

APPEAL FROM AN ADMINISTRATIVE DECISION

To: Board of Adjustment, Town of New London

Name of owner/applicant: Christopher J. Alepa

Address: 178 Poor Rd. State: NH Zip: 03257

Home Telephone: 201-815-6704 Work Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: Cjalepa@live.com

Owner of property: same  
(if same as applicant, write "same")

Location of property 178 Poor Rd.

Tax Map Number: 91 Lot Number: 004 Zone: R2

APPEAL FROM AN ADMINISTRATIVE DECISION

Appeal of a decision made by a Town Official alleging that his or her interpretation of the New London Zoning Ordinance, Site Plan Review Regulations or Land Subdivision Control Regulations is in some way in error such that: Please see

attached.

The specific zoning regulation(s) involved in the appeal include the following:

Article: XX Section: B4 of: New London Zoning Ordinance including Amendments approved March 8, 2016.

Owner/applicant(s) signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

**NOTE:** This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate. Enclose copies of all documents of the decision you are appealing. The appeal must be filed within 20 days of the decision.

For questions or assistance in completing these forms, please contact:

Lucy A. St. John, Planning & Zoning Administrator  
603-526-4821 x16 or [zoning@nl-nh.com](mailto:zoning@nl-nh.com)

or  
Amy Rankins, Assessing Coordinator  
603-526-4821 x20 or [landuse@nl-nh.com](mailto:landuse@nl-nh.com)

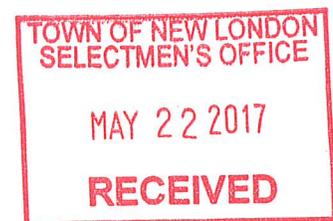
Section (B)

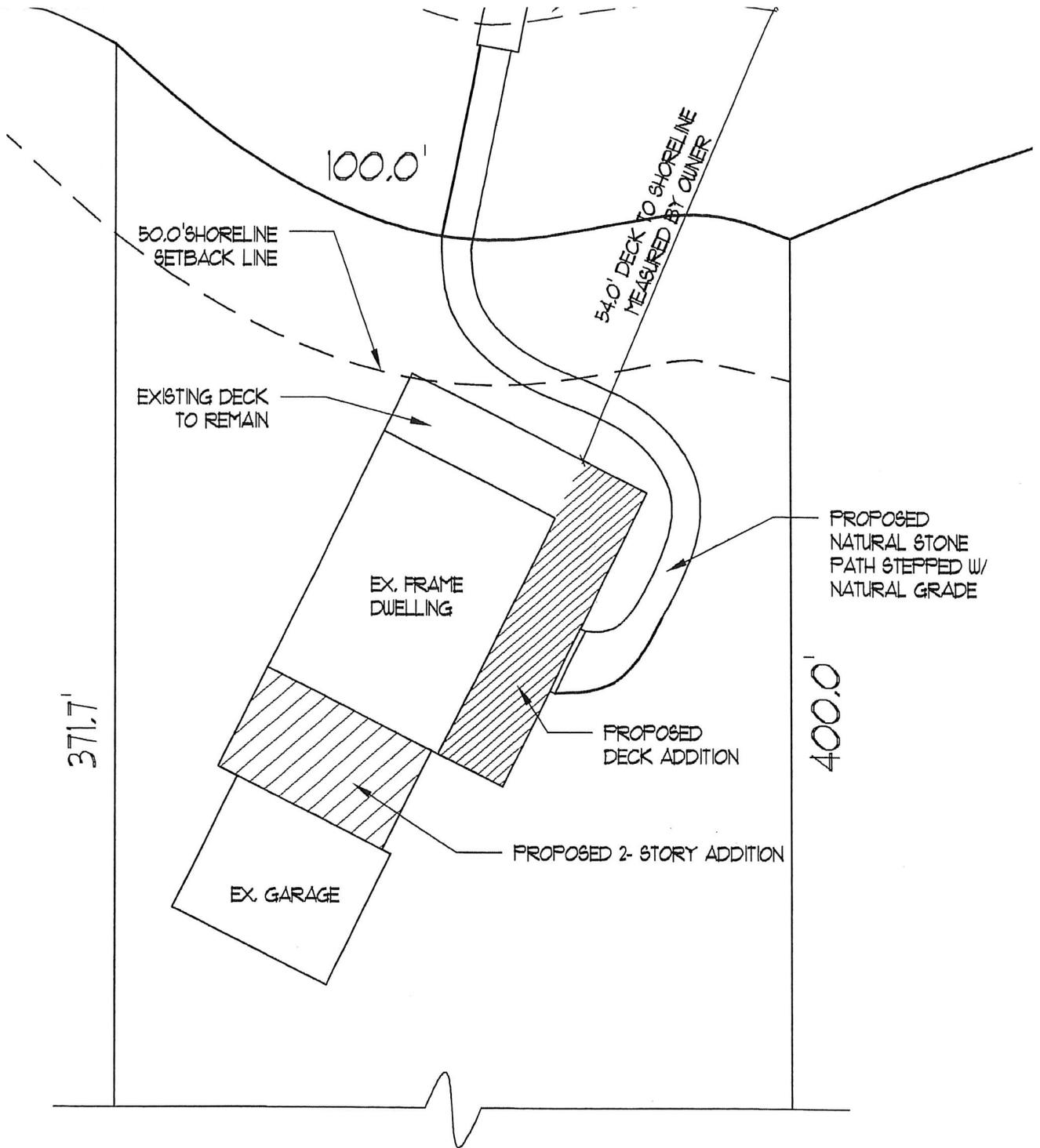


To Whom It May Concern,

Attached are a series of emails that were exchanged between me, Linda Menze, and Lucy St. John. In short, these emails provide a record of the questions that were raised and the responses that were given. To summarize, we understood the zoning ordinance, particularly the Alterations and Expansions of all other Legal Non-Conforming Buildings and Structures (Article XX Section B.4.). A question came up as to which "established setback line" was the one we must conform to. Given the angle of the property line to the existing house and garage, having an accurate established setback was critical because it affected the location of the new addition. We even understood that had the established line been from the corner of the house rather than the garage, we actually could not just align our addition with the existing house as it would still have been creating a lesser setback. This is illustrated in the attached diagrams. Lucy advised us that we could use either the garage OR the house to determine that line. The final site plan that was submitted and approved clearly indicated the established setback line was taken from the corner of the garage (the point furthest encroaching on the side setback). Our entire addition including the 2 ft. cantilever lies further than this point from the property line and therefore does not create a lesser setback than what was already established. We have further clarified this in a recent site plan revised on May 17<sup>th</sup>, 2017. We believe given the ordinance and the direction from Lucy that we are in conformance with the ordinance.

