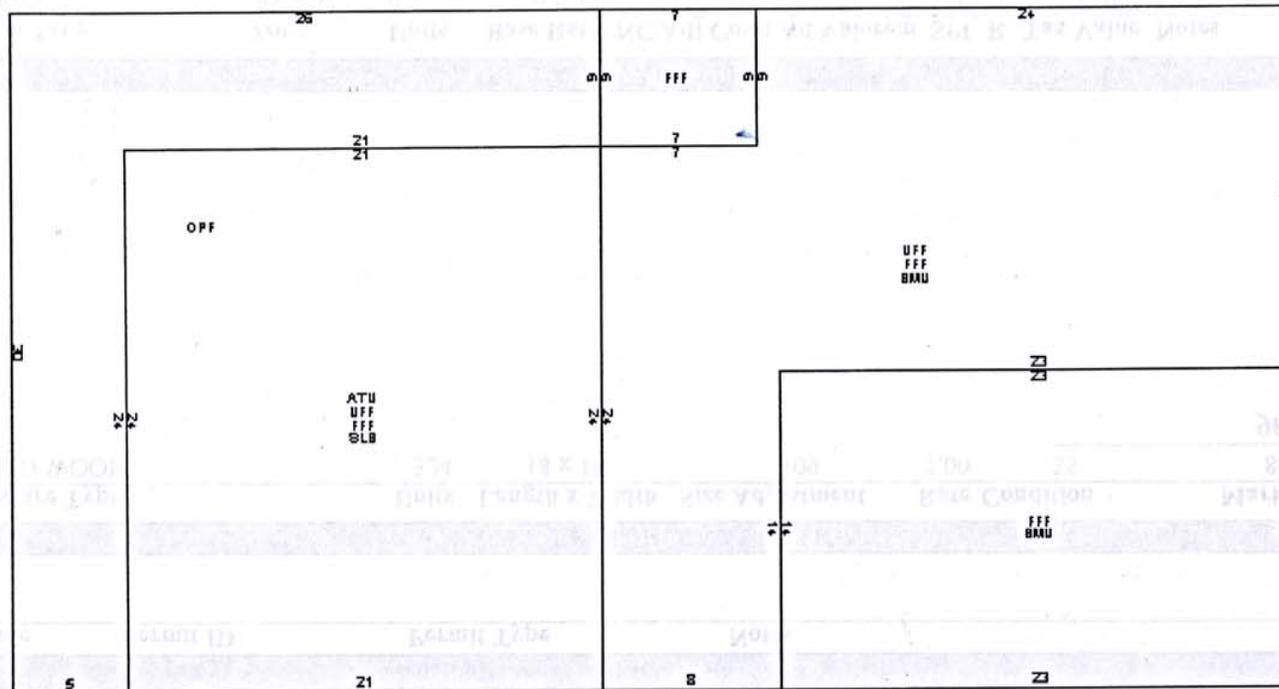
\$ 190,081

DEPRECIATION

Normal:	AVERAGE	13 %
Physical:		
Functional:	WH	1 %
Economic:		
Temporary:		
Total Depreciation:		14 %

BUILDING DEPRECIATED VALUE

\$ 163,500



From: C Elaine Farrugia celainefarrugia@gmail.com
Subject: Map V2 Lot 53
Date: November 13, 2013 at 1:05 PM
To: Selectmen and Zoning Adjustment Board of Jackson N.H

TO WHOM IT MAY CONCERN: I ELAINE SMITH FARRUGIA CERTIFY THAT I RESIDED ALL OF MY CHILDHOOD YEARS (FEB 1934-SEPT 1952) IN THE PROPERTY LISTED ABOVE. IN ALL THOSE YEARS AND UNTIL 1981 OR THEREABOUTS, WHEN MY MOTHER SOLD THE PROPERTY, THERE WERE ALWAYS 6 BEDROOMS, ONE ON THE FIRST FLOOR (MY PARENTS) AND 5 ON THE SECOND FLOOR. ELAINE SMITH FARRUGIA



Robert
Nov 13 2013

I hope this will
be of some help for you.
If you need more
please let me know
we are so pleased
someone will be using
our home property.
Elaine Farrugia

