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DEC 31 2024 *ℓ*

Town of Grantham

ZONING BOARD OF ADJUSTMENT
TOWN OF GRANTHAM, NH
300 ROUTE 10 S
GRANTHAM, NH 03753
www.granthamnh.net

Application Fee Schedule and Checklist

- Completed Application
- List of Abutters
- Application fee plus certified postage fees
- 8 copies site plan/building plans – 11"x 17" max.(If applicable)
- 3 sets of mailing labels (Avery 5160)

ZBA OFFICE USE ONLY

Application received 12/31/24 by Initials *ℓ*
Case #ZBA _____ Amount paid \$255.40

ZONING BOARD OF ADJUSTMENT
TOWN OF GRANTHAM, NH
300 ROUTE 10 S
GRANTHAM, NH 03753
(603) 863-6021
www.granthamnh.net

APPLICATION FOR A SPECIAL EXCEPTION

Name of Applicant Marcus Kissam & Sarinis Kissam

Name of Property Owner Marcus Kissam & Sarinis Kissam

Mailing address 95 Silo Lane, Grantham, NH, 03753

Property address 95 Silo Lane, Grantham, NH, 03753

Tax Map and Lot number Tax Map 216, Lot 5 Zone RR2

A Special Exception is requested from Article VIII Section B, H & I of the Grantham Zoning Ordinance to permit:

The conversion of a 1,176-square-foot detached garage into a mother-in-law accessory dwelling unit. This exception is necessary to provide safe, accessible housing for elderly parents who require proximity to family for caregiving, while maintaining their independence.

Please state in writing how your project meets each of the following conditions. The applicant must be prepared to prove the conditions at the public hearing. Please provide any additional information on separate sheets of paper if necessary.

1. The use will not be detrimental to the character or enjoyment of the neighborhood by reason of undue variation or undue violation of the character and kind of the neighborhood.

The proposed ADU aligns with the zoning ordinance's goals by promoting multi-generational living, while preserving the neighborhood's residential character. The conversion would utilize an existing structure and maintain the property's aesthetic.

2. The use will not be injurious, noxious, or offensive and, thus, detrimental to the neighborhood.

The proposed ADU within the existing detached garage will be harmonious and maintain the neighborhood's residential character. With adherence to all safety and building codes, the ADU will have minimal impact on community resources and neighboring properties. In fact, this conversion supports the community's values by allowing for the care of two elderly family members within a safe and comfortable environment, contributing to the overall well-being of the neighborhood.

3. The use will not be contrary to the public health, safety or welfare by reason of undue traffic congestion or hazards, undue risk to life or property, unsanitary or unhealthful emissions or waste disposal, or similar adverse causes or conditions.

The proposed ADU will be within an existing detached garage structure. The conversion will comply with all building codes, safety, public health and welfare regulations.

4. The location and size of the use, the nature and intensity of the operations involved, the size of the site in relation to the proposed use, and the location of the site with respect to the existing or future street giving access to it, shall be such that it will be in harmony with the neighborhood. The location, nature and height of the buildings, walls and fences will not discourage the appropriate development and use of the adjacent land and buildings or impair the value thereof.

The ADU will be located within the existing detached garage, maintaining the existing footprint and minimizing any visual impact on the neighborhood. The conversion will not impede the development or use of adjacent properties. The ADU will not affect the surrounding properties' value or development potential.

5. Operations in connection with such a use shall not be more objectionable to nearby properties by reason of noise, fumes, odor, or vibration than would be the operation of any permitted uses in this district which are not subject to Special Exception procedures.

The ADU will be a residential unit, comparable to that of other existing residential properties in the neighborhood, generating minimal noise, fumes, odor, and vibration.

Applicant Signature *Francis Kissner* *Larvin Kissner*
Property owner signature *Francis Kissner* *Larvin Kissner*
Date 12/31/2024

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ZONING BOARD OF ADJUSTMENT LIST OF ABUTTERS

Property Owner Name and Address
Marcus Kissam & Sarinis Kissam
95 Silo Lane
Grantham, NH, 03753

Applicant/Agent Name and Address
Marcus Kissam & Sarinis Kissam
95 Silo Lane
Grantham, NH, 03753

Please list map and lot reference number in addition to name and mailing address of all abutters.

Tax Map 216, Lot 24 ✓
Darren and Lisa Hadlock
Miller Pond Road, Grantham, NH, 03753

Tax Map 216, Lot 23 ✓
Jack and Dianne Wallace
213 Miller Pond Road, Grantham, NH, 03753

Tax Map 216, Lot 22
Michael and Alissa Gallo ✓
143 Miller Pond Road, Grantham, NH, 03753

Tax Map 216, Lot 21
Beryl Holmes ✓
1269 Route 10 North, Grantham, NH, 03753

Tax Map 216, Lot 6
Trevor Messineo and Katherine Chau-Messineo ✓
96 Silo Lane, Grantham, NH, 03753

Tax Map 216, Lot 7 ✓
Tracey Anderson
90 Silo Lane, Grantham, NH, 03753

Tax Map 216, Lot 8 ✓
Catherine Champagne
19 Rowland Road, Grantham, NH, 03753

Tax Map 216, Lot 3
David and Emily Moynihan ✓
59 Silo Lane, Grantham, NH, 03753

Tax Map 217, Lot 8
Judith Kelley
442 Olde Farms Road, Grantham, NH, 03753



