

Date Filed 9/9/16  
Fee Paid 150.-  
Check # 746

**APPLICATION FOR A VARIANCE**

To: Board of Adjustment,  
Town of Northfield

Name of applicant JAMES L. WADLEIGH  
Address 28 SARGENT STREET  
Owner SAME

(If same as applicant, write "same")  
Tel. # 603-286-3750 Email address jwadleigh@metrocast.net

Location of property 28 SARGENT ST. U-3 LOT 25  
(Street address and Tax Map and Lot #)

Description of Property: .46 ACRE 100' X 150' WITH 25' X 40' SQUARE ON SW CORNER  
(Acreage, dimensions, natural features, etc) FLAT GRASS (COVERED)

Zoning District: (R1) (R2) (C/T) (Conservation) (Groundwater Protection)  
(Circle one)

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.

A variance is requested from article 7 section 0 <sup>Table 3</sup> of the <sup>2008</sup> Zoning Ordinance  
to permit 3 PARKING SPACES FOR EACH SERVICE BAY.

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public interest because:  
I HAVE 2 SERVICE BAYS, AND AMPLE SPACE TO  
PARK 6 VEHICLES.

2. If the variance were granted, the spirit of the ordinance would be observed because:  
THE ADDITIONAL VEHICLE PARKING WOULD ALLOW ME  
TO HAVE A FULL DAY OF REPAIRS. I WOULD NOT  
WANT TO LOOSE MY BUSINESS.

3. Granting the variance would do substantial justice because:

I WOULD BE ABLE TO WORK A FULL DAY TO SUPPORT MY FAMILY AND SERVICE THE COMMUNITY.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

THE GARAGE HAS BEEN IN EXISTANCE SINCE MARCH OF 2009 WITH VEHICLES IN THE YARD SINCE THAT TIME, THIS WILL ALLOW ME TO STORE 3 MORE VEHICLES, I DON'T FEEL IT WILL HAVE A LARGE IMPACT ON VALUES.

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property

because:

ARTICLE 7 SECTION 0 STATES 3 VEHICLES PER BAY AND 1 PER EMPLOYEE.

and

ii. The proposed use is a reasonable one because:

THE BUSINESS HAS GROWN AS HAS THE NEED FOR MORE VEHICLES TO BE ON THE PROPERTY FOR SERVICE

B. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

MY ABILITY TO EARN AN INCOME TO SUPPORT MY FAMILY WILL BE AFFECTED, AS IT ALL READY HAS BY THE 3 VEHICLE RESTRICTIONS ALL READY IN PLACE HAS MADE IT DIFFICULT, TO SCHEDULE A FULL DAYS WORK.

Applicant  
(Signature)

[Signature]

