



Town of Warner Zoning Board of Adjustment
P.O. Box 265
Warner, New Hampshire 03278-0059

APPLICATION FOR APPEAL OF ADMINISTRATIVE DECISION

Town of Warner Zoning Board of Adjustment
Telephone: (603) 456-2298, ext. 7

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

FEES: *

Application Fee: Residential: \$50.00
Commercial: \$100.00

Abutter Notification: ** \$7.00 per abutter
Applicant Notification: \$7.00 per notification

* Fees for publication of the Legal Notice will be invoiced and must be paid prior to starting the hearing
** Please use attached form to list all abutters within 200 feet of the boundaries of the property.

Name of Applicant: Karen Coyne and William Hanson Date: July 21, 2023
Applicant Mailing Address: 120 Willaby Colby Lane

Town: Warner State: NH Zip: 03278

Telephone: Primary (714) 851-7807 Alternate () -

Owner of Property: Leo Storch

Owner Mailing Address: 2 Surrey Lane
Town: Pelham State: NH Zip: 03076

Telephone: Primary (603) 508-9816 Alternate () -

Location & Description of Property:

Map #: 13 Lot #: 19-1 Zoning District: R2

Address:

Relating to the interpretation and enforcement of the provisions of the Zoning Ordinance and of RSA 676:5, what is the decision of the Administrative Officer to be reviewed?

Permit to Build No. 2023-51--to build a new Cape Style house; full dormer on back; 32'x40' house; 18'x20' breeze way; 3-'x30' two car garage on 3 acres property located along the Warner River

Applicant's requested decision or interpretation:

See Attachment A

Article: 1) IV and 2) VI Section: 1) F and 2) C of the Zoning ordinance in question.

Name of Applicant(s): Karen Coyne and William Hanson

Signed: Karen Coyne Date: 7/24/2023

William Hanson Date: 7/24/2023

ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

ATTACHMENT A

Application of Karen Coyne and William Hanson
For Appeal of Administrative Decision
(Town of Warner, NH Building Permit No. 2023-52)
Before the Town of Warner Zoning Board of Adjustments
July 21, 2023

A. Summary of Appeal

Pursuant to Article XVII (B)(1) of the Warner Zoning Ordinance and RSA 674:33, I.a, Karen Coyne and William Hanson of 120 Willaby Colby Lane, Warner, NH 03278 (“Applicants”), request the Zoning Board of Adjustment vacate the decision of the Town of Warner Building Inspector, Thomas Baye, to issue Building Permit No. 2023-51 to Mr. Leo Storch for the construction of “a New Cape Style house; full dormer on back; 32’x40’ house; 18’x20’ breeze way; 30’x30’ 2-car garage.” For reasons set forth below, the issuance of the permit violated multiple sections of the Warner Zoning Ordinance, including: Article IV (F) and (J); Article VI (C)(1)(a) and (b); and Article VI, Table 1.

The property at issue is clearly unbuildable under the Warner Zoning Ordinance and has been since it was subdivided from a larger parcel in 1989. This has been clear on tax assessor cards from the property from at least 2010. The configuration of the Lot 19-a between the Warner River and a public right-of-way (Willaby Colby Lane) creates two major conflicts with the Zoning Ordinance.

First, there is insufficient space to build a home that will maintain a 40’ setback from the front of the house to the road. There is also no way to construct the residence with a 75’ setback from the Warner River. Both setbacks were part of the Warner Zoning Ordinance at the time the property was subdivided in 1989. As such, the property is neither grandfathered nor subject to any statutory or common law vested rights. While shorter setbacks were included in the subdivision map that was recorded, the approval of that map by the Planning Board cannot act as a variance to the Zoning Ordinance. Only this body has authority to consider issuing of variance and has never done so for this particular property.

Second, the property does not contain sufficient “buildable area,” which for this lot must be at least two acres. Significantly, the entire property is within the 100-year flood plain as defined by FEMA. Accordingly, the “buildable area” is literally zero, as also documented on tax assessor cards going back to at least 2005.

Finally, in issuing the Building Permit, there is no indication that the Inspector performed a site visit or undertook any analysis to determine if the property contained a lawful building site under the Warner Zoning Ordinance.

For these reasons, the Applicants request that the Board vacate the permit.

B. Subject Property

The property at issue in this appeal is located at 112 Willaby Colby Road, Warner, NH (Map 13, Lot 19-1). The property was originally part of a larger lot (Lot 19) owned by Kenneth and Nancy Anderson. Pursuant to a minor subdivision map application dated March 22, 1989, the Andersons sought to create two parcels. A larger one, which already had a house constructed on it, and a smaller 3-acre lot to the west of Lot 19.

The Town of Warner Planning Board accepted the application, and it was approved on May 1, 1989. A June 7, 1989 memorandum to the property owner from the Secretary of the Planning Board noted “conditions for approval:”

1. A 50’ setback along the full frontage of the Warner River stating that cutting standards required by State RSA 224:44-b and pertinent local regulations must be adhered to in this area.
2. A housing envelope restricting construction of housing to the southern most area of the lot, contained within 30’ roadway setback and 50’ of the river.
3. State subdivision approval number.

The approved subdivision plan was recorded on November 28, 1989.

By Warranty Deed dated March 29, 1991 (recorded April 2, 1991), the Andersons transferred ownership in Lot 19-a to Brian McGuire. This transfer was subject to right-of-way for pedestrian passage over the easterly portion of the premises as described in the Deed dated November 5, 1980.

By Warranty Deed dated October 14, 1993 (recorded October 18, 1993), Mr. McGuire transferred ownership of Lot 19-a to Leo and Janice Storch. This transfer was subject to right-of-way for pedestrian passage over the easterly portion of the premises as described in the Deed dated November 5, 1980.

On behalf of the Storchs, Douglas Sweet of Bristol, Sweet & Associates, Inc. (Land Surveyors & Civil Engineers), made inquiries with the Town of Warner regarding the current setbacks for the property. In a letter dated July 12, 1993, Mr. Sweet stated that he spoke to Jean MacAllister, a member of the Warner Planning Board. Ms. MacAllister told him that the building setbacks for the R2 District (25’ sideline and 40’ front) were in effect at the time of this subdivision, but do not apply. She further indicated the same for the 75’ setback from the river. According to Ms. MacAllister, the Board was aware of the lot shape, and decided, **for this case only**, to use the old setbacks. Using this information, Mr. Sweet opined the lot had sufficient room to place a house.

By Warranty Deed dated August 9, 2005 (recorded August 11, 1995), the Storchs’ transferred ownership in Lot 19-a to Leo J. Storch and Janice M. Storch, as Trustees of the Leo and Janice Storch Revocable Trust. This transfer was subject to right-of-way for

pedestrian passage over the easterly portion of the premises as described in the Deed dated November 5, 1980.

The Storchs applied for a building permit on March 21, 2023. The Permit was issued, with no apparent site visit or analysis, on June 21, 2023.

C. Legal Analysis & Interpretation

1. The Lot, as currently configured, is unbuildable under the Warner Zoning Ordinance.

It is not in dispute that the Lot 19-a configuration is such that construction of a home on the property would not comply with existing setback and minimum buildable area requirements of the Warner Zoning Ordinance. That the lot is “unbuildable” has been consistently noted on tax assessment cards for the property since 2010. On the tax cards, the property is both listed to be in a “floodplain,” which essentially reduces the lot’s buildable area to zero, and as “LAND = UNBUILDABLE, WOODED, SLOPES.”

It is important to note that the status of the property has ramifications on other property owners, including the Applicants. Those purchasing property abutting and nearby property have, for at least the past decade, relied upon the zoning ordinance and tax cards to make informed decisions as to whether Lot 19-1 would be buildable or would remain *de facto* open space. This is significant, as a Town site inspection of the property in 1989 noted “that the entire parcel has a special beauty” and that “canoeists and kayakers frequent the area.”

2. The Warner Planning Board has no legal authority to amend or waive town zoning requirements in approving a subdivision plan; Lot 19-1 remains subject to the setback and other restrictions of the zoning ordinance.

