

Date Filed \_\_\_\_\_  
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**APPLICATION FOR A VARIANCE**

To: Board of Adjustment,  
Town of Northfield

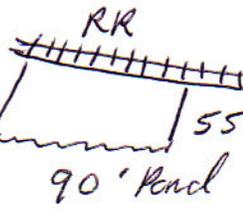
Name of applicant Diane Elliott  
Address 5 GALE AVE NORTHFIELD  
Owner same

(If same as applicant, write "same")

Tel. # 455-7303 Email address turtle10@metrocast.net

Location of property Lot 69 East side d Map R8 Lot #69  
(Street address and Tax Map and Lot #)

Description of Property: 90' Frontage on Sandogardly Pond 85'  
(Acreage, dimensions, natural features, etc)



Zoning District: (R1) (R2) (C/I) (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 tbl 2 of the Northfield Zoning Ordinance to permit A camper trailer to be set on lot 69 East side dr within set back

\* Facts supporting this request: \* see attached letter of appeal

1. Granting this variance would not be contrary to the public interest because:  
\_\_\_\_\_  
\_\_\_\_\_

2. Granting the variance would not be contrary to the spirit of the Northfield Zoning Ordinance because:  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED

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TOWN OF NORTHFIELD, NH  
OFFICE OF SELECTMEN

To: Town of Northfield; Zoning Board of Adjustment  
Letter of Appeal for Denial of Variance for Camper

I am requesting to have the Board review the decision made at the Board meeting on December 28, 2015. I really only have interest in using the camper on the lot short periods of time and not a residence, or the need to leave it on the lot for 12 months if that is a problem.

The board was also very concerned with the camper setting only 20' from shoreline. A letter from Craig Day at DES Shoreline Program is attached which indicates that they are not concerned with where campers are set on property, as long as they are set on wheels and are mobile, and no permit would be needed.

I have also researched other towns in the lakes Region area and found that they do not restrict how close campers are to set-backs, or how long they can be set, as long as they are on wheels and mobile. I have pictures to prove my findings, in Sanbornton, Belmont, Bristol & Ashland. Along with a sample copy of ordinance from Belmont, which is very similar to the DES written guidelines for a camper.

I have also again answered the original request for a variance now that I am more familiar with what I needed to specify and include. Numbers 1-5 below correspond with the variance request.

1. A letter attached from DES explains that a camper on wheels is not considered a impervious structure.
2. I believe the original intentions of the Ordinance was to restrict use of campers for full time use or as a year around residence and to protect neighboring residence from that type of undesirable use.
3. This lot is a "lot of record" and has been used for recreational use for 50+ years. Over the years campers & tents have been set on lot for short periods of time. The Ordinance restricting the use of campers was written long after the lot had been used for camping etc.
4. The cottages on both the left and right of this lot are used occasionally, and only as vacation property. A camper set on lot would be consistent with spirit of vacation property on the pond.
5. We would not be able to continue to use the lot as we have been for decades. We have paid taxes on the property based on the fact that it was a lot that could be actually built on at some point, as long as we could install either a septic system or holding tank. As stated in Article 14.3 of the Northfield Zoning Ordinance, concerning "Residential Use of Lot of Record", and the ability to build even if it does not meet the set back requirements, as long as there is 50' of frontage – witch this lot has. The lot has been assessed at \$44,000., but currently at \$27,800. which is consistent with a buildable lot.

Thank you for your time,  
Sincerely,  
Diane Elliott

**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
State Of N.H. Bureau of Rail & Transit P.O. Box 483 Concord, NH 03302-0483		R8	
Carla Wright P.O. Box 245 Southboro, Ma. 01772		R8 - 10T 70	
Eastside Rd Realty Trust c/o Janet & Robert Dory 39 Brimble St Beverly, Ma 01915		R8-10T 68	
Diane Elliot 5 Gail Avenue Northfield, NH 03276		R8 - 10T 69	

<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 \$ 40.00

Application Fee \_\_\_\_\_

**Total Due:** \$ 40.00 check