Helping Our Heroes

Elaine Farrugia
156 Anthoine St.
South Portland, ME 04106

SO. MAINE FADC 041

13 NOV 2013 PM 3 L



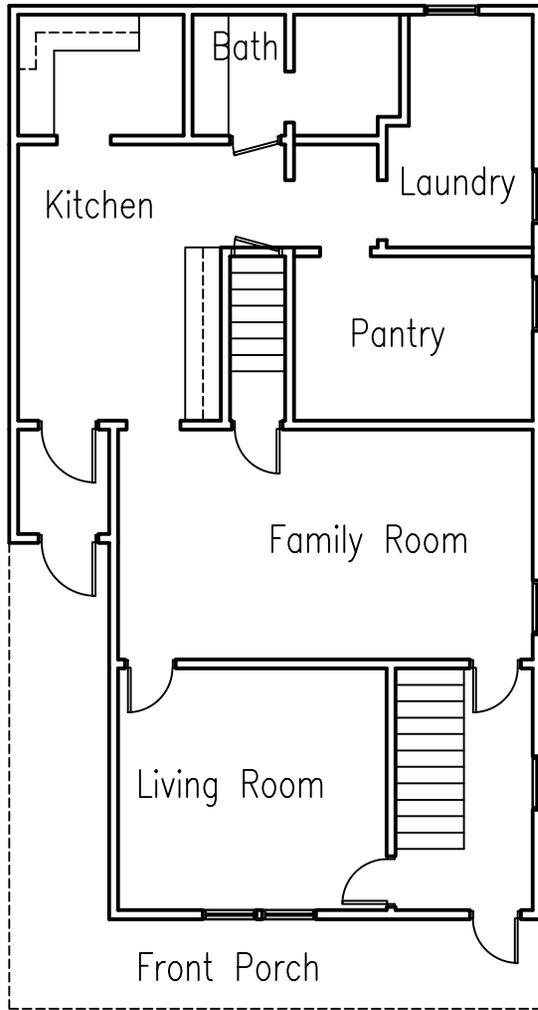
Mr Robert TAPUTO
P.O. Box 1259
Jubak, N.H 03845

03845125959

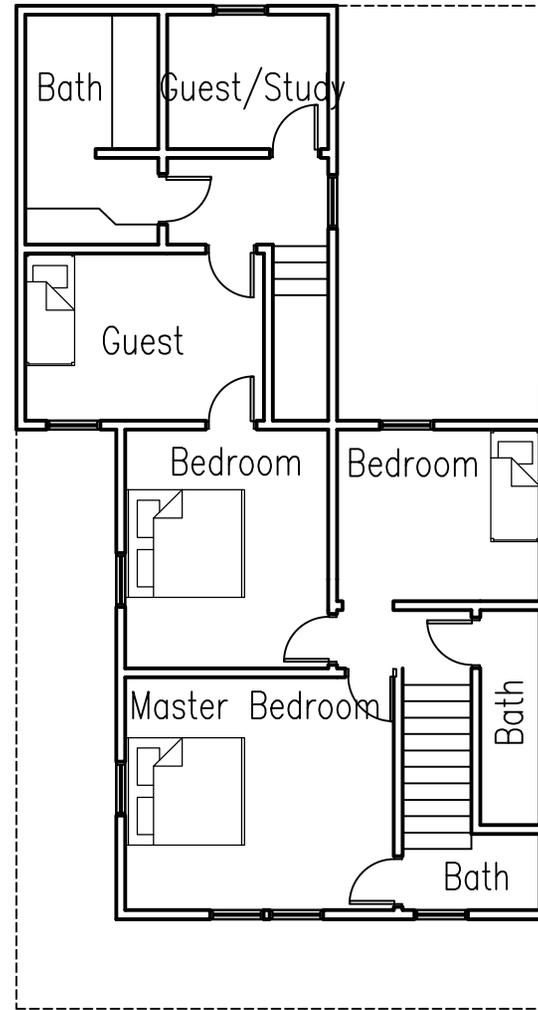








First Floor Plan



2nd Floor Plan

Schoennagel-41 Switchback Way, Jackson, NH 03846



Richard Sager

From: ralphs2112@gmail.com on behalf of Ralph Schoennagel [ralphs@leottadesigners.com]
Sent: Monday, November 18, 2013 11:30 AM
To: Sunset Lodges
Subject: 41 Switchback Way, Jackson NH

Dear Attorney Sager,

I have come to be aware of concerns over my desire to be approved for a five bedroom septic system for the existing house located at 41 Switchback Way in Jackson. The thrust of the concerns stems from the rumor or mistaken belief that I intend to tear down the existing five bedroom house, and replace it with a much larger five bedroom house.

My intention is not to tear down the existing five bedroom house, but rather to renovate and preserve it as a home. However, I also understand my words alone cannot be relied upon by my neighbors who understandably have concerns over preserving the historic charm of the neighborhood.

Therefore, in order to assuage the concerns regarding what my intent may be, I am willing to agree to a condition being placed upon the ZBA's reversal of the code enforcement officer's denial of my permit for a five bedroom system. Specifically, I would agree that if I, or anyone in my chain of title, seeks to substantially or completely demolish and replace the existing home, the ZBA approval would lapse, and I (or anyone in my chain of title) would be required to resubmit an application for a septic system design that would meet all the then-current regulations for the property. However, if the home were to be significantly or partially destroyed by fire or an act of God, I would be permitted to rebuild in kind, provided I (or anyone in my chain of title) met all requirements in effect at that time for effecting repair of damaged or destroyed buildings such as, by way of example, the requirement in Section 2.2.3 of the Jackson Zoning Ordinance that any such replacement structure or repair does not render the structure more non-conforming.

Sincerely,

Ralph Schoennagel
41 Switchback Way

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Ralph Schoennagel
Shareholder and Project Manager
Leotta Designers Inc
305-371-4949 (V) 305-371-2844 (F)
www.leottadesigners.com

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