



TOWN OF JACKSON

OFFICE OF THE SELECTMEN

COPY

May 9, 2019

Pete Stuben LLC
PO Box 1525
North Conway, N.H. 03860

RE: Building Permit Denial Map V9/ Lot 13, 14

Dear Pete

I recently received and reviewed your building permit application for the construction of a 20' x 48' Three bedroom house, to be built on Lot 13 and 14. This is located at 94 Main Street, Jackson, NH. This would be to replace the existing structure on lot 13, that would be taken down. The existing structure has a smaller footprint. The existing and proposed structures are non-conforming. Please see site and building plans. I am denying your building permit according to the zoning rules in the Town of Jackson Zoning Ordinance, Section 4.3.1.2 Setbacks:

4.3.1.2 Setbacks (amended 3/8/2005, 3/10/2015, 3/8/2016)

No building, structure, porch, or portion thereof shall be located on a lot nearer any lot line, year-round stream or body of water than the minimum setback set forth below:

- 1) From the centerline of the traveled way of any public or Private Road: Fifty (50) feet.***
- 2) From any abutter property line, or sideline of any public or private road that does not provide access to the lot: Twenty Five (25) feet.***
- 3) From the near bank of any year-round stream or body of water: Fifty (50) feet.***

Please review the Zoning Ordinance at:

<https://www.jackson-nh.org/board-adjustment/pages/zoning-ordinance>

In issuing the denial of a building permit this presents you with the opportunity to apply to, and seek relief through an application to, the Zoning Board of Adjustment. If you decide to appeal my decision, the application to the Zoning Board of Adjustment must be submitted within thirty days of this notice of denial.

Please contact James Gleason, Chair of the Zoning Board of Adjustment, at 603-383-6666. He would be the person to obtain an application to that Board.

Thank you,

Kevin Bennett
Jackson Building Inspector

Kevin Bennett





TOWN OF JACKSON

OFFICE OF THE SELECTMEN

BUILDING PERMIT APPLICATION

TOWN OF JACKSON

PO Box 268

Jackson, NH 03846

Kevin Bennett / jacksonbuildinginspector@gmail.com

Phone: 603-383-4223 x 112 Fax: 603-383-6980

DATE OF APPLICATION: 4/19/19 PERMIT NUMBER ISSUED (OFFICE USE ONLY): _____

(The Town has 30 days to accept or deny this application from the date of application)

PROPERTY OWNER:

MAP: _____

LOT #

U-913

Name(s):

Pekesuben LLC

dba: Wildcat Inn & Tavern

Property Address:

94 Main St. - Jackson - NH

Mailing Address:

POB 1525 - N. Conway, NH 03860

Email Address:

dunlopstewart@hotmail.com

Phone Number:

603-520-5284

PROJECT (please check all that apply):

☒ New Dwelling ☐ Addition ☐ Remodeling ☐ Alteration ☐ Decks & Porches
☐ Accessory Apartment/ADU ☐ Electrical ☐ Plumbing ☐ Gas ☐ Solar

PROJECT DESCRIPTION:

Demolition of existing Igloo
building and replacement with new
construction.

LOCATION: Village District ☒ Rural Residential District ☐

PROPERTY: In Flood plain:

Yes

or

☒ No

In Wetland:

Yes

or

☒ No

DOES THIS PROPERTY RECEIVE A "CURRENT USE" TAXATION - RSA 79-A?

See RSA Chapter 79-A Current Use Taxation. "Current use" is an assessment of land value for taxation purposes meant to encourage the preservation of open space. Land presently within "current use" cannot be part of the buildable area of the lot unless removed from current use. Yes ☐ No ☒

Explain: _____

SETBACKS: Structure Setback Requirements: 50 feet' from the center line of any public or private road, 25 feet from any abutter property line and 50' from the near bank of any year-round stream or body of water which is a property boundary. Setback requirements may also be affected by Section 5, River Conservation District, of the Zoning Ordinance. The village district has additional requirements that apply along route 16A and for frontage on a road right of way. Please refer to the Zoning Ordinance

****Specify the setback distances:** Facing the road: _____ Back of property: _____
Side of property: _____ Other Side of Property: _____ Length of road frontage: _____

SEPTIC SYSTEMS:

Note: New septic loads may not be added to any existing structure without an approved town and state septic system design.
Septic Approval # _____

NON-CONFORMING LOT SIZE: See Zoning Ordinance Section 6 for Minimum Lot Size requirements.