Sincerely,  
Christopher Alepa





# PARTIAL ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

Architectural Information taken from the above referenced maps for informational purposes



**Linda Del Nobile Menze**

---

**From:** Lucy St. John <zoning@nl-nh.com>  
**Sent:** Thursday, May 18, 2017 3:59 PM  
**To:** cj alepa; Linda Del Nobile Menze  
**Cc:** Deb Langner; Amy Rankins  
**Subject:** 178 Poor Road Tax Map 091-004-0000 - variance required and no further work permitted in the bump-out area  
**Attachments:** Alepa 178 Poor Road TM 091-004-000.pdf

Chris,

Attached is the diagram and the project description of your building permit application. This does not include a bump-out the other side of the building. Furthermore, what has been constructed infringes further into the setback which is not permitted. Refer to the provisions of the Zoning Ordinance, Article XX- Nonconforming and the setback requirements of the R-2 Shoreland Overlay District. The setbacks in this district require a side setback of a minimum of 20 feet, and an aggregate of 50 feet for both sides. Please be advised, that you will need to apply for a variance, and that without the variance, this section of the building which has been constructed in the setback, is in violation and will need to be removed. The violation has come to my attention, and thusly I visited the site, to confirm that the bump-out was constructed. Yesterday, when we talked you asked if your contractor could continue and put the siding on the building. Certainly, the contractor can put siding on the other sections of the house, however not further construction is permitted in the bump-out area , as this is not in compliance with the Zoning Ordinance and the building permit. If you do not agree with this interpretative you can submit an Appeal of Administrative Decision application to the Zoning Board of Adjustment (ZBA), and or submit an ZBA application to seek approval for a variance to the setback. Please let me know how you wish to proceed. The ZBA applications materials are on the Town's website, or you can obtain a copy in the Town Office. Lucy

Lucy A. St. John, AICP  
Planning and Zoning Administrator  
Town of New London  
375 Main Street  
New London, NH 03257  
(603) 526-4821, ext 16  
(603) 526- 9494 (fax)  
zoning@nl-nh.com

*It does not  
infringe further than  
the established setback  
line*

-----Original Message-----

From: cj alepa [mailto:cjalepa@live.com]  
Sent: Wednesday, May 17, 2017 4:26 PM  
To: Linda Del Nobile Menze <menze.linda@verizon.net>  
Cc: Lucy St. John <zoning@nl-nh.com>  
Subject: Re: 178 Poor Road Tax Map 091-004-0000 - Dr. Chris Alepa

Hello All,  
I have a quick question.  
If we submitted the plans, the plans were approved after almost a year and we built according to the plans then why are we having an issue?  
Respectfully,



## Linda Del Nobile Menze

---

**From:** Linda Del Nobile Menze <menze.linda@verizon.net>  
**Sent:** Friday, May 19, 2017 12:14 PM  
**To:** 'townadmin@nl-nh.com'  
**Cc:** Dr. Chris Alepa (cjalepa@live.com)  
**Subject:** FW: 178 Poor Road Tax Map 091-004-0000 - variance required and no further work permitted in the bump-out area  
**Attachments:** 1539.DOC-Site-1.REV.4.pdf

Dear Kim,

I am forwarding you this email for your reference. We are having a dispute and may be better off having a conversation with you regarding the matter. If you could please provide your phone number we would appreciate you taking the time to speak with us. Thank you.

Linda Del Nobile Menze, AIA  
299 Park Avenue  
Park Ridge, NJ 07656  
201-307-1641  
menze.linda@verizon.net  
www.facebook.com/DelNobileMenzeArchitects

-----Original Message-----

**From:** Linda Del Nobile Menze [mailto:menze.linda@verizon.net]  
**Sent:** Friday, May 19, 2017 11:57 AM  
**To:** 'Lucy St. John' <zoning@nl-nh.com>; 'cj alepa' <cjalepa@live.com>  
**Cc:** 'Deb Langner' <Health@nl-nh.com>; 'Amy Rankins' <landuse@nl-nh.com>  
**Subject:** RE: 178 Poor Road Tax Map 091-004-0000 - variance required and no further work permitted in the bump-out area

Lucy,

Chris and I will be getting back to you later in the day, however, I must point out that attaching the "site diagram" that you have attached is not an honest description of what was submitted. That diagram was preliminary and was later updated and a formal survey of the property was conducted. As per your request, our client paid to have a survey prepared that was not required at the time, but we sought to ensure that we were in conformance. We sent you several diagrams prior to the final site plan asking you for clarification, of which you ignored for weeks, and then finally gave us confirmation that we must conform to the established setback line (which could be taken from either the garage or the existing house, as you stated). The only document that you should be referring to is the final site plan that I have attached to this email where we clearly indicated the setback as per your conversation with us and we also clearly indicate the cantilever.

