

NOTICE OF DECISION

**ZONING BOARD OF ADJUSTMENT
SPRINGFIELD, NEW HAMPSHIRE**

You are hereby notified that the appeal of Jane P Handley, Trustee
for a VARIANCE

regarding Article VII Section 7.1 of the zoning ordinance has been **Granted with the below conditions**, by vote of the Springfield Zoning Board of Adjustment.

Conditions:

#1 Driveway must slope to the S/SW.

#2 DES approved silt fencing must be used during construction.

#3 The following items spelled out in the October 19, 2011 letter from Bruce J Parsons Design LLC will be adhered to.

- a. The ridge of the proposed garage runs from the existing main house in a NNE direction. Each eave roof line is to have a 6K gutter pitched towards the SSW or main house at ¼” per foot and be directly attached into a 4” sealed downspout. Each downspout will drain directly into an underground 6” perforated PVC drainage pipe buried below frost in a 12” x12” bed of crushed stone covered in landscape fabric cloth and band run sand and will drain at 1¼” per foot to the SE until it reaches daylight. At the junction of each downspout and the drain pipe there shall be a clean out placed.
- b. The garage slab will be 4” reinforced poured concrete at a minimum 2500 p.s.i sloped from the rear of the building to the front and this slab will be a minimum of 4” below the floor of any adjacent living spaces. There will be no in floor drains installed in the garage. Garage walls and ceilings adjacent to living areas shall be 5/8” fire-resistant Type-X drywall taped and sanded. Any door to living spaces is to be fire rated w/self closer.
- c. In case of a rare overflow of the gutters the ground below each eave should have crushed stone drip edge 8” deep and placed from the edge of the foundation outward 24” and the ground should be naturally pitched form the NW towards the SW for the front and from the NE to the SE fro the rear of the garage.

Chairman, Board of Adjustment

Date

Note: The selectmen, any party to the action or any person directly affected have a right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at (<http://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-LXIV.htm>). This notice has been placed on file and made available for public inspection in the records of the ZBA on (May 5, 2011) and has been published in the (Valley News) on (_____). Copies of this notice have been distributed to:

the applicant, Planning Board, Board of Selectmen, Town Clerk, Property Tax Assessor, and Sullivan County Registry of Deeds.