Under state law, a town’s legislative body, in this case the Select Board, has authority to adopt or amend a zoning ordinance. RSA 674:18. Under state law, this body—the Zoning Board of Adjustment—has sole authority to issue a variance from the terms of the zoning ordinance. RSA 674:33. In addition to adopting master plans, a local Planning Board has authority to approve subdivision plans. RSA 674:35. In doing so, the Planning Board may prescribe minimum area of lots “**so as to assure conformance with local zoning ordinances** . . .” RSA 674:36, II.i (emphasis added).

In approving the Andersons’ 1989 subdivision map application, the Planning Board would have exceeded its authority if the conditions set forth in the approval memorandum amounted to a variance from the then existing setback provisions and other requirements of the Warner Zoning Ordinance. It is not in dispute that at the time of the subdivision plan approval in 1989 the applicable setbacks were 40’ from the front of the property and 75’ from the Warner River. Accordingly, if the conditions in the approval are intended to be variances from these setbacks, they do not have any legal effect. Any variances from the setback provisions or other requirements of the zoning ordinance that would be needed to

construct a home on this otherwise “unbuildable lot” can only be obtained, if at all, through the variance provisions laid out in Article XVII.

However, a careful reading of the notes attached to the approved and recorded subdivision makes it clear that the conditions were not variances, and requirements in the town zoning ordinance were intended to still apply. Specifically, Note 11 on the plan clearly states: “BUILDING CONSTRUCTION TO BE RESTRICTED TO LAND WITHIN 30’ ROADWAY SETBACK, AND 50’ FEET RIVER SETBACK.” This is a restriction that is contrary to the setback requirements in the zoning ordinance but did not *per se* prohibit future building on the property. To meet this condition, the Storchs would need to seek a variance from this Board under the Zoning Ordinance. They did not seek or obtain one before applying for a building permit. Accordingly, the Town Building Inspector erred in issuing the Permit.

3. If the “Conditions” in the 1989 Approval Memorandum were intended as variances to the Warner Zoning Ordinance, they are also expired under State and Town law.

Article XVII (F) of the Warner Zoning Ordinance states:

Special Exception or Variance Time Limits

1. A Special Exception or Variance approved by the Board will expire after two years from the date of the Board’s decision if the use or construction authorized by the Special Exception or Variance has not commenced. This two-year limit may be extended by the Board for good cause. No Special Exception or Variance will expire until one year after the resolution of an application to the Planning Board filed in reliance on the Special Exception or Variance.

2. If the use or construction authorized by a Special Exception or Variance is abandoned for at least two years, then the Special Exception or Variance cannot be reestablished without a new application and approval by the Board.

RSA 674:33, I-a(a) states:

Variances authorized under paragraph I shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustments for good cause, provided that no such variance shall expire within 6 months after resolution of a planning application filed in reliance upon the variance.

Despite obtaining these “Conditions” as part of their plan, the Andersons did not submit any additional application(s) with the Town or obtain a building permit in reliance on the subdivision plan within 2 years of the plan’s approval. Similarly, the Storchs, who purchased the property in 1993, were aware of the “Conditions” in the 1989 subdivision plan Approval Memorandum but took no action to build on the lot or otherwise preserve

the “Conditions” in the subdivision plan that amount to variances from the Town Zoning Ordinance. Instead, they left the property in its natural state for the next 30 years.

In issuing the Building Permit without first requiring the Storchs to seek additional relief from this Board regarding setbacks and other requirements in the Town Zoning Ordinance, the Town Building Inspector failed to comply with Town and State law. The variances allowed by the “Conditions” in the 1989 Approval Memorandum, even if legal, expired two years after issuance.

4. The Storchs do not have a vested right to build on the property.

RSA 674:39 provides:

I. Every subdivision plat approved by the planning board and properly recorded in the registry of deeds and every site plan approved by the planning board and properly recorded in the registry of deeds, if recording of site plans is required by the planning board or by local regulation, shall be exempt from all subsequent changes in subdivision regulations, site plan review regulations, impact fee ordinances, and zoning ordinances adopted by any city, town, or county in which there are located unincorporated towns or unorganized places, except those regulations and ordinances which expressly protect public health standards, such as water quality and sewage treatment requirements, for a period of 5 years after the date of approval; provided that:

(a) Active and substantial development or building has begun on the site by the owner or the owner's successor in interest in accordance with the approved subdivision plat within 24 months after the date of approval, or in accordance with the terms of the approval, and, if a bond or other security to cover the costs of roads, drains, or sewers is required in connection with such approval, such bond or other security is posted with the city, town, or county in which there are located unincorporated towns or unorganized places, at the time of commencement of such development;

(b) Development remains in full compliance with the public health regulations and ordinances specified in this section; and

(c) At the time of approval and recording, the subdivision plat or site plan conforms to the subdivision regulations, site plan review regulations, and zoning ordinances then in effect at the location of such subdivision plat or site plan.

The Storchs cannot assert a vested right to build under the approved 1989 subdivision map that created Lot 19-a. First, it has been almost 34 years since the subdivision map was approved and recorded. This far exceeds the 5-year statutory limitation that was intended to limit any claim to a common law vested right.

Second, there has been **no** active and substantial development or building on the site since it was subdivided. The Storchs have owned this property for more than 30 years and have invested no funds to develop the land. Instead, they sat on any rights they may have had under RSA 674:39.

Finally, at the time of the subdivision approval in 1989, the subdivision plat did not conform to applicable Warner Zoning Ordinance requirements for the property. Again, the 40' and 75' setbacks, as well as other zoning requirements to be discussed below, were in effect in 1989 and applied to the property.

5. The Building Permit allows for construction of a home on Lot 19-a that will violate several provisions of the Town Zoning Ordinance.

a. Article IV (F)

Article IV (F) provides that:

No permit for the erection, exterior alteration, moving or repair of any building shall be issued until an application has been made for the certificate of zoning compliance, and the certificate shall be issued in conformity with the provisions of this ordinance.

In this case, the Applicants were provided with an opportunity by the Town Administrator to review the permit file for this permit. No application for a certificate of zoning compliance was obtained in the file, and no certificate was issued.

b. Article IV (J).

Article IV (J) provides that

Any lot bordering the Warner River shall have a minimum frontage of 100 feet. All buildings . . . shall be set back a minimum of 75 feet from the Warner River. . . . In addition a minimum of 50 percent of the existing natural vegetation shall remain as a buffer.”

As approved through issuance of the permit, plans for construction provide for a 59-foot setback from the Warner River. There is also no indication on the site plan or in the permitting file of plans to maintain a minimum of 50 percent of the existing natural vegetation between the home and the river. In fact, there is no indication that the Town performed a site inspection to determine existing vegetation before issuance of this permit.

c. Article VI, Medium Density Residential District (R2)

Article VI provides in relevant part: “C. Frontage, lot, and yard requirements:

1. Lots created by Minor Subdivision shall be subject to the following requirements: a. Frontage and minimum Buildable Area: Every lot shall have a minimum frontage of two hundred (200) feet and a minimum Buildable Area of at least two (2) acres, unless the lot is served by a municipal sewer system in which case the frontage shall not be less than one hundred twenty (120) feet and the minimum Buildable Area shall not be less than forty thousand (40,000) square feet. Any lot bordering the shoreline of any public lake or pond shall not have less than one hundred (100) feet of shoreline.

The Zoning Ordinance defines "Buildable Area" to mean "total acreage of the parcel or lot minus the following:

1. Slopes in excess of 25%;
2. Waterways, including streams, rivers, ponds, lakes and other water course or water bodies;
3. Wetlands;
4. Poorly drained or very poorly drained soils as defined by the New Hampshire Department of Environmental Services Water Division;
5. Land within existing highway or utility rights of way;
6. Land within a 100-year floodplain or floodway as determined by the Federal Emergency Management Agency;
7. Areas which are subject to an easement or a right of way that limits building or development, in favor of the Town, County, State, or Federal Government, or any third party.

The permit was issued for construction of a home in a the R2 District. As previously stated, the permit file contains no site inspection report from the building inspector. There is no written analysis or report determining if there are slopes, wetlands, floodplains, easements, or other conditions on the property that would reduce the buildable area.