PLEASE PROVIDE THE FOLLOWING INFORMATION FOR THOSE THAT APPLY:

• **CONTRACTOR/BUILDER (Also List Driveway Contractor here)**

Name: DiFiorio Const. (Joe DiFiorio)
Mailing Address: P.O. Box 1614 N. Con. N. H. 03860
Email Address: jjrc1@roadrunner.com
Phone Number: 603 986-8787 License Number: _____

• **PLUMBER**

Name: Dan Whitehead
Mailing Address: P.O. Box 2070 N. Con. N. H. 03860
Email Address: _____
Phone Number: 603 986 6242 License Number: _____

• **ELECTRICIAN**

Name: Mark Tierney
Mailing Address: _____
Email Address: _____
Phone Number: 857-207-7300 License Number: _____

• **GAS FITTER**

Name: Jeff Montgomery
Mailing Address: _____
Email Address: _____
Phone Number: 603-387-2647 License Number: _____

BUILDING DESCRIPTION: PLEASE COMPLETE THIS SECTION FOR ALL PERMITS

Number of Bedrooms 3 Number of Bathrooms 3

*****Please check the appropriate box that best describes the type of structure, interior finish and fixtures.**

FOUNDATION	INTERIOR	KITCHEN BUILT-INS
CONCRETE	✓ PLASTER	FAN
CONCRETE BLOCK	✓ DRYWALL	FAN & HOOD
STONE/BRICK	PANELING	BUILT-IN RANGE
PIERS/LOOSE STONE	✓ KNOTTY PINE	COUNTERTOP RANGE
CUT STONE	INSULATION BOARD	WALL OVEN
	ROOM DIVIDERS	MICROWAVE
	UNFINISHED	DISHWASHER
BASEMENT	OPEN STUD	DISPOSAL
FULL BASEMENT	SOFTWOOD TRIM	COMPACTOR
PARTIAL BASEMENT	HARDWOOD TRIM	ISLAND / PENINSULA
CRAWL SPACE	✓ ONAMENTAL TRIM	
SLAB	BUILT-INS	VACUUM SYSTEM
RECREATION ROOM	CEILING TILES	SECURITY SYSTEM
FINISHED BASEMENT	SUSPENDED CEILING	
HEATED BASEMENT		
OPEN BSMNT GARAGE	EXTERIOR	INTERCOM
ENCL BSMNT GARAGE	CLAPBOARD	
	WOOD SHINGLE	FLOORS
ELECTRICAL	✓ LOG	DIRT
ROMEX	T-1-11	CONCRETE
BX CABLE	SHAKES	✓ CARPET
KNOB & TUBE	VINYL / ALUMINUM	SOFTWOOD
CONDUIT	BOARD & BATTEN	HARDWOOD
AMPS #	NOVELTY	WIDE PINE
	MASONITE	COMPOSITION
HEATING&AC	✓ ASPHALT SHINGLE	SLATE
HOT WATER	INSUL-BRICK	✓ TILE
STEAM	BRICK VENEER	
HOT AIR	BRICK-ON	PLUMBING
FLOOR/WALL FURNACE	STONE	BATHROOMS# <u>3</u>
GAS FIRED		JETTED TUB
OIL FIRED	ROOFING	SPA/HOT TUB
ELECTR IC	✓ ASPHALT	SAUNA
WOOD/ADD-ON	WOOD SHINGLE	LAUNDRY SINK
ZONES#	SLATE	WATER HEATER
CENTRALAC	METAL	✓ SOLAR WATER HEATER
AC WALL UNITS	TAR & GRAVEL	PLASTIC PIPE
NO CENTRAL HEAT	ROLL	COPPER PIPE
FIREPLACES #	ONDULINE	GALVANIZED PIPE
BASEMENT WOODSTOVE		
EXTRA OPENINGS		
HEARTH		

BUILDING PERMIT FEES FOR NEW CONSTRUCTION & REMODELING:

- ✓ Cost includes materials, labor, site work, septic, electrical, water etc...
(includes everything except the land value)

TOTAL CONSTRUCTION/REMODEL COST \$ 325,000 x .0045 = Permit Fee \$ 1462.50

(There is a \$50.00 Minimum Permit Fee)
Non Refundable Administrative Fee \$ +25.00

TOTAL FEES \$ 1487.50

FOR INDIVIDUAL PERMITS (Non Construction):

Building Permit Renewal Fee - \$25.00

Electrical Permit (Non Construction) - \$35.00

Gas Fitting Permit (Non Construction) - \$35.00

Plumbing Permit (Non Construction) - \$35.00

Sign Permit - \$10.00

All Permits Require a Non Refundable Administrative Fee

TOTAL FEES

\$

PLEASE MAKE CHECK PAYABLE TO THE: **TOWN OF JACKSON**

****Permits are valid for one year from the date of issuance****

Please continue to next page


PLEASE READ, INITIAL & SIGN BELOW

I understand and accept that approval granted by the Town of Jackson, based upon information supplied herein, does not relieve me from having to comply with any Local Ordinances, State or Federal Laws.

I hereby certify that the information herein is true and the above project will be accomplished in accordance with the information submitted. I have read and understand the Town of Jackson Zoning Ordinance as it applies to this project and I understand the Building Inspector will act to enforce both the Zoning Ordinance and the State of New Hampshire Building Code.

I have received and read the Building Permit Instructions and Checklists Packet

Please Initials: SD

Owner(s) Signature:  Date: 4/19/19

Owner(s) Signature: _____ Date: _____

Owner(s) Signature: _____ Date: _____

Building Inspector Approval: _____ Date of Approval: _____

Fire Inspector Approval: _____ Date of Approval: _____