I understand there was clearly an oversight if these drawings were approved and now we are being told we must go for a variance BUT we want to be clear that this cantilever was always part of the project and was included on the final drawings that were approved, both on the site plan and the floor plans/elevations. You certainly cannot use a preliminary diagram such as the one you have attached to ascertain what the project entailed. Furthermore, with the exception of the diagram you have attached, every single site plan sent after that clearly indicated a 2' cantilever. So why was this non-conformance not recognized prior? It is unfortunate that even having spent so much time going back



**Linda Del Nobile Menze**

---

**From:** cj alepa <cjalepa@live.com>  
**Sent:** Tuesday, May 16, 2017 4:39 PM  
**To:** Linda Del Nobile Menze  
**Subject:** Fw: 178 Poor Road TM 091-004-000 building permit- setbacks not in compliance - removal of overhang required  
**Attachments:** Alepa 178 Poor Rd site visit pics 5-10-2017 2 of 2.docx

---

**From:** Lucy St. John <zoning@nl-nh.com>  
**Sent:** Tuesday, May 16, 2017 3:59 PM  
**To:** cj alepa  
**Cc:** Deb Langner; Amy Rankins  
**Subject:** 178 Poor Road TM 091-004-000 building permit- setbacks not in compliance - removal of overhang required

Chris,

Your building permit was approved in Oct 2016. During the many conversations during the building permit application process it was conveyed to you that compliance with the provisions of the Zoning Ordinance is required. During a site visit last week, I observed an overhang on the side of building (west side, closest to Eliassen property). This overhang is an expansion of the nonconforming structure to the side, which is not permitted, as the overhang extends further into the setback. Per the Zoning Ordinance, Article II, General Provisions, # 9- Setbacks in all zones required setbacks shall apply to the extreme limits of the Building. The Zoning Ordinance also includes provisions for the expansion of nonconforming structures (Article XX). The expansion of nonconforming structures is permitted however you could not expand further into the side setback, without a variance from the Zoning Board of Adjustment (ZBA). The overhang is not permitted and must be removed, and no further improvements should be made that section of the structure. Refer to the first photo attached. Please response in writing on how you intend to comply with the removal of the overhanging portion. Lucy

Lucy A. St. John, AICP  
Planning and Zoning Administrator  
Town of New London  
375 Main Street  
New London, NH 03257  
(603) 526-4821, ext 16  
(603) 526- 9494 (fax)  
[zoning@nl-nh.com](mailto:zoning@nl-nh.com)

Article XX B.4  
States that is  
permitted = see  
highlighted ordinance.



Chris Alepa

Sent from my iPhone

> On May 17, 2017, at 2:30 PM, Linda Del Nobile Menze <menze.linda@verizon.net> wrote:

>

> Lucy,

>

> As requested please find attached an update to the site survey on drawing Site-1. 2 dimensions were added along property line - one dimension is to the back corner of the garage and the other is to the closest corner of the addition cantilever. I believe this confirms that our addition is not closer to the property line than the existing garage and therefore there is no setback issue.

>

> I have also attached for your reference the site survey prepared by Pennyroyal Hill Land Surveying and the 2 site diagrams we sent you for clarification during the permitting process to clarify the setback line.

>

> If you have any questions please contact me.

>

> Thanks you,

> Linda

>

> Linda Del Nobile Menze, AIA

> 299 Park Avenue

> Park Ridge, NJ 07656

> 201-307-1641

> menze.linda@verizon.net<mailto:menze.linda@verizon.net>

> www.facebook.com/DelNobileMenzeArchitects

>

> <1539.DOC-Site-1.REV.5.pdf>

> <Alepa survey 4.4.16.pdf>

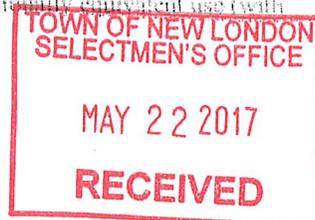
> <1539.SITE DIAGRAMS.pdf>



New London Zoning Ordinance  
Includes Amendments approved March 14, 2017

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- Waterfront Buffer, or from within the structure itself, in a manner that does not disturb any part of the Waterfront Buffer beyond the footprint of the existing building.
- ii. No living space or basement area is added as a result of the new foundation.
  - iii. No change in the footprint (drip line) of the structure (within the Waterfront Buffer) will result from the new foundation.
2. If the Nonconforming Building or Structure straddles the Waterfront Buffer, then alteration or expansion of the Building or Structure is governed by the following:
- a. Alteration or expansion of that portion of the Building or Structure located within the Waterfront Buffer is governed by the provisions outlined in section B.1., above.
  - b. Alteration or expansion of that portion of the Building or Structure located beyond the first 50 feet inland from the Reference Line level is governed by the following:
    - i. Alteration or expansion is permitted upward, and outward to the side or rear of the Structure away from the lake.
    - ii. Existing, covered porches located beyond the Waterfront Buffer may be enclosed and converted to habitable space and may be expanded upward beyond the footprint of the existing porch.
    - iii. Existing decks located beyond the Waterfront Buffer may be expanded, covered, enclosed and/or converted to habitable space.
3. Building Height: Nonconforming Structures located within the Waterfront Buffer in the Shore Land Overlay District shall not exceed 25 feet in Height above Grade.
4. Alterations and Expansions of all other Legal Nonconforming Buildings and Structures: Any Other Legal Nonconforming Building may be Altered or expanded provided, however, that such alteration or expansion does not make any existing Legal Nonconforming Building a more Nonconforming Building within the terms of this Ordinance and provided that all other standards of this Ordinance are met. For example, if an existing Structure does not comply with the Front Yard setback requirement, then this Structure could not be expanded to result in a Structure with less Front Yard setback unless a Variance was approved by the Zoning Board of Adjustment. However, the Structure could be expanded upward or to the side along the existing Nonconforming setback provided that the expanded Structure complies with all other standards of this Ordinance. If the expansion constitutes a Substantial Improvement, then the resulting Structure is permitted only if it complies with all of the standards of this Ordinance including the aspect that makes the existing Legal Nonconforming Building or Structure Nonconforming.
5. Substantial Improvement, Restoration, Reconstruction and/or Replacement of Legal Nonconforming Buildings or Structures:
- a. Legal Nonconforming Building or Structure destroyed by Fire or Other Natural Disaster: Nothing herein shall prevent the restoration, reconstruction and/or replacement within 3 years of a Legal Nonconforming Building or Structure destroyed in whole or in part by fire or other natural disaster so long as the new Structure is a functionally equivalent use (with



SUNAFEE LAKE

EX. WOOD STEPS

REFERENCE LINE

EX. WALKWAY TO REMAIN

EXISTING FRONT DECK TO REMAIN

SYMBOL INDICATES DRY WELL LOCATION - TYPICAL

REWORK & REUSE GRAVEL & BLUESTONE STEPPING STONES

50.0' SHORELINE SETBACK LINE

EX PLATFORM & STAIR T.B.R.