The property itself is 3 acres. It is an extremely narrow parcel wedged in between an existing public right-of-way (Wallaby Colby Lane) and the Warner River. **Notably, the entire parcel is in the 100-year floodplain as determined by FEMA and listed on tax cards for the property since 2010. This alone precludes any determination by the Building Inspector or this Board that Lot 19-a has adequate "buildable area" for construction of the home.** In addition, there is an existing easement along the southwesterly boundary of the property allowing private access from neighboring parcels to the Warner River.

Given these facts, which were not assessed before issuing the permit, there is not 2-acres of buildable area on the parcel. This is further evidenced that prior tax assessments on this parcel are clearly marked that the lot is "LAND = UNBUILDABLE, WOODED, SLOPES."

- d. Table 1, Community Services, Essential Services—Requirement for Special Exception in Medium Density Residential District (R2)

On information and belief, Applicants believe that the Storchs intend to use Eversource to provide electrical power to the property, both on a temporary basis during construction and then as a permanent source to power the proposed home. Applicants further believe that Eversource will bring power to the property via above ground transmission lines, set on utility poles.

Utility poles would most likely be classified as “Essential Services” under the Warner Zoning Ordinance. “Essential Services” are defined as “services provided by public utility or government agencies through erection, construction or maintenance of underground or overhead gas, electrical, steam or water transmission and distribution systems, and collection, communications, supply or disposal systems.” Zoning Ordinance, Article III. They include “[f]acilities necessary for the provision of essential services including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith.” *Id.*

Essential Services require a special exception in the R-2 District in which the property is located. *Id.* at Table 1. In order to grant a special exception, the Board must find that the requested use: (1) is listed as a special exception in the Use Table, (2) is “essential or desirable to the public convenience or welfare,” and (3) “will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals or welfare” (there is a fourth requirement, but it is only applicable in the OC-1 and OR-1 Districts). *Id.* at Article XVII, § E(1).

Here, the Storchs have not applied for or obtained a Special Exception for the installation of utility poles to bring power to the property. Even so, the Building Inspector issued the permit and it does not appear to be conditioned on obtaining a Special Exception for Essential Service.

D. List of Exhibits

1. Approved and Filed 1989 Subdivision Map
2. June 7, 1989 “Approval Memo,” Warner Planning Board
3. 1989 Site Inspection Notes
4. July 12, 1993 Bristol, Sweet & Associates, Inc. letter
5. March 21, 2023 Building Permit Application
6. Building Permit 2023-51
7. Tax Assessor Cards, 2010 – 2023
8. FEMA Flood Plain Map

SUBDIVISION PLAN LAND OF KENNETH ANDERSON

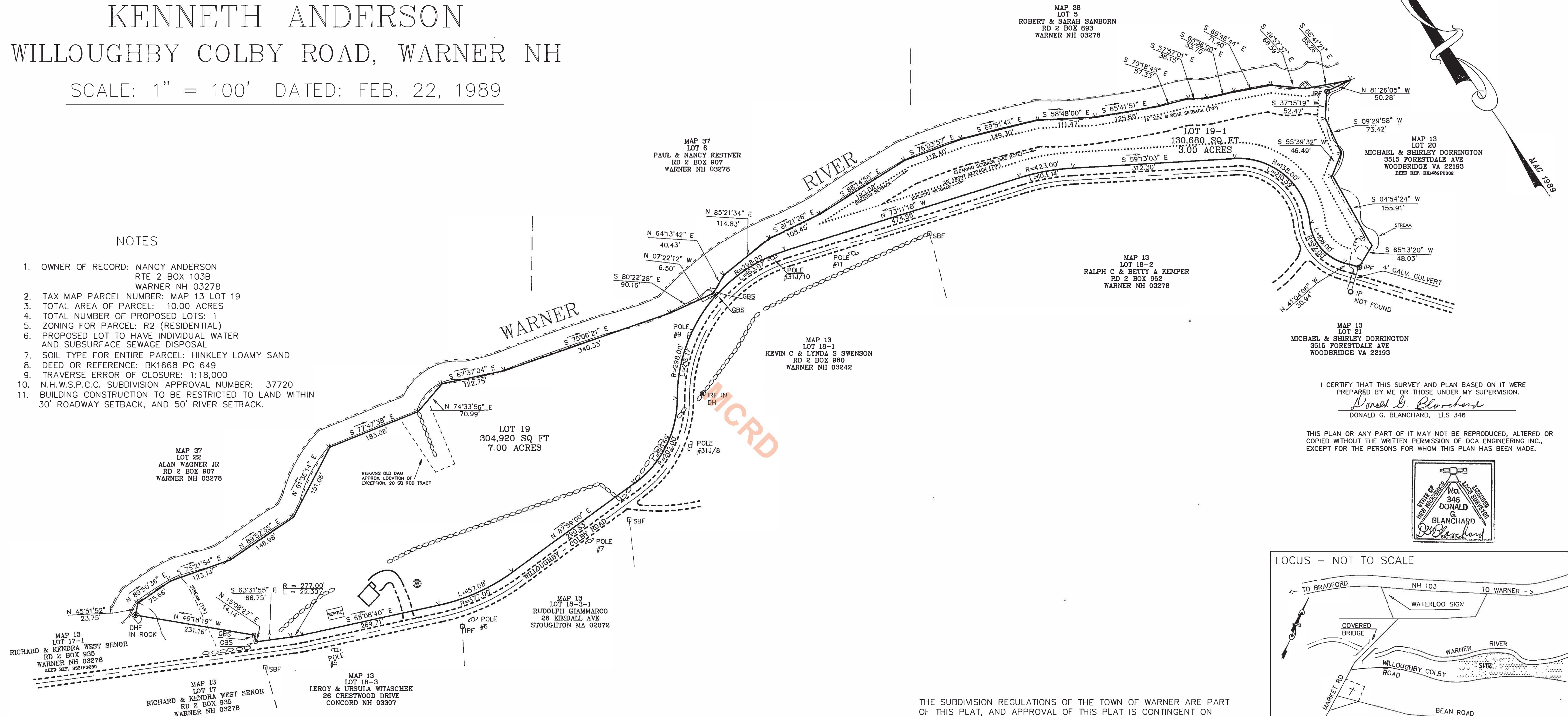
WILLOUGHBY COLBY ROAD, WARNER NH

SCALE: 1" = 100' DATED: FEB. 22, 1989

#11374 Recorded Nov. 28, 12:15 pm, 1989

Attest: *Kadi S. Gray, Registrar*

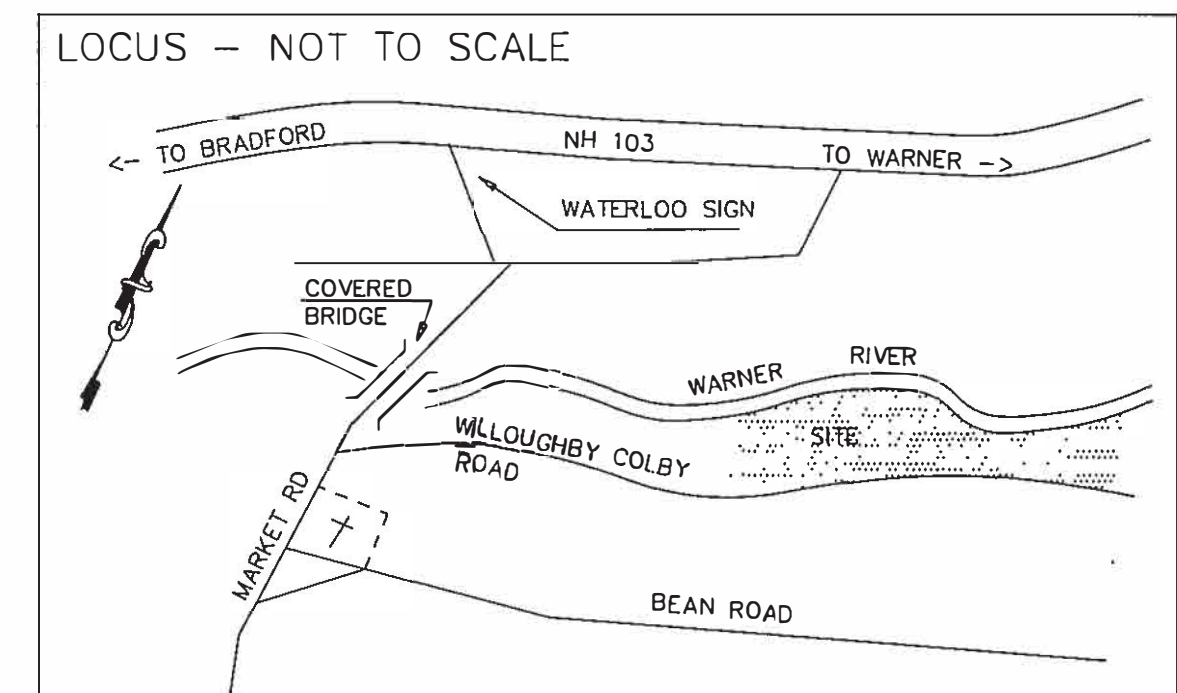
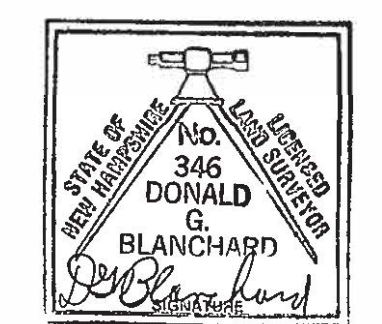
- NOTES**
- OWNER OF RECORD: NANCY ANDERSON
RTE 2 BOX 103B
WARNER NH 03278
 - TAX MAP PARCEL NUMBER: MAP 13 LOT 19
 - TOTAL AREA OF PARCEL: 10.00 ACRES
 - TOTAL NUMBER OF PROPOSED LOTS: 1
 - ZONING FOR PARCEL: R2 (RESIDENTIAL)
 - PROPOSED LOT TO HAVE INDIVIDUAL WATER AND SUBSURFACE SEWAGE DISPOSAL
 - SOIL TYPE FOR ENTIRE PARCEL: HINKLEY LOAMY SAND
 - DEED OR REFERENCE: BK1668 PG 649
 - TRAVERSE ERROR OF CLOSURE: 1:18,000
 - N.H.W.S.P.C.C. SUBDIVISION APPROVAL NUMBER: 37720
 - BUILDING CONSTRUCTION TO BE RESTRICTED TO LAND WITHIN 30' ROADWAY SETBACK, AND 50' RIVER SETBACK.



I CERTIFY THAT THIS SURVEY AND PLAN BASED ON IT WERE PREPARED BY ME OR THOSE UNDER MY SUPERVISION.

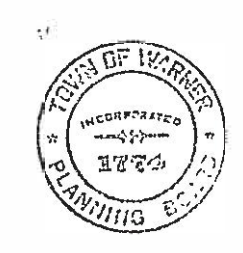
Donald G. Blanchard
DONALD G. BLANCHARD, LLS 346

THIS PLAN OR ANY PART OF IT MAY NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT THE WRITTEN PERMISSION OF DCA ENGINEERING INC., EXCEPT FOR THE PERSONS FOR WHOM THIS PLAN HAS BEEN MADE.



THE SUBDIVISION REGULATIONS OF THE TOWN OF WARNER ARE PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCE OR MODIFICATION MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

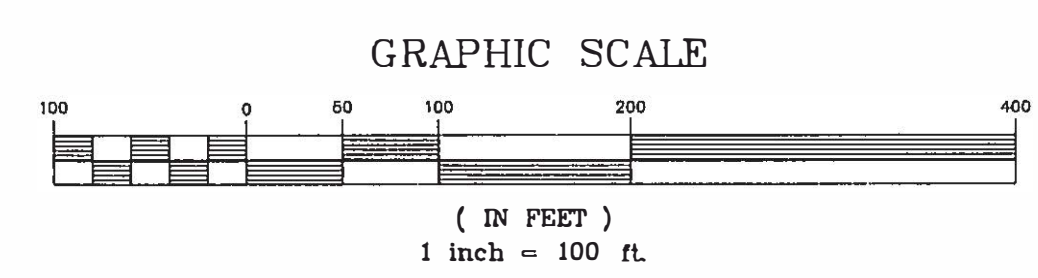
APPROVED *Margaret Spence* DATE 11/8/89
Nancy Anderson
OWNER OF RECORD DATE 11-7-89



DRAWN BY:	TDB	DATE:	2/22/89
CHECKED BY:	DGB	DRAWING NO.:	191-1
JOB NO.:	191-1	SHEET	1 OF 1

NOTE
BEARING AND DISTANCES ALONG RIVER ARE TIES TO THE HIGH WATER LEVEL. BEARING AND DISTANCES ALONG THE BROOK ARE TIES, WITH THE BOUNDARY LINE BEING THE EASTERN EDGE OF THE BROOK.

NO.	DATE	DESCRIPTION	BY
1	8/31/89	ADD MONUMENTS AND CLEARING NOTE	TDB



dca

D. C. A. ENGINEERING, INC.
Civil Engineering
Land Surveying
Land Planning
Construction Management

P.O. Box 955 7 Liberty Hill Road Henniker, NH 03242 (603) 428-3199



TOWN OF WARNER

Warner, New Hampshire 03275

Planning Board

AREA CODE 603 - TELEPHONE 663-3704

MEMO

TO: Kenneth/Nancy Anderson
 FROM: Marjorie Spencer, Secretary to the Planning Board
 DATE: June 7, 1989
 RE: Minor 2 lot subdivision located on Willoughby-Bolby Rd.

The Warner Planning Board has accepted your application for the above described subdivision at its 5/1/89 meeting. Pending no further discussion the Board approved the application at its 6/5/89 meeting. The conditions of the approval are:

Add to maps and mylar:

1. A 50' setback along the full frontage of Warner River stating that cutting standards required by State RSA 224:44-b and pertinent local regulations must be adhered to in this area.
2. A housing envelope restricting construction of housing to the southernmost area of the lot, contained within the 30' roadway setback and the 50' river frontage setback.
3. State subdivision approval number.

Please come to the Planning Board office to have maps and mylar signed and stamped and to settle fees. Office hours are Wednesdays 8 AM - noon or by arrangement.

cc: file

WARDEN PLANNING BOARD 5:30 - 6:15 PM
 SITE VISIT REPORT 5/1/83

K. Anderson Property Willoby Colby Rd.

MEMBERS PRESENT:

George Pelletier, P. Nelson, N. Carlson, A. Chamberlain,
 L. Bean, C. Thibault, Linda Connors
 Mr. & Mrs. Anderson

- Reviewed plans, new copies were presented, forwarded to PBO office.
- Observed existing Anderson house, followed roadway. Mr. Anderson pointed out that the 100 yr flood follows the rivers edge and is so noted on the revised plans.
- Observed the narrowest point in the land where the subdivision line occurs.
- Observed where the road flooded on lot 2 noting the rivers closeness, banks less than 6', an inlet noted.
- Board questioned building restrictions & setbacks for house site along river & flood areas. Need to clarify.
- Observed potential house site as pointed out by Mr. Anderson on Lot 2. Seemed narrow, disturbance to trees would no longer shield the site from the existing house directly across the river.
- Observed the proposed driveway location still to be approved by A. Brown. The location is situated in the ~~lower~~ ^{lower} of the curve, siting seemed restricted.
- Observed a site further along next to the brook that may be better suited for building, was flatter, may disturb fewer trees & nat. vegetation.

- Continued to the end of the property, noting a picturesque brook that crosses the road. Ice & snow were present on the opposite side of the road.
- Entire parcel has a special beauty. Owners stated that canoeists and kayakers frequent the area.
- Returning Mr. Anderson pointed out a low area in the road where A. Brown has requested construction of a berm.
- Applicants are to ~~be~~ ^{have} continued review at the June 5 mtg.

Special concern: Location of driveway may encourage new owner to locate house in the first mentioned site. Should contact A. Brown regarding his criteria for driveway selection & siting.

Submitted and Recorded by:
P. Hulsaw

12 July 1993

Jonice & Leo Storch
2 SURREY LAKE
PELHAM, NH 03076

Re: TAX LOT 113 - 19-1
WILLOUGHBY COLBY ROAD, VERNAR

Dear Mr. & Mrs. Storch,

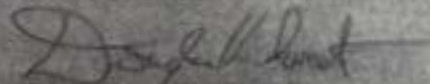
This is to summarize our findings in reviewing the lot shape and current regulations; in particular the setbacks from property lines as pertains to locating a house.

We have reviewed the photographs of topography and plans you sent, including the recorded plan 477,374 (plan "A"), and the sewage disposal system plan (plan "B") just received from Nelson Acquire. Also, I talked with Jean MacAllister, former Planning Board member. Mrs. MacAllister stated that the current town building setbacks for the R-2 district (25' sideline, 40' front yard) were in effect at the time of this subdivision, but do not apply. Nor does the 75' building setback from the Warrant River (see Article IV.11). The Board was aware of the lot shape, and decided, for this case only, to use the old setbacks (35'/30'). She also said that she checked with Donald Carroll, Town Engineer, and he said that the setbacks stated ~~and~~ on the plan govern on this lot. This is corroborated by Mrs. MacAllister's letter of 3/19/93. It is my understanding that this ~~is~~ is except from future town setbacks; it would not be from future state setbacks.

Enclosed is an enlarged (1" = 50') photocopy of a portion of the topographic plan. On it, we have shaded the possible building envelope, and a location of 36' by 60' house. Also, we have superimposed the house and leaching field (sanitary system) from plan "B".

It appears to this office that there is sufficient room on this lot on which to site a house. Please call or write if you have any questions, or we can be of further assistance.

Very truly yours,


Douglas H. Sweet

TOWN OF WARNER - APPLICATION FOR A BUILDING PERMIT

PERMIT # 2023-51 PERMIT FEE 493.20

Zone: R-2 Map 13 Lot 19-1 Flood Plain (Y/N) no Wetland (Y/N) _____
 Current Use (Y/N) N Waterfront/Shelland (Y/N) no

Owners Name: Leo J. Storch Home Phone: 603-592-9814

Mailing Address: 2 Sweeney Lane Pelham, NH 03076

E-911 Address: 112 Wilby Colby Rd.

Contractor's Name: Hopkins Building & Remodeling Co., LLC Phone Number: 603-456-3292

Address: 58 Kearsage Mountain Road Warner, NH 03274

Electrician: Newell Electrical License # 7605M Phone # 603-938-5935

Plumber: Pickman and Sons, Inc. License # 3130 Phone # 603-938-2024

Gas Fitter: Pickman and Sons, Inc. License # GFE0301119 Phone # 603-938-2024

Type of Construction	Proposed Use - New Construction:	Proposed Use - Existing Space:
<input checked="" type="checkbox"/> New Building	<input checked="" type="checkbox"/> Single Family	_____ Finish Upstairs
_____ Addition	_____ Duplex	_____ Finish Basement
_____ Alteration	_____ 3 or more Family	_____ Conversion
_____ Repair/Replacement	_____ Garage/Carport	Other - Specify _____
_____ Foundation Only	_____ Addition - Specify _____	_____
_____ Demolition	_____ Commercial	_____
Other _____	Other _____	_____

Septic Approval
 WSPCC Approval # _____
 If adding bedrooms you must provide approved septic design adequate for # of bedrooms.

Principal Type of Frame
 Masonry
 Woodframe
 _____ Structural Steel
 _____ Reinforced Concrete
 _____ Other _____

Principal Type of Heating
 Gas _____ Oil _____ Electric _____
 Forced: _____ Air Hot Water
 _____ Coal
 _____ Central Air Conditioning
 _____ Other _____

Fireplaces/Chimneys
 Fireplace # 2
 Chimneys # 2
 # of Flues 2
 Masonry # _____
 Metal # 2

New Construction		
Square footage of structure	<u>2312 sq. ft.</u>	<u>2312</u>
Square footage of addition	_____	<u>+ 900</u>
Square footage of garage	<u>900 sq. ft.</u>	<u>3212</u>
Square footage of deck/porches	<u>720 sq. ft.</u>	<u>+ 720</u>
Height of structure	<u>31 ft.</u>	<u>3932</u>
Total # bedrooms	<u>Three</u>	<u>+ .10</u>
Other:	_____	<u>3932.00</u>
		<u>+ 100.00 Ap Fee.</u>
		<u>\$ 493.20</u>

Description of Project (Required): Building a new Cape style house, ~~Foundation~~
~~Foundation~~ full dormer on back. House is 32' x 40', breezeway is
18' x 20', 2-car garage is 30' x 30'.

Owner Release: By signing this application, I understand that the Building Inspector, Code Officer, or other designer of the Board of Selectmen will enter my property as many times as necessary prior to issuance of a Certificate of Occupancy to conduct both announced and unannounced inspections of the property. I also understand that this permit is being issued based on the number of bedrooms stated on this application. I understand that if the number of bedrooms is changed through converted use of a room, I am responsible for obtaining a State approved septic approval (design) for the actual number of bedrooms being used.

Signature of Owner: *Janece M. Storch* Print Name: Janece M. Storch Date: 3/21/2023

Contractor/Owner Release: By signing the Building Permit Application, I certify the following:

1. I have read and understand the Town of Warner's Building Code (and all codes adopted by reference), Zoning Ordinances and Site-Plan Regulations
2. That all construction will be in compliance with the Town of Warner's Building Code (and all codes adopted by reference) and all Ordinances (Zoning, Wireless Telecommunications, Floodplain)
3. That all alterations in construction plans, such as changes to proposed footprint or location of structure shall be approved by the Board of Selectmen, Building Inspector and/or all other necessary parties prior to the start of construction of any changes, and
4. I understand that any violation of the Town of Warner's Building Code (and all codes adopted by reference) and/or Ordinances may result in a Stop Work Order, Court Action, or Civil Penalty (or any combination thereof).

Signed: *Janece M. Storch* (Owner) (Print) Janece M. Storch (Date) 3/21/2023

Signed: *Denis Hamilton* (Contractor) (Print) Denis Hamilton (Date) 03/21/2023

Special Conditions: _____

Approved by the Building Inspector: *Thomas M. Byrne* Date: 6/12/23

Approved by the Board of Selectmen: *[Signature]* Date: 6/26/23
[Signature] Date: 6/2/23

Certificate of Occupancy: Required Not Required

Please return this permit and accompanying sketches with appropriate fees to the Selectmen's office. Regular hours are Monday - Thursday 8:00 a.m. - 4:00 p.m. For questions you may call 603-456-2298 ext. 1. Mailing address is PO Box 265 (5 East Main St.), Warner, NH 03278

6/22/23 D. Hamilton Picked Up.

TOWN OF WARNER, NH

PERMIT TO BUILD



Permit #: 2023-51

Map 13 Lot 19-1

Issue Date: 6-21-2023

Physical Address: 112 Willaby Colby Rd

This certifies that Leo Storch has permission to:
build a New Cape Style house; full dormer on back;
32' x 40' house; 18' x 20' Breeze Way; 30' x 30' 2-car
garage

Provided that the person accepting this permit shall in every respect conform to the terms of the application on file with the Town of Warner, and the provisions of The Town of Warner Building Code.

Tom Baye
 Building Inspector

(603) 848-5750 (Call or Text)

TO BE POSTED IN FULL VIEW AT BUILDING

Permission is valid for 12 months from Date of Issue
 After issuance of the building permit, construction must be started
 within six months and the exterior completed within two years.

MAP-13 BLOCK 19 LOT 1

RESIDENTIAL & AGRICULTURAL
PROPERTY ASSESSMENT RECORD

TOWN OF *Willie Ruby Kelly*
Wanna Rd.

NAME	Transfers			PHOTOGRAPH	Card No.	of
	Date	Book	Page			
3 <i>Storch Leo</i>						
2 <i>McGinnis, Brian G.</i>	4-1-91	1856	1402			
1 <i>Anderson, Nancy</i> <i>subdivided 1989</i>	8-87	1668	0649			

DATE LISTED	UTILITIES		ROAD		TOPOGRAPHY		COMPARABLES	
	Electricity	Well	Paved	Gravel	Above Grade	Below Grade	Sale Number	
APPRaiser	Spring	Artesian Well	Dirt	Path	Level	Rolling	2	3
APPRaisal/DATE	Water Conn.	Septic Tank	Sidewalk		Steep		4	5
OWNER INITIAL	Sewer Conn.	Cess Pool	Street Lights		Ledge		6	

SITE IMPROV. ANALYSIS (±\$)			Remarks or Computations	SUMMARY OF VALUE	
Public Water					19 <u>90</u>
Public Sewer					Bldg.
Drilled Well				Land 7874	Total
Dug Well				Bldg.	19
Septic System				Total 7874	Land
Cess Pool				19 <u>57</u>	Bldg.
Black Top Drive				Land	Total
Gravel Drive				Bldg.	
Landscape				Total	
Other					
Total Site Improv.					

*No further sub
due to zoning 1990
1991-25000.*

LAND CODE	LAND DESCRIPTION	ZONING	DIST	FRONTAGE	DEPTH	TOTAL LAND UNITS	UNIT TYPE	UNIT PRICE	INFLU. FACTOR	S. FACTOR	COND. FACTOR	NOTES AND OTHER ADJUST.	TOTAL ADJUST.	ADJUSTED UNIT PRICE	LAND VALUE
												SPECIAL LAND CALC.			
		R-2				43560	SF	23	80	95	80		64	115	6534
						2.0	AC	1000			70	<i>topo</i>	67	670	1340
TOTAL AREA						3.0	AC								7874
															MARKET VALUE

MAP: 13 LOT: 19-1 ACCT.:

PROPERTY ASSESSMENT RECORD

TOWN: Warner

OWNER'S NAME & ADDRESS		TRANSFER INFORMATION		L10 Willoughby Colby Lane				CARD # 1 OF 1				
MAP=13 LOT=019-1		SALE DATE		UP DIRT RD				SUMMARY OF ASSESSMENTS				
MCGUIRE, BRIAN 219 TAYLOR STREET MANCHESTER NH		SALE PRICE						19 _____				
		BOOK PAGE						Land: 24800				
								Bldg.: _____				
A# 002030 M# 13 L# 019-1		SALE DATE					Total: 24800 ✓					
STORCH, LEO & JANICE		32.200					19 _____					
2 SURREY LANE		BOOK PAGE					Land: _____					
PELHAM NH 03076		1934 0124					Bldg.: _____					
		SALE DATE					Total: _____					
		SALE PRICE					19 _____					
		BOOK PAGE					Land: _____					
							Bldg.: _____					
				UTILITIES		ROAD CONDITION		MARKET ADJUSTMENT				
				ELECTRICITY		PAVED		FAILS TO COMPLY				
				WELL		GRAVEL		CONTROLLED ACCESS				
				SPRING		SEASONAL		RIGHT OF WAY				
				ARTESIAN WELL		CLASS 6		TRANS. LINE				
				WATER CONN.		LAND INFORMATION FROM TAX MAP OR, SURVEY <input type="checkbox"/> DEED <input type="checkbox"/>		ROAD CONDITION				
				SEPTIC TANK				SHAPE (D) ✓				
				SEWER CONN.				ACCESS				
				HOLDING TANK				RIVER/BLOCK (2) ✓				
FIGURED FRONT	AVERAGE DEPTH	UNIT PRICE	DEPTH ADJ.	FR. FOOT PRICE	BASIC VALUE	TOPO ADJ.	EXCESS ADJ.	UNDEV. ADJ.	MKT. ADJ. (1)(2)	APPRaised VALUE	DATE LISTED	12/22/93
			X			X	X	X	X	-	APPRaiser	
			X			X	X	X	X		PRICER	REVIEWER
			X			X	X	X	X		REMARKS OR COMPUTATIONS	
HOME SITE	1		-	-	30000	X 80	X -	X 70	X 1.35	22700		
REAR ACREAGE CLASSIFICATION	# OF ACRES	UNIT PRICE		BASIC VALUE	TOPO ADJ.	EXCESS ADJ.	UNDEV. ADJ.	MKT. ADJ.				
FRONT ACRES	1									ABOVE		
REAR ACRES	F 2	1500		3000	-	-	-	X 70		2100		
REAR ACRES								X				
REAR ACRES								X				
TOTAL ACRES	3		AVG. LOT SIZE: FRONT: DEPTH:									
DEPARTMENT OF REVENUE ADMINISTRATION PROPERTY APPRAISAL DIVISION						UTILITIES (W + S)		-				
MANUAL USED 19 _____ PA-1						TOTAL LAND VALUE		24800				
											Total: _____	
											Land: _____	
											Bldg.: _____	
											Total: _____	
											Land: _____	
											Bldg.: _____	
											Total: _____	

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 001699

Printed 05/15/2023 Card No. 1 of 1

PARCEL NUMBER
13-019-1
Parent Parcel Number

STORCH REVOCABLE TRUST, LEO & JANICE
LEO & JANICE STORCH, TRUSTEE
2 SURREY LANE
PELHAM, NH 03076

TRANSFER OF OWNERSHIP

Date		
08/11/2005	STORCH, LEO & JANICE	\$0
	Bk/Pg: 2809, 69	

Property Address
WILLABY COLBY LANE

Neighborhood
15 NEIGHBORHOOD #15

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2005	04/01/2010	04/01/2015	04/01/2015	04/01/2020	04/01/2020	Worksheet
Reason for Change	2005 Update	2010 Reval	2015 PRELIM	2015 Reval	2020 Prelim	2020 Reval	
VALUATION	L 39130	15250	18000	18000	14000	14000	14000
Market	B 0	0	0	0	0	0	0
	T 39130	15250	18000	18000	14000	14000	14000
Site Description	VALUATION	L 39130	15250	18000	18000	14000	14000
Topography:	Assessed/Use	B 0	0	0	0	0	0
	T 39130	15250	18000	18000	14000	14000	14000

Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road:	Rating	Measured	Table	Prod. Factor				Influence	Value
Neighborhood:	Soil ID	Acreage	-or-	-or-	Base	Adjusted	Extended	Factor	
	-or-	-or-	Effective	Depth	Rate	Rate	Value		
	Actual	Effective	Depth	Square					
	Frontage	Frontage	Depth	Feet					
Zoning:									
R2-Med Density Res	1 Homesite Vacant	2.0000		1.00	25000.03	25000.03	50000 1	-75%	12500
Legal Acres:	2 EXCESS REAR	1.0000		1.00	1500.00	1500.00	1500		1500
3.0000									

FLD: ***FLOODPLAIN***
L: LAND = UNBUILDABLE, WOODED, SLOPES

Supplemental Cards

Supplemental Cards

MEASURED ACREAGE 3.0000

TRUE TAX VALUE 14000

Supplemental Cards
TOTAL LAND VALUE

14000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 13-019-1
Parent Parcel Number

Property Address WILLABY COLBY LANE

Neighborhood 15 NEIGHBORHOOD #15

Property Class 100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

OWNERSHIP

STORCH REVOCABLE TRUST, LEO & JANICE
LEO & JANICE STORCH, TRUSTEE
2 SURREY LANE
PELHAM, NH 03076

Tax ID 001699

TRANSFER OF OWNERSHIP

Printed 09/29/2021 Card No. 1 of 1

Date 08/11/2005 STORCH, LEO & JANICE \$0
Bk/Pg: 2809, 69

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, 2005 Update, 2010 Reval, 2015 PRELIM, 2015 Reval, 2020 Prelim, 2020 Reval, Worksheet. Rows include VALUATION and Market for L, B, and T categories.

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Zoning (R2-Med Density Res) and Legal Acres.

FLD: ***FLOODPLAIN***
L: LAND = UNBUILDABLE, WOODED, SLOPES

Supplemental Cards

MEASURED ACREAGE 3.0000

Supplemental Cards

TRUE TAX VALUE 14000

Supplemental Cards
TOTAL LAND VALUE

14000

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 001699

Printed 06/28/2021 Card No. 1 of 1

PARCEL NUMBER
13-019-1
Parent Parcel Number

STORCH REVOCABLE TRUST, LEO & JANICE
LEO & JANICE STORCH, TRUSTEE
2 SURREY LANE
PELHAM, NH 03076

TRANSFER OF OWNERSHIP

Date
08/11/2005 STORCH, LEO & JANICE \$0
Bk/Pg: 2809, 69

Property Address
WILLABY COLBY LANE
Neighborhood
15 NEIGHBORHOOD #15

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2005	04/01/2010	04/01/2015	04/01/2015	04/01/2020	04/01/2020	Worksheet
Reason for Change	2005 Update	2010 Reval	2015 PRELIM	2015 Reval	2020 Prelim	2020 Reval	
VALUATION	L 39130	15250	18000	18000	14000	14000	14000
Market	B 0	0	0	0	0	0	0
	T 39130	15250	18000	18000	14000	14000	14000
VALUATION	L 39130	15250	18000	18000	14000	14000	14000
Assessed/Use	B 0	0	0	0	0	0	0
	T 39130	15250	18000	18000	14000	14000	14000

Site Description
Topography:
Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road:	Rating Soil ID	Measured Acreage	Table	Prod. Factor -or- Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Neighborhood:			Effective Depth	-or- Square Feet					
Zoning:	1 Homesite Vacant	2.0000		1.00	25000.03	25000.03	50000 1	-75%	12500
R2-Med Density Res	2 EXCESS REAR	1.0000		1.00	1500.00	1500.00	1500		1500
Legal Acres: 3.0000									

FLD: ***FLOODPLAIN***
L: LAND = UNBUILDABLE, WOODED, SLOPES

Supplemental Cards
MEASURED ACREAGE 3.0000

Supplemental Cards
TRUE TAX VALUE 14000

Supplemental Cards
TOTAL LAND VALUE 14000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
13-019-1
Parent Parcel Number

Property Address
WILLABY COLBY LANE

Neighborhood
15 NEIGHBORHOOD #15

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

OWNERSHIP

STORCH REVOCABLE TRUST, LEO & JANICE
LEO & JANICE STORCH, TRUSTEE
2 SURREY LANE
PELHAM, NH 03076

Tax ID 001699

TRANSFER OF OWNERSHIP

Printed 11/30/2020 Card No. 1 of 1

Date

08/11/2005 STORCH, LEO & JANICE \$0
Bk/Pg: 2809, 69

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2005	04/01/2010	04/01/2015	04/01/2015	04/01/2020	04/01/2020	Worksheet
Reason for Change	2005 Update	2010 Reval	2015 PRELIM	2015 Reval	2020 Prelim	2020 Reval	
VALUATION	L 39130	15250	18000	18000	14000	14000	14000
Market	B 0	0	0	0	0	0	0
	T 39130	15250	18000	18000	14000	14000	14000
VALUATION	L 39130	15250	18000	18000	14000	14000	14000
Assessed/Use	B 0	0	0	0	0	0	0
	T 39130	15250	18000	18000	14000	14000	14000

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:
R2-Med Density Res
Legal Acres:
3.0000

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Homesite Vacant		2.0000		1.00	25000.03	25000.03	50000	1 -75%	12500
2 EXCESS REAR		1.0000		1.00	1500.00	1500.00	1500		1500

FLD: ***FLOODPLAIN***
L: LAND = UNBUILDABLE, WOODED, SLOPES

Supplemental Cards

MEASURED ACREAGE 3.0000

Supplemental Cards

TRUE TAX VALUE 14000

Supplemental Cards
TOTAL LAND VALUE

14000

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 001699

Printed 08/15/2019 Card No. 1 of 1

PARCEL NUMBER
13-019-1
Parent Parcel Number

STORCH REVOCABLE TRUST, LEO & JANICE
LEO & JANICE STORCH, TRUSTEE
2 SURREY LANE
PELHAM, NH 03076

TRANSFER OF OWNERSHIP

Date

08/11/2005 STORCH, LEO & JANICE

Bk/Pg: 2809, 69
\$0

Property Address
WILLABY COLBY LANE

Neighborhood
15 NEIGHBORHOOD #15

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2003	04/01/2005	04/01/2010	04/01/2015	04/01/2015
Reason for Change	2003 Reval	2005 Update	2010 Reval	2015 PRELIM	2015 Reval
VALUATION	L 21250	39130	15250	18000	18000
Market	B 0	0	0	0	0
	T 21250	39130	15250	18000	18000
VALUATION	L 21250	39130	15250	18000	18000
Assessed/Use	B 0	0	0	0	0
	T 21250	39130	15250	18000	18000

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:
R2-Med Density Res
Legal Acres:
3.0000

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Homesite Vacant		2.0000		1.00	33000.00	33000.00	66000	1 -75%	16500
2 EXCESS REAR		1.0000		1.00	1500.00	1500.00	1500		1500

FLD: ***FLOODPLAIN***
L: LAND = UNBUILDABLE, WOODED, SLOPES

Supplemental Cards

MEASURED ACREAGE 3.0000

Supplemental Cards

TRUE TAX VALUE 18000

Supplemental Cards
TOTAL LAND VALUE

18000

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 001699

TRANSFER OF OWNERSHIP

Printed 06/21/2018 Card No. 1 of 1

PARCEL NUMBER
13-019-1
Parent Parcel Number

STORCH REVOCABLE TRUST, LEO & JANICE
LEO & JANICE STORCH, TRUSTEE
2 SURREY LANE
PELHAM, NH 03076

Date
08/11/2005 STORCH, LEO & JANICE Bk/Pg: 2809, 69
\$0

Property Address
WILLABY COLBY LANE
Neighborhood
15 NEIGHBORHOOD #15
Property Class
100 Res Vacant Lot

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

VALUATION RECORD

Assessment Year		04/01/2003	04/01/2005	04/01/2010	04/01/2015	04/01/2015
Reason for Change		2003 Reval	2005 Update	2010 Reval	2015 PRELIM	2015 Reval
VALUATION	L	21250	39130	15250	18000	18000
Market	B	0	0	0	0	0
	T	21250	39130	15250	18000	18000
VALUATION	L	21250	39130	15250	18000	18000
Assessed/Use	B	0	0	0	0	0
	T	21250	39130	15250	18000	18000

Site Description
Topography:

Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road:	Rating Soil ID	Measured Acreage	Table	Prod. Factor -or- Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Neighborhood:	-or- Actual Frontage	-or- Effective Frontage	Effective Depth	-or- Square Feet					
Zoning:									
Med Density Residenti	1 Homesite Vacant	2.0000		1.00	33000.00	33000.00	66000	1 -75%	16500
Legal Acres:	2 EXCESS REAR	1.0000		1.00	1500.00	1500.00	1500		1500
3.0000									

FLD: ***FLOODPLAIN***
L: LAND = UNBUILDABLE, WOODED, SLOPES

Supplemental Cards
MEASURED ACREAGE 3.0000

Supplemental Cards
TRUE TAX VALUE 18000

Supplemental Cards
TOTAL LAND VALUE 18000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
13-019-1
Parent Parcel Number

Property Address
WILLABY COLBY LANE

Neighborhood
15 NEIGHBORHOOD #15

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

OWNERSHIP

STORCH REVOCABLE TRUST, LEO & JANICE
LEO & JANICE STORCH, TRUSTEE
2 SURREY LANE
PELHAM, NH 03076

Tax ID 001699

TRANSFER OF OWNERSHIP

Date

08/11/2005 STORCH, LEO & JANICE

Printed 10/05/2015 Card No. 1 of 1

Bk/Pg: 2809, 69
\$0

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2003	04/01/2005	04/01/2010	04/01/2015	04/01/2015
Reason for Change	2003 Reval	2005 Update	2010 Reval	2015 PRELIM	2015 Reval
VALUATION	L 21250	39130	15250	18000	18000
Market	B 0	0	0	0	0
	T 21250	39130	15250	18000	18000
VALUATION	L 21250	39130	15250	18000	18000
Assessed/Use	B 0	0	0	0	0
	T 21250	39130	15250	18000	18000

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning: 1 Homesite Vacant
Med Density Resid 2 EXCESS REAR
Legal Acres: 3.0000

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	2.0000		1.00	33000.00	33000.00	66000	1 -75%	16500
	1.0000		1.00	1500.00	1500.00	1500		1500

