

Subject: Re: Warner ZBA Questions

From: janice <janice@screamingwomandesign.com>

Date: 8/18/2020, 4:14 PM

To: Harry G Seidel <aresidentialdesign@gmail.com>

CC: Deb Moody <landuse@warner.nh.us>, Howard Kirchner <hjkirchner@tds.net>, Beverley Howe <bevhowe@tds.net>, Barbara Marty <bmarty333@gmail.com>, SAM BOWER <samfarm@gmail.com>, Elizabeth Labbe <elizabeth@labbepaintingnh.com>, Diane <administrator@warner.nh.us>

Harry,

I am out of town I do not have the ordinances in front of me. I meant Article 15.b. that is what I spoke with the circuit rider about, before I left town on Monday.

I will discuss this with the lawyer, next week. We need to seriously stop conducting conversations online and not in a public forum.

Have a great week.

- Janice

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Harry G Seidel <aresidentialdesign@gmail.com>

Date: 8/18/20 3:26 PM (GMT-05:00)

To: janice <janice@screamingwomandesign.com>

Cc: Deb Moody <landuse@warner.nh.us>, Howard Kirchner <hjkirchner@tds.net>, Beverley Howe <bevhowe@tds.net>, Barbara Marty <bmarty333@gmail.com>, SAM BOWER <samfarm@gmail.com>, Elizabeth Labbe <elizabeth@labbepaintingnh.com>, Diane <administrator@warner.nh.us>

Subject: Re: Warner ZBA Questions

Janice and ZBA members

Article XI refers to the Commercial District C-1. By Definition and by inherent logic it does not therefore to the R-2 district.

The applicant as you said is not subdividing so why are we considering the subdivision type. The references to easing regulations at non-conforming lots are in regard to dimensional requirements and not to use. The only reference bearing on "USE" of a non-conforming lot is

Article 15 (B) and it applies to all districts.

Article 15 (B) has clear language, so why do we search around for anything possible to circumvent the ordinances logic and language.

Best,

Harry

On Aug 18, 2020, at 12:54 PM, janice <janice@screamingwomandesign.com> wrote:

ZBA,

I spoke with Mr. Monahan on the phone. He said that Article XI outlines guidelines for residences on nonconforming lots. This business would be allowed in an R-2 by special exception.

The property was subdivided before this owner decided to purchase it. He is not subdividing it. A Variance would apply if he was violating some other ordinance such as setback or height.

I can involve the town lawyer. There will be a cost involved. I am on vacation this week and will follow up upon my return next week.

Deb, if you could print out all emails to be filed along with all relative information dealing with this case 2020-01.

Thank you.

Janice

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Landuse <landuse@warner.nh.us>

Date: 8/18/20 11:03 AM (GMT-05:00)

To: Janice Loz <janice@screamingwomandesign.com>, Harry G Seidel <aresidentialdesign@gmail.com>, hjkirchner@tds.net, Beverley Howe <bevhowe@tds.net>, Barbara Marty <bmarty333@gmail.com>, samgfarm@gmail.com, elizabeth@labbspaintingnh.com, Diane <administrator@warner.nh.us>