2'-0" CANTILEVER

HATCHED AREA: PROPOSED COVERED DECK

ESTABLISHED SIDE YARD SETBACK

HATCHED AREA: 447 SF UNALTERED VEGETATION (WOODLAND BUFFER)

EX REAR DECK & STAIR T.B.R.

PROPOSED DECK ADDITION

HATCHED AREA: PROPOSED 2- STORY ADDITION - 392 SF

TOTAL DECK = 667 SF

HATCHED AREA: 2,269.6 SF UNALTERED VEGETATION (WOODLAND BUFFER)

EX BILCO DOORS & STAIR T.B.R.

EXISTING BLUESTONE DRIVEWAY TO REMAIN

EX LAWN AREA

150.0' FROM REFERENCE LINE

2

NOTE:  
DRYWELLS SHALL BE INSTALLED AT ALL GUTTER DOWNSPOUT LOCATIONS TO MANAGE STORMWATER.

DRYWELLS SHALL BE 3'-0" X 3'-0" X 3'-0"D LINED W/ NON-WOVEN GEOTEXTILE FABRIC & BACKFILLED W/ 1/2" TO 1 1/2" CRUSHED STONE

250' FROM REFERENCE LINE

3

2

PARTIAL ARCHITECTURAL SITE PLAN



SCALE: 1" = 20'

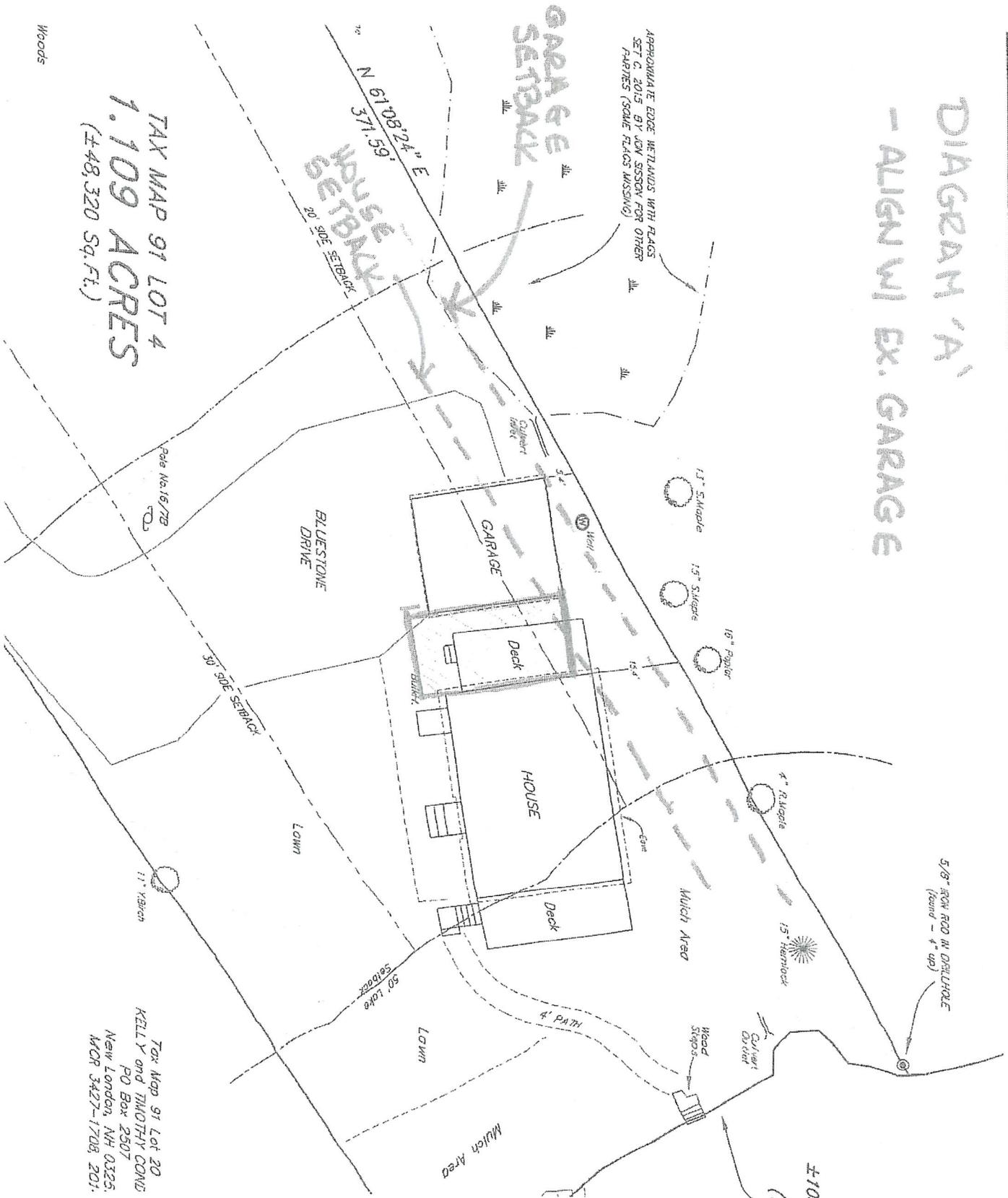
Architectural Information overlaid on survey prepared by Clayton E. Platt, Lic. No. 833 of Pennroyal Hill Land Surveying & Forestry, LLC. 418 Pine Hill Rd. Croydon, NH dated 4.4.16.

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
MAY 22 2017  
RECEIVED

4

# DIAGRAM 'A'

## - ALIGN W/ EX. GARAGE



TAX MAP 91 LOT 4  
**1.109 ACRES**  
 (±48,320 Sq. Ft.)