FLD: ***FLOODPLAIN***
L: LAND = UNBUILDABLE, WOODED, SLOPES

Supplemental Cards

MEASURED ACREAGE 3.0000

Supplemental Cards

TRUE TAX VALUE 18000

Supplemental Cards
TOTAL LAND VALUE

18000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
13-09-1
Parent Parcel Number
Property Address
WILLABY COLBY LANE
Neighborhood
15 NEIGHBORHOOD #15
Property Class
100 Res Vacant Lot
TAXING DISTRICT INFORMATION
Jurisdiction 219 WARNER, NH
Area 219

OWNERSHIP

STORCH REVOCABLE TRUST, LEO & JANICE
LEO & JANICE STORCH, TRUSTEE
2 SURREY LANE
PELHAM, NH 03076

Tax ID 001699

TRANSFER OF OWNERSHIP

Date
08/11/2005 STORCH, LEO & JANICE
Bk/Pg: 2809, 69
\$0

Printed 06/16/2011 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2003	04/01/2005	04/01/2010
Reason for Change			
	2003 Reval	2005 Update	2010 Reval
VALUATION	L 21250	39130	15250
Market	B 0	0	0
	T 21250	39130	15250
VALUATION	L 21250	39130	15250
Assessed/Use	B 0	0	0
	T 21250	39130	15250

Site Description

Topography:
Public Utilities:
Street or Road:

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Zoning: Med Density Residential (R-2)	Land Type							
Legal Acres: 1 Homesite Vacant	2 EXCESS REAR	2.0000	1.00	27500.03	27500.03	55000	1 -75%	13750
3.0000		1.0000	1.00	1500.00	1500.00	1500		1500

FLD: ***FLOODPLAIN***
L: LAND = UNBUILDABLE, WOODED, SLOPES

Supplemental Cards

MEASURED ACREAGE 3.0000

Supplemental Cards

TRUE TAX VALUE 15250

Supplemental Cards
TOTAL LAND VALUE

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
13-019-1
Parent Parcel Number
Property Address
WILLABY COLBY LANE
Neighborhood
15 NEIGHBORHOOD #15
Property Class
100 Res Vacant Lot
TAXING DISTRICT INFORMATION
Jurisdiction 219 WARNER, NH
Area 219

OWNERSHIP

STORCH REVOCABLE TRUST, LEO & JANICE
LEO & JANICE STORCH, TRUSTEE
2 SURREY LANE
PELHAM, NH 03076

Tax ID 001699

TRANSFER OF OWNERSHIP

Date
08/11/2005 STORCH, LEO & JANICE
Bk/Pg: 2809, 69 \$0

Printed 06/29/2010 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2003	04/01/2005	04/01/2010
Reason for Change	2003 Reval	2005 Update	2010 Reval
VALUATION L	21250	39130	15250
Market B	0	0	0
T	21250	39130	15250
VALUATION L	21250	39130	15250
Assessed/Use B	0	0	0
T	21250	39130	15250

Site Description

Topography:
Public Utilities:
Street or Road:

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	2.0000		1.00	27500.03	27500.03	55000	1 -75%	13750
	1.0000		1.00	1500.00	1500.00	1500		1500

Zoning: Med Density Residential (R-2)
Land Type
Legal Acres: 1 Homesite Vacant
3.0000 2 EXCESS REAR

FLD: ***FLOODPLAIN***
L: LAND = UNBUILDABLE, WOODED, SLOPES

Supplemental Cards

MEASURED ACREAGE 3.0000

Supplemental Cards

TRUE TAX VALUE 15250

Supplemental Cards
TOTAL LAND VALUE

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
13-019-1
Parent Parcel Number

Property Address
WILLABY COLBY LANE

Neighborhood
15 NEIGHBORHOOD #15

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction
Area 219 WARNER, NH

OWNERSHIP

STORCH REVOCABLE TRUST, LEO & JANICE
LEO & JANICE STORCH, TRUSTEE
2 SURREY LANE
PELHAM, NH 03076

Tax ID 001699

TRANSFER OF OWNERSHIP

Date
08/11/2005 STORCH, LEO & JANICE
Bk/Pg: 2809, 69 \$0

Printed 11/14/2005 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2003	04/01/2005
Reason for Change	2003 Reval	2005 Assmt U
VALUATION L	21250	39130
Market 2005 B	0	0
T	21250	39130
VALUATION L	21250	39130
Assessed/Use B	0	0
T	21250	39130

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning: Med Density Residential (R-2) Land Type

Legal Acres: 1 Homesite Vacant
3.0000 2 EXCESS REAR

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage		-or-	Rate	Rate	Value	Factor	
-or-	-or-	Effective	Depth Factor					
Actual	Effective	Depth	-or-					
Frontage	Frontage	Square Feet						
	2.0000		1.00	27500.00	27500.00	55000 1	-10% 4 -25%	37130
	1.0000		1.00	2000.00	2000.00	2000		2000

FLD: ***FLOODPLAIN***

Supplemental Cards

TRUE TAX VALUE 39130

Supplemental Cards
TOTAL LAND VALUE

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
13-019-1

Parent Parcel Number

Property Address
WILLABY COLBY LANE

Neighborhood
15 NEIGHBORHOOD #15

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction

Area 219 WARNER, NH

OWNERSHIP

STORCH REVOCABLE TRUST, LEO & JANICE
LEO & JANICE STORCH, TRUSTEE
2 SURREY LANE
PELHAM, NH 03076

Tax ID 001699

TRANSFER OF OWNERSHIP

Date

08/11/2005 STORCH, LEO & JANICE

Printed 09/12/2005 Card No. 1 of 1

Bk/Pg: 2809, 69
\$0

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2003	04/01/2005
Reason for Change	2003 Reval	2005 Assmt U
VALUATION L	21250	39130
Market 2005 B	0	0
T	21250	39130
VALUATION L	21250	39130
Assessed/Use B	0	0
T	21250	39130

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning: Med Density Residential (R-2) Land Type

Legal Acres: 1 Homesite Vacant
3.0000 2 EXCESS REAR

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage		-or-	Rate	Rate	Value	Factor	
-or-	-or-	Effective	Depth Factor					
Actual	Effective	Depth	-or-					
Frontage	Frontage	Depth	Square Feet					
	2.0000		1.00	27500.00	27500.00	55000.00	1	37130
	1.0000		1.00	2000.00	2000.00	2000.00		2000

FLD: ***FLOODPLAIN***

Supplemental Cards

TRUE TAX VALUE

39130

Supplemental Cards
TOTAL LAND VALUE

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
13-019-1
Parent Parcel Number

OWNERSHIP

STORCH, LEO & JANICE
2 SURREY LANE
PELHAM, NH 03076

Tax ID 001699

TRANSFER OF OWNERSHIP

Date

Printed 08/21/2003 Card No. 1 of 1

Property Address
WILLABY COLBY LANE
Neighborhood
15 NEIGHBORHOOD #15
Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction
Area 219

RESIDENTIAL

VALUATION RECORD

Assessment Year 04/01/2003

Reason for Change 2003 Reval

VALUATION	L	21250
Market 2003	B	0
	T	21250
VALUATION	L	21250
Assessed/Use	B	0
	T	21250

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning: Med Density Residential (R-2) Land Type

Legal Acres: 1 Homesite Vacant
3.0000 2 EXCESS REAR

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	2.0000		1.00	15000.00	15000.00	30000	1	20250
	1.0000		1.00	1000.00	1000.00	1000		1000

Supplemental Cards

TRUE TAX VALUE 21250

Supplemental Cards
TOTAL LAND VALUE



FEMA's National Flood Hazard Layer (NFHL) Viewer

with Web AppBuilder for ArcGIS

Map interface showing flood hazard zones (Zone AE) overlaid on an aerial view. A search bar at the top left contains the text "112 Willaby Colby Ln, Warner, NI X" and a search icon. Below the search bar, a dropdown menu displays "Show search results for 112 Willaby ...". A search result popup is visible, containing the text "Search result", "112 Willaby Colby Ln, Warner, NH, 03278, USA", and a "Zoom to" link. The map shows several areas labeled "Zone AE" in red and blue hatched patterns. A scale bar at the bottom left indicates "200ft" and "-71.846 43.289 Degrees".