Date

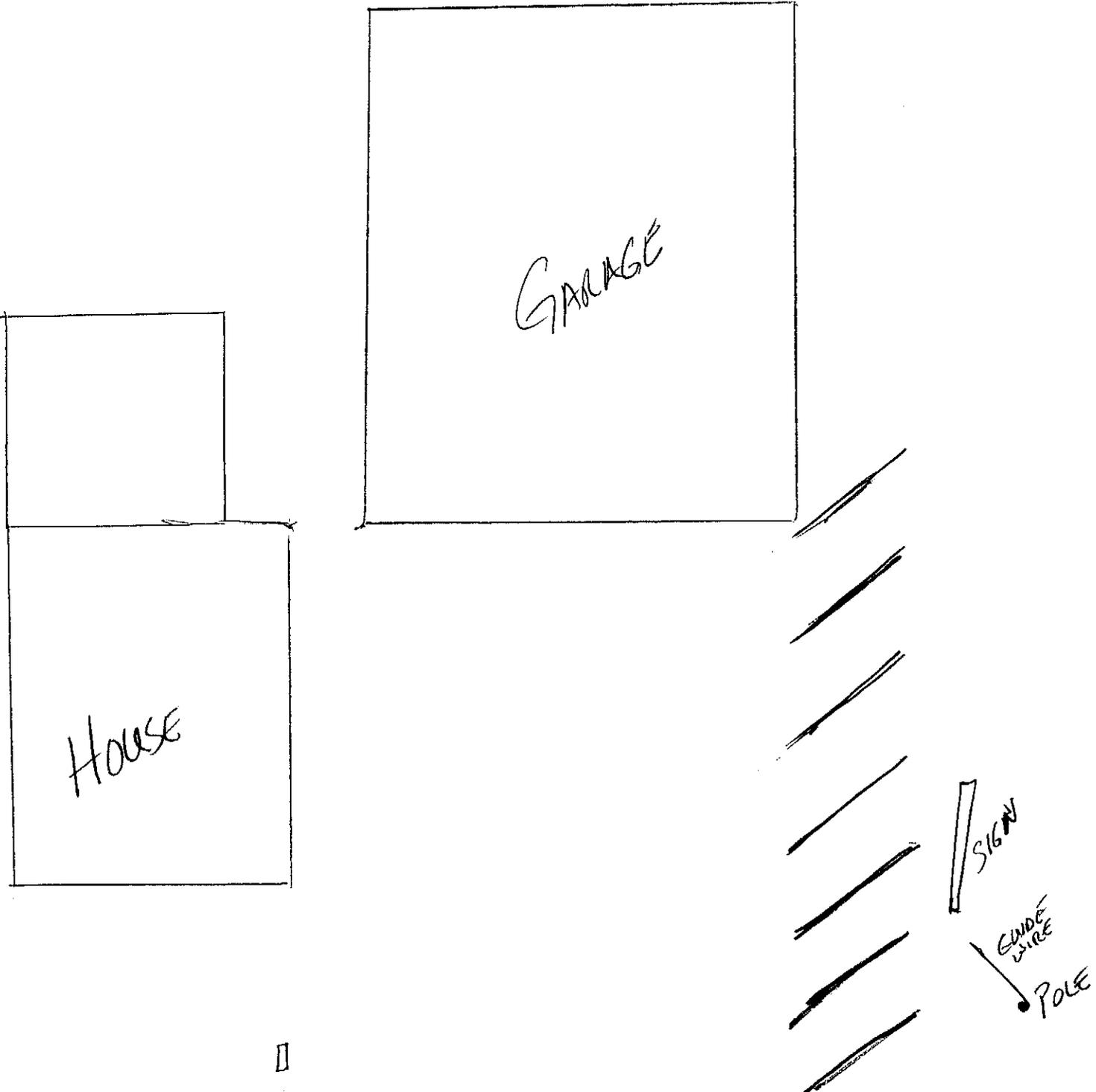
9.9.16

**ABUTTER'S LIST:** An abutter is anyone with property that shares a boundary line or is on the other side of a street from a boundary line. (Please list all abutters and addresses on an additional sheet if necessary). **Applicant and/or property owner must be included in list of abutters as well as any engineers, surveyors, wetlands scientists involved in the application.**

NAME	MAP/LOT #	ADDRESS	CITY/STATE/ZIP
SAR	U3-25	28 SARGENT ST.	
JASON TURNER	U3-24	26 SARGENT ST.	
NAYNE HAMMOND	U3-26	30 SARGENT ST.	
MANNING BROS.			
WOOD PRODUCTS	U3-10	27 SARGENT ST.	
George Cortiss Jr.		411 Shaker Rd	
<del>FREDON BELL</del> NOK	U4-1	<del>19 AXLE DRIVE</del>	
Sterling & Craig Blackey			

<b>APPLICATION FEES</b>	
Variance	\$100.00
Special Exception	\$100.00
Waiver of Dimens. Req.	\$25.00
Appeal of Admin Decision	\$25.00
Abutter Notification	\$10.00
(To be increased as U.S. Postal Rates Increase)	

Total # of Abutters x \$10.00	<u>50.00</u>
Application Fee	<u>100.00</u>
<b>Total Due:</b>	<u>\$ 150.00</u>



28 SARGENT ST. ↓ NORTH



WADSWORTH AUTO REPAIR  
1000 W. 10th St.  
St. Paul, MN 55102  
(612) 291-1111

1000 W. 10th St.  
St. Paul, MN 55102

ABE

AA





September 2, 2016

RECEIVED

SEP 06 2016

TOWN OF NORTHFIELD, NH  
OFFICE OF SELECTMEN

Wadleigh Auto Repair

James L Wadleigh

28 Sargent Street

Northfield, NH 03276

Kent,

I'm writing this letter in reference to vehicle parking at Wadleigh Auto Repair. My business has grown substantially since I opened in 2009, so has my need for more parking.

My question is how do I go about requesting zoning approval for more parking?

Your time is much appreciated,

James L Wadleigh

603-707-7610

[jbwadleigh@metrocast.net](mailto:jbwadleigh@metrocast.net)



# TOWN OF NORTHFIELD



21 Summer Street, Northfield, New Hampshire 03276  
Tel. 603-286-7039 Fax 603-286-3328  
www.northfieldnh.org

## NOTICE OF DECISION

### ZONING BOARD OF ADJUSTMENT

**James Wadleigh:**

You are hereby notified that your application for a variance to allow an automobile service business to operate at Tax Map # U3, Lot # 25 located at 28 Sargent Street was **GRANTED** by the majority of the members of the Board of Adjustment at their October 27, 2008 meeting with the following conditions:

1. All fluids collection, disposal and spillage cleanup shall meet with all state and federal standards, and shall be in compliance with the NH Code of Administrative Rules PART Env-Ws421 (Best Management Practices).
2. The hours of operation are limited to between the hours of 7 AM and 8 PM.
3. The number of vehicles waiting for repair is restricted to 3
4. Additional pavement in front of the garage shall be provided for parking of vehicles and kept in good condition
5. The approval is subject to Site Plan approval by the Planning Board
6. All repair work shall be performed indoors.
7. The interior floor shall remain sealed.

Kent Finemore, Chairman  
Zoning Board of Adjustment

October 28, 2008

Certified Mail 7008 0150 0001 8237 0125