Tax Map 91 Lot 20  
 KELLY and THOTHY CONTS  
 PO Box 2507  
 New London, NH 03255  
 MOR 3427-1708, 201.

**TOWN OF NEW LONDON  
 SELECTMEN'S OFFICE**

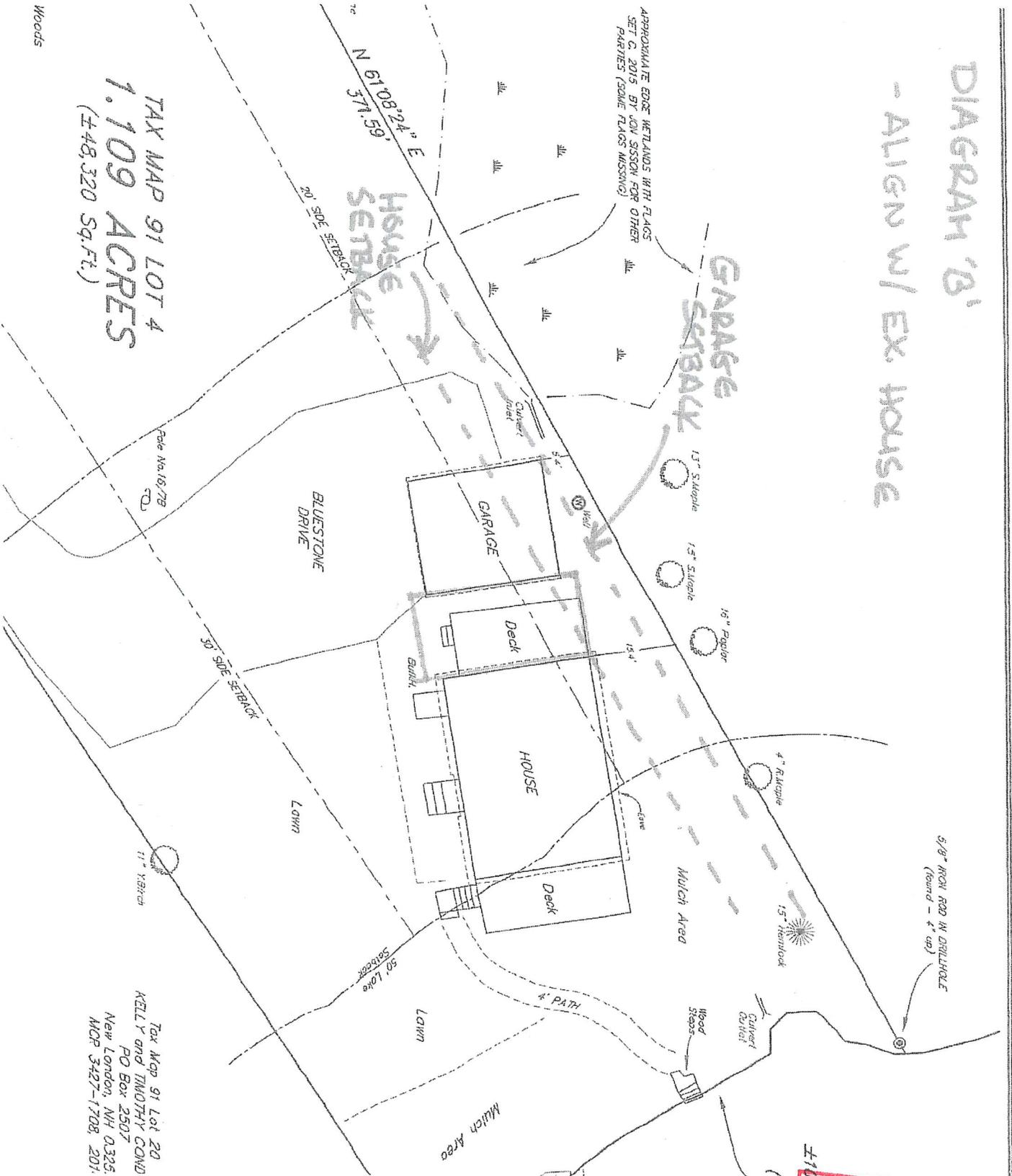
MAY 22 2017

**RECEIVED**

# DIAGRAM 'B'

- ALIGN W/ EX. HOUSE

APPROXIMATE EDGE WETLANDS WITH PLACES SET C, 2015 BY JON SASSON FOR OTHER PARTIES (SOME PLACES MISSING)



TAX MAP 91 LOT 4  
1.109 ACRES  
(748,320 Sq.Ft.)

Tax Map 91 Lot 20  
KELLY and TIMOTHY CONN  
PO Box 2507  
New London, NH 0325  
MCP 3427-1708, 2011

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
MAY 22 2017  
RECEIVED

Woods

**From:** Linda Del Nobile Menze [<mailto:menze.linda@verizon.net>]  
**Sent:** Tuesday, May 17, 2016 1:46 PM  
**To:** 'Lucy St. John'  
**Cc:** 'cjalepa@live.com'  
**Subject:** RE: 178 Poor Road Tax Map 091-004-0000 building permit application - additional information needed

Lucy,

As per our conversation please see the attached sketched diagrams. The questions are, which setback is the governing setback that we must not make less conforming, the garage setback or house setback. If it is the house setback then it appears that whether we align the new addition with the house OR the garage we are still encroaching. If it is the garage setback then it appears that either way we align the addition we would not be encroaching further than what exists. Thank you for reviewing this.

