



**Town of Northfield  
APPLICATION FOR A VARIANCE**

**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 JASON BRADY

Applicant's Address 70 SKI HILL DR. NORTHFIELD, NH 03276

Tel. # 603 998 4720 Email address jayb3311@gmail.com

**PROPERTY OWNER** Same as Applicant  Yes  No

Name \_\_\_\_\_

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

Tel. # \_\_\_\_\_ Email address \_\_\_\_\_

**PROPERTY INFORMATION**

911 address: SKI HILL DR. NORTHFIELD, NH 03276

Tax Map and Lot Number: R17 46N Size: .94 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: CLEARING VACANT LAND AND CONSTRUCTING A RESIDENCE

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>N/A</u> ft	<u>35</u> ft.
How far back is the construction from the rear property line	<u>N/A</u> ft	<u>20</u> ft.
How far back is the construction from the side property line	<u>N/A</u> ft	<u>20</u> ft.
How far back is the construction from the side property line	<u>N/A</u> ft	<u>20</u> ft.

I am requesting a variance from article 7 section 2 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:

All neighboring are using the same/similar set backs, as all lots on the road are around the same size (1/4 acre)

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

It would not change the spirit of the surrounding properties. It would rather align with them.

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

There would be no harm to the general public

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

It would bring a new property to the community

**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:

The setbacