

**Town of Northfield  
APPLICATION FOR A VARIANCE**

RECEIVED  
DEC 15 2021  
TOWN OF  
NORTHFIELD, NH

**What is a Variance?** A variance is an authorization to use your property in a way that is not permitted under the strict terms of the zoning ordinance. Under state law the ZBA may grant a variance if the applicant shows that the proposal meets five criteria established by the state.

**APPLICANT INFORMATION**

Name Angela DiPretrantonio  
 Applicant's Address 12 Kimball St Northfield NH 03276  
 Tel. # 603-275-0512 Email address Kmbouton12@gmail.com

**PROPERTY OWNER** Same as Applicant  Yes  No

Name \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Tel. # 781-864-4089 Email address \_\_\_\_\_

**PROPERTY INFORMATION**

911 address: 12 Kimball St Northfield NH 03276

Tax Map and Lot Number: 008-59 Size: 0.24 acres

Zoning District (Circle all that apply) R1  R2  Comm/Ind  Conservation  Ground Water Protection

Is the property in the Groundwater Protection District  Yes  No

Please attach a sketch of your property showing property lines, measurement of the lot, all roads, rights of way and easements, foot print of existing and proposed construction, distance from proposed construction to the property lines and areal map showing abutting structures and property lines

**PROJECT INFORMATION**

Please describe your project: I want to get and Remodel a mobile home and attach it to my current mobile home to increase the square footage

What is the property used for now?  
 The property is currently vacant  Business  
 Single Family Home  Residence and Business  
 Multi Family Home  Agricultural

Are you proposing that the use of the property be changed?  
 No, we are not seeking to change the use of the property \_\_\_\_\_  
 Yes, if approved this construction will change the use of the property:  
 We want to build on vacant land  
 We want to add a new residence  
 We want to add a business use

Setbacks	Existing	Proposed
How far back is the construction from the front property line	<u>30</u> ft	<u>30</u> ft.
How far back is the construction from the rear property line	<u>38</u> ft	<u>8</u> ft.
How far back is the construction from the side property line	<u>14</u> ft	<u>67</u> ft.
How far back is the construction from the side property line	<u>27</u> ft	<u>13</u> ft.

I am requesting a variance from article \_\_\_\_\_ section \_\_\_\_\_ of the Zoning Ordinance. I believe that granting this variance is allowed under state law as it meets the criteria established by the state (please contact the assessor's office with any questions):

**Criteria #1** Granting the variance would not be contrary to the public interest because:

It will not conflict in any negative way to the public.

**Criteria #2** If the variance were granted, the spirit of the ordinance would be observed because:

it's going to be kept clean during the project and nice and uniform when completed.

**Criteria #3** Granting the variance would do substantial justice because:

No harm to the public, it would benefit me and the community to make it look more homey.

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

it would probably increase properties values around me then diminish them.

**Criteria #5** 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:

Truthfully I think it goes both ways, it benefits me mostly but also the public for viewers to look at and nice property and not just a trailer.

- ii. The proposed use is a reasonable one because: it's not going to drastically change my area just enhance it.

or

Explain how, if the criteria in 5 i and ii 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.

Enhancing the property a bit will make the other homes essentially worth more as well as mine and help me gain more square footage.

**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). If you have any difficulty, consult the assessor's office, but the accuracy of the list is your responsibility. **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#	MAILING ADDRESS	CITY/STATE/ZIP
?		1 Flanders Ln	03276
?		16 Kimball St	03276
#59 - Angela DiPietrantonio		12 Kimball St	03276

<b>APPLICATION FEES</b>	
Variance	\$100.00
Abutter Notification	\$ 10.00
(To be increased as U.S. Postal Rates Increase)	

Total # of Abutters x \$10.00 = \$ 70.00  
 Application Fee = \$ 100.00  
 Total Due = \$ 170.00



**Before signing your application**

- ✓ Have you answered all the questions?
- ✓ Does your sketch include all requested information?
- ✓ Have you included 3 sets of mailing labels for the applicant, abutters and any engineers, surveyors, wetland scientists, etc involved?

I request a variance for the project described in this application and grant town officials permission to access my property for inspection purposes related to this project. I understand that any misrepresentation in this application, intentional or not, will invalidate ZBA approval.

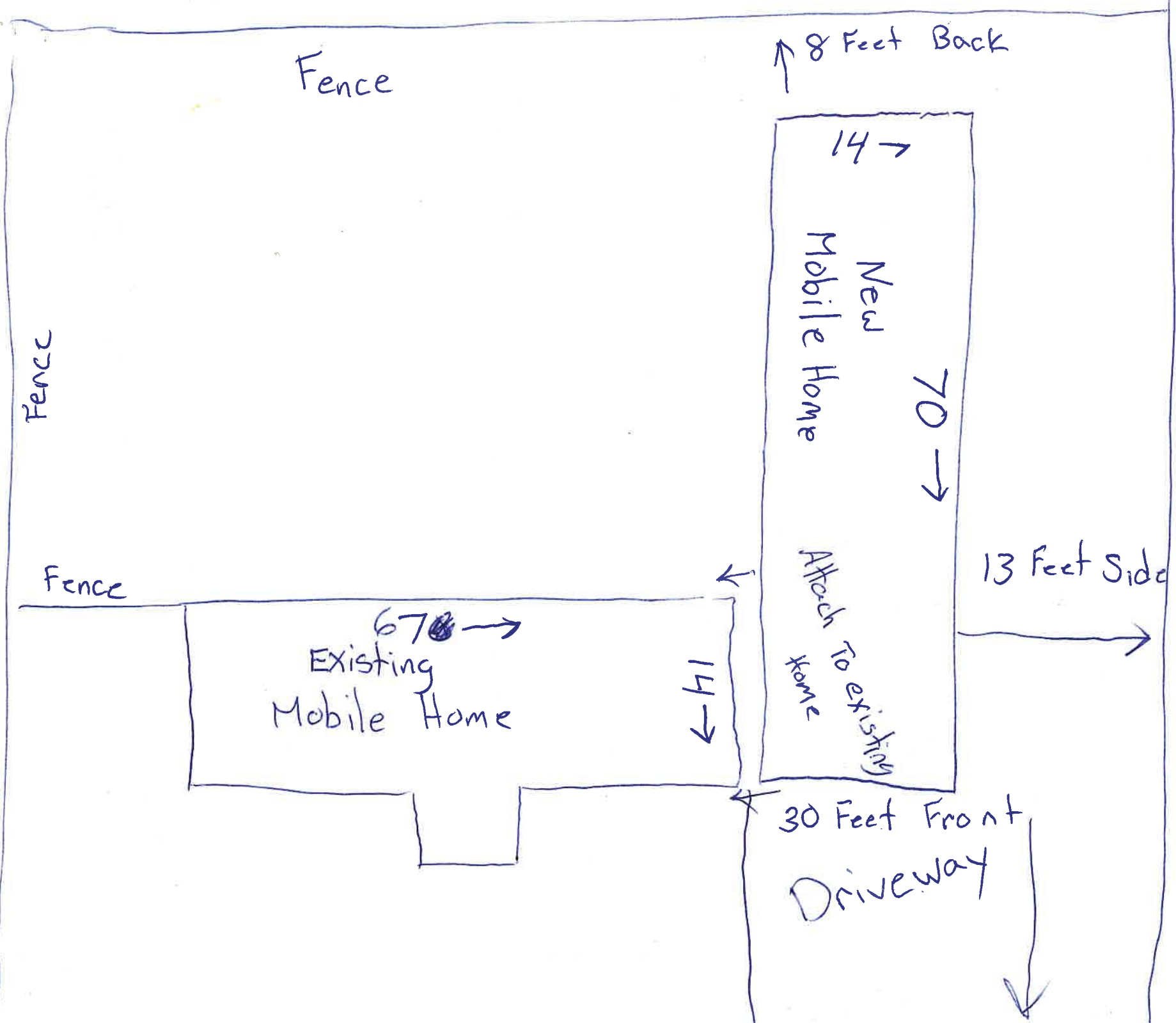
Applicant Angela DiPietrantonio Date 12-14-21  
 (Signature)  
 Land Owner: Angela DiPietrantonio Date 12-14-21  
 (Signature)

Office Use Only		
Date Received: <u>12-15</u>	Received by: <u>ADD</u>	Amount paid: <u>170.00</u>
Date paid: _____	Check No.: <u>914</u>	



Please use this sheet for your sketch

See Back  
of last  
page



Fence

↑ 8 Feet Back

14 →

New  
Mobile Home

70 →

Fence

13 Feet Side

Fence

Attach  
to existing  
home

67 →  
Existing  
Mobile Home

14 →

30 Feet Front  
Driveway



# 100 foot Abutters List Report

Northfield, NH  
December 15, 2021

9171 9690 0935 0266 4801 31

## Subject Property:

Parcel Number: U08-0059-000  
CAMA Number: U08-0059-000  
Property Address: 12 KIMBALL STREET

Mailing Address: DIPIETRANTONIO, ANGELA  
12 KIMBALL STREET  
NORTHFIELD, NH 03276

## Abutters:

9171 9690 0935 0266 4801 48

Parcel Number: U08-0056-000  
CAMA Number: U08-0056-000  
Property Address: 3 KIMBALL ST

Mailing Address: COREY, SHELDON COREY, DENISE A  
3 KIMBALL STREET  
NORTHFIELD, NH 03276

9171 9690 0935 0266 4801 55

Parcel Number: U08-0057-000  
CAMA Number: U08-0057-000  
Property Address: 2 FLANDERS LANE

Mailing Address: FLANDERS, GEORGE L FLANDERS,  
DEBORAH J  
3 FLANDERS LANE  
NORTHFIELD, NH 03276

Parcel Number: U08-0058-000  
CAMA Number: U08-0058-000  
Property Address: 6 KIMBALL

Mailing Address: ROBILLARD, AMY  
6 KIMBALL STREET  
NORTHFIELD, NH 03276

9171 9690 0935 0266 4801 62

Parcel Number: U08-0061-000  
CAMA Number: U08-0061-000  
Property Address: 1 FLANDERS LANE

Mailing Address: FLANDERS, GEORGE L FLANDERS,  
DEBORAH J  
3 FLANDERS LANE  
NORTHFIELD, NH 03276

Parcel Number: U08-0062-000  
CAMA Number: U08-0062-000  
Property Address: 16 KIMBALL

Mailing Address: BROUILLIARD III, ARTHUR P  
16 KIMBALL ST  
NORTHFIELD, NH 03276

9171 9690 0935 0266 4801 79

Parcel Number: U08-0063-000  
CAMA Number: U08-0063-000  
Property Address: 11 KIMBALL

Mailing Address: KIMBALL, LILLIAN G.  
11 KIMBALL STREET  
NORTHFIELD, NH 03276

9171 9690 0935 0266 4801 86



www.cai-tech.com

12/15/2021

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**TOWN OF NORTHFIELD  
ZONING BOARD OF ADJUSTMENT  
Monday, January 24, 2022 at 7:00 pm**

**ABUTTER NOTIFICATION**

You are hereby notified that the following application is coming before the Zoning Board of Adjustment.

**Angela Dipietrantonio** – Application for a Variance to install a mobile home (14x70) and attach it to existing (14x67) mobile home within the setbacks located at 12 Kimball Street (Map U08 Lot 59) in the R2 Zone.

The Town of Northfield complies with the Americans with Disabilities Act regulations. Please contact the Selectmen's Office at 286-7039 if you need special assistance in order to attend this meeting.