*Linda Del Nobile Menze, AIA*  
299 Park Avenue  
Park Ridge, NJ 07656  
201-307-1641  
[menze.linda@verizon.net](mailto:menze.linda@verizon.net)  
[www.facebook.com/DelNobileMenzeArchitects](http://www.facebook.com/DelNobileMenzeArchitects)

**From:** Lucy St. John [<mailto:zoning@nl-nh.com>]  
**Sent:** Monday, May 16, 2016 10:24 AM  
**To:** cj alepa; Linda Del Nobile Menze  
**Cc:** Deb Langner  
**Subject:** 178 Poor Road Tax Map 091-004-0000 building permit application - additional information needed

Chris/Linda,

The survey plan you submitted April 28, 2016 clearly shows the existing house and garage to be nonconforming structures. As I briefly discussed with you, you will need to provide a detailed sketch showing the exact location of the proposed improvements relative to the details shown on the survey plan. The previous sketch that we submitted months ago need to be updated, and resubmitted for review. Also please provide specific details on the any additional square footage to be added, total number of existing and proposed bedrooms, and percent impervious. You may want to review the updated 2016 Zoning Ordinance provisions which are available on the Town's website regarding nonconforming structures and the Shoreland provisions. I tried calling your architect Linda this morning, but the phone kept ringing, so I didn't leave a message. Please contact the Health Officer, Deb Langner (763-3167) with any questions regarding the septic requirements. Lucy

Lucy A. St. John, AICP  
Planning and Zoning Administrator  
Town of New London  
375 Main Street  
New London, NH 03257  
(603) 526-4821, ext 16  
(603) 526- 9494 (fax)  
[zoning@nl-nh.com](mailto:zoning@nl-nh.com)



**Linda Del Nobile Menze**

---

**From:** Lucy St. John <zoning@nl-nh.com>  
**Sent:** Wednesday, June 08, 2016 2:38 PM  
**To:** Linda Del Nobile Menze  
**Cc:** 'cj alepa'  
**Subject:** 178 Poor Road Tax Map 091-004-0000  
**Attachments:** 5-24-16 PB May draft meeting minutes to post.pdf; 2016 PB Mtg Calendar June -Dec 2016 revised May 2016.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Linda and Chris,

I have not forgotten about you. Attached are the Planning Board minutes of May 24, see pages 7-8. Also, you may recall that you proposed to increase the impervious coverage to more than 20% which requires Planning Board approval. Once you complete you plan drawing, please submit a plan showing the details including setbacks, and other details to comply with the Town's Shoreland Overlay District, Article XVI of the Zoning Ordinance. The Zoning Ordinance was amended in March 2016, and is available on the Town's website. Also attached is the Planning Board meeting schedule. Please let me know if you have any further questions. Lucy

Lucy A. St. John, AICP  
Planning and Zoning Administrator  
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375 Main Street  
New London, NH 03257  
(603) 526-4821, ext 16  
(603) 526- 9494 (fax)  
[zoning@nl-nh.com](mailto:zoning@nl-nh.com)

Does not  
acknowledge the  
sketches

**From:** Linda Del Nobile Menze [mailto:menze.linda@verizon.net]  
**Sent:** Tuesday, May 31, 2016 12:13 PM  
**To:** Lucy St. John <zoning@nl-nh.com>  
**Cc:** 'cj alepa' <cjalepa@live.com>  
**Subject:** FW: 178 Poor Road Tax Map 091-004-0000 building permit application - additional information needed

Lucy,

Just following up to see if you had a chance to review our sketch from a few weeks ago. Please see below. Thanks.

*Linda Del Nobile Menze, AIA*  
299 Park Avenue  
Park Ridge, NJ 07656  
201-307-1641  
[menze.linda@verizon.net](mailto:menze.linda@verizon.net)  
[www.facebook.com/DelNobileMenzeArchitects](http://www.facebook.com/DelNobileMenzeArchitects)



## Linda Del Nobile Menze

---

**From:** Linda Del Nobile Menze <menze.linda@verizon.net>  
**Sent:** Wednesday, May 17, 2017 10:06 AM  
**To:** zoning@nl-nh.com  
**Cc:** Dr. Chris Alepa (cjalepa@live.com)  
**Subject:** FW: 178 Poor Road Tax Map 091-004-0000

*Linda Del Nobile Menze, AIA*  
299 Park Avenue  
Park Ridge, NJ 07656  
201-307-1641  
[menze.linda@verizon.net](mailto:menze.linda@verizon.net)  
[www.facebook.com/DelNobileMenzeArchitects](http://www.facebook.com/DelNobileMenzeArchitects)

**From:** Linda Del Nobile Menze [mailto:menze.linda@verizon.net]  
**Sent:** Thursday, June 09, 2016 9:38 AM  
**To:** 'Lucy St. John' <zoning@nl-nh.com>  
**Cc:** 'cj alepa' <cjalepa@live.com>  
**Subject:** RE: 178 Poor Road Tax Map 091-004-0000

Thank you Lucy. So just to confirm, as I understand it, we can align our addition with the existing house and indicate the "garage setback line" as our setback that we are not encroaching on? I understand the next step is to revise the site plan and calculations per the new survey. Will it be acceptable for me to do the revision using the new survey from the surveyor or should the surveyor be adding the addition, etc. to his drawing and redoing the calculations? Thank you.

*Linda Del Nobile Menze, AIA*  
299 Park Avenue  
Park Ridge, NJ 07656  
201-307-1641  
[menze.linda@verizon.net](mailto:menze.linda@verizon.net)  
[www.facebook.com/DelNobileMenzeArchitects](http://www.facebook.com/DelNobileMenzeArchitects)

**From:** Lucy St. John [mailto:zoning@nl-nh.com]  
**Sent:** Wednesday, June 08, 2016 2:38 PM  
**To:** Linda Del Nobile Menze  
**Cc:** 'cj alepa'  
**Subject:** 178 Poor Road Tax Map 091-004-0000

Linda and Chris,

I have not forgotten about you. Attached are the Planning Board minutes of May 24, see pages 7-8. Also, you may recall that you proposed to increase the impervious coverage to more than 20% which requires Planning Board approval. Once you complete you plan drawing, please submit a plan showing the details including setbacks, and other details to comply with the Town's Shoreland Overlay District, Article XVI of the Zoning Ordinance. The Zoning Ordinance was amended in March 2016, and is available on the Town's website. Also attached is the Planning Board meeting schedule. Please let me know if you have any further questions. Lucy

Lucy A. St. John, AICP  
Planning and Zoning Administrator



## Linda Del Nobile Menze

---

**From:** Linda Del Nobile Menze <menze.linda@verizon.net>  
**Sent:** Thursday, June 09, 2016 10:02 AM  
**To:** Dr. Chris Alepa (cjalepa@live.com)  
**Cc:** zoning@nl-nh.com  
**Subject:** Zoning Drawings

Hi Chris,

We just spoke to Lucy and given we can use the garage setback line as our governing setback line, we can keep the addition aligned with the house so we will not need to change our plans. We will now be revising our site drawing using the surveyor's survey and redoing our calculations and will resubmit that to Lucy. If you have any questions please call the office. Thanks.

*Linda Del Nobile Menze, AIA  
299 Park Avenue  
Park Ridge, NJ 07656  
201-307-1641  
[menze.linda@verizon.net](mailto:menze.linda@verizon.net)  
[www.facebook.com/DelNobileMenzeArchitects](http://www.facebook.com/DelNobileMenzeArchitects)*





Alepa 178 Poor Road  
Tax MAP 091-004-000

pre building permit



View facing lake

Alepa 178 Poor Road  
Tax Map 091-004-000

pre building permit

cantilever addition/bump-out

5-10-17



Alepa 178 Poor Road  
Tax map 091-004-000

Alepa

178 Poor Road

TM 091-004-000



CURRENT OWNER		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT	
TOPO.	Rolling	Well	Septic	Unpaved	Waterfront	Code	Description	Appraised Value	Assessed Value
4	3	5	6	7		1013	RESIDENTIAL RES LAND	106,200	106,200
						1013		729,400	729,400
<b>SUPPLEMENTAL DATA</b> Other ID: 00091 00038 00000 Septic Infor ZONE MP UTILITY WF 100 Ward CONSERVA1 Prec. ROADFF GIS ID: 091-004-000									

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		SALE PRICE		V.C.	
Yr.	Code	Yr.	Code	Yr.	Code	Yr.	Code	Yr.	Code
		3480/950	Q I	06/08/2015	Q I	845,000	00	2017	1013
		2778/714	Q I	05/20/2005	Q I	740,000	00	2017	1013
		2497/1200	Q I	05/02/2003	Q I	600,000	00	2016	1013
		2024/1435		06/07/1996		275,000	0	2016	1013
<b>Total:</b>						<b>835,600</b>		<b>Total: 835,600</b>	

**PREVIOUS ASSESSMENTS (HISTORY)**

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	1013	123,100	2016	1013	123,100
2017	1013	729,400	2016	1013	729,400
2017	1013	6,000	2016	1013	6,000
<b>Total:</b>				<b>858,500</b>	

**OTHER ASSESSMENTS**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

8/10 W/H=1%  
 ADJ FOR WETLAND/HAS BEEN DELINEATED  
 8/14- F/S \$995,000  
 BSMNT FINISHED PER LISTING  
 5/15-F/S \$895,000  
 2015: EXT MEAS ONLY APPEARS TO HAVE AN

**NOTES**  
 UPGRADED KITCH. MODERN CABINETS ETC.  
 4/17- P/U ADDITION AND GUT & RENO  
 APPROX 50% OF ORIG BONES USED PER  
 CONTRACTOR- 30 % FOR 4/1

**EXEMPTIONS**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

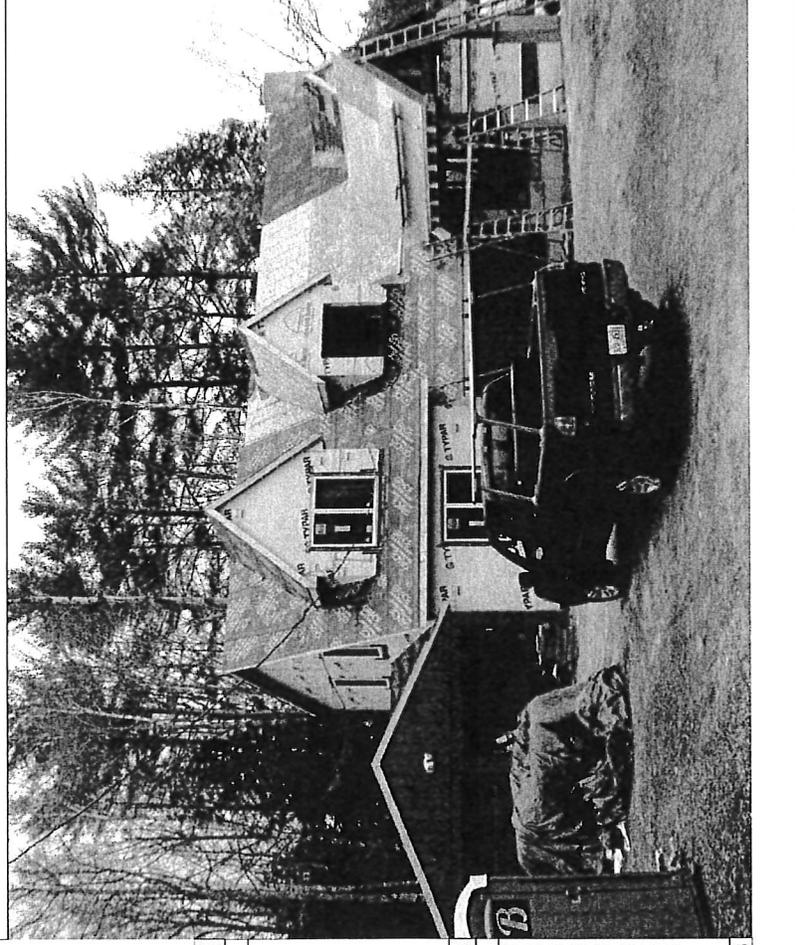
Year	Type	Description	Code	Amount	Number	Comm. Int.	
				0	0	0	
				0	0	0	
				0	0	0	
				0	0	0	
<b>Total:</b>							

**ASSESSING NEIGHBORHOOD**

Year	Type	Description	Code	Amount	Number	Comm. Int.
				0	0	0
				0	0	0
				0	0	0
				0	0	

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
07	Modern/Contemp		
01	Residential		
06	Above Avg		
1.5	1 1/2 Stories		
1	Occupancy		
14	Exterior Wall 1		
	Exterior Wall 2		
03	Roof Structure		
03	Roof Cover		
05	Interior Wall 1		
	Interior Wall 2		
12	Interior Flr 1		
	Interior Flr 2		
03	Heat Fuel		
05	Heat Type		
01	AC Type		
04	Total Bedrooms		
3	Total Bthrms		
1	Total Half Baths		
	Total Xtra Fixtrs		
7	Total Rooms		
02	Bath Style		
02	Kitchen Style		

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Comment	Units	Unit Price	Yr	Gde	Lp	Rt	Cnd	%Cnd	Apr	Value
FPL2	1.5 STORY CH		1	2,900.00	2017				1	100	900	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>												
Code	Description	Gross Area	Living Area	Eff. Area	Unit Cost	Undeprac. Value						
BAS	First Floor	1,311	1,311	1,311		170,857						
CTH	Cathedral ceiling	0	0	0		0						
FBM	Basement, Finished	840	840	252		32,842						
FGR	Attached Garage	480	480	168		21,895						
FOP	Open Porch	0	0	22		2,867						
FUS	Upper Story, Finished	821	821	821		106,998						
UBM	Unfinished Basement	0	0	94		12,251						
WDK	Deck	0	0	260		3,388						
<b>Ttl. Gross Liv/Lease Area:</b>		<b>2,132</b>	<b>4,811</b>	<b>2,694</b>		<b>351,098</b>						



FGR	24	
ORIG GARAI		
20		
FUS	25	FUS
BAS		
UBM	195	
		2
FUS	14	
BAS		
UBM	88	
	12	
	16	
8	26	
26		
CTH	26	
BAS		
FBM		
FUS	20	
BAS		
FBM		
12		
FOP		
26		
WDK		
	10	



# Alepa at 178 Poor Road

Tax Map 091-004-000

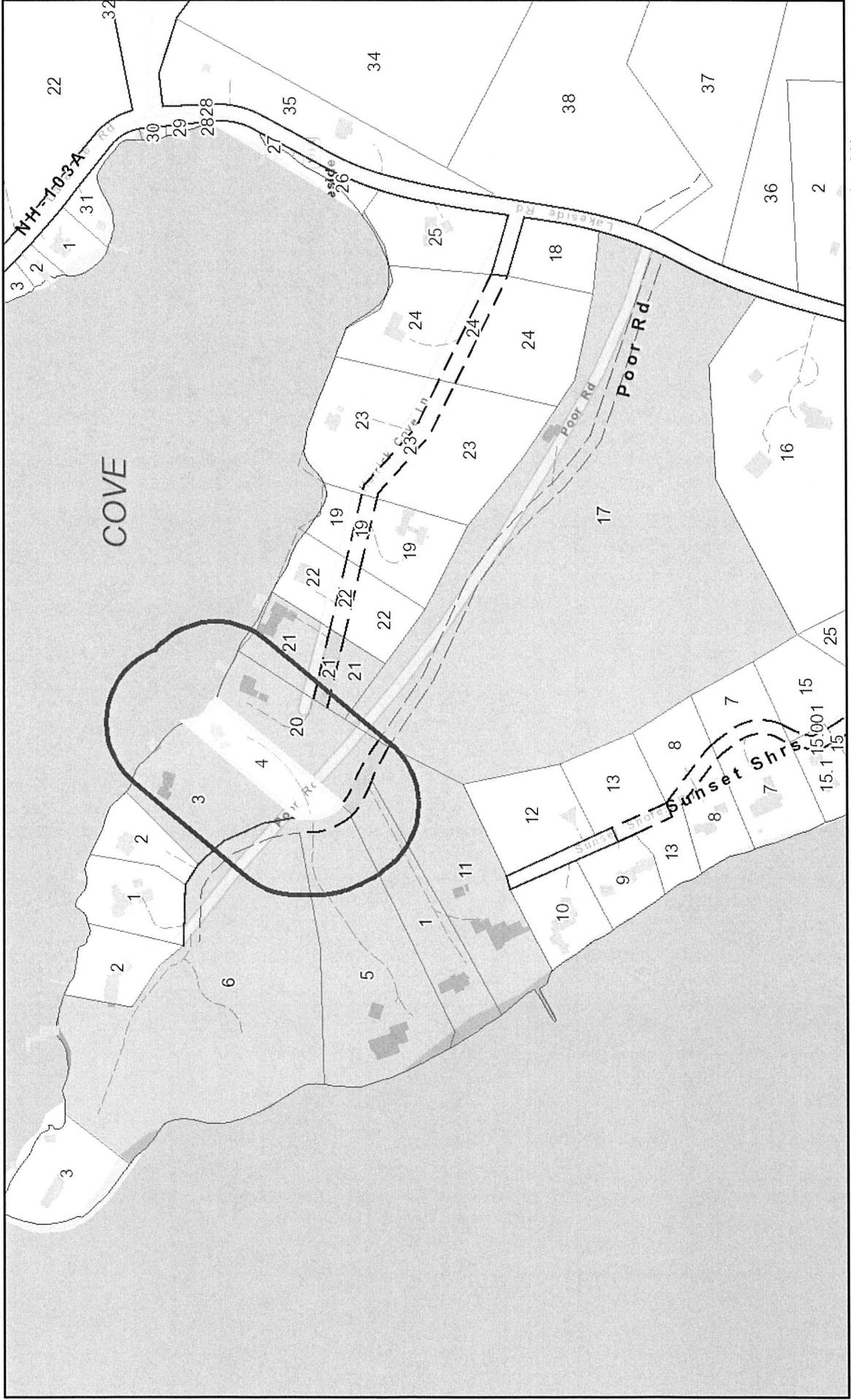
1 inch = 350 Feet



May 31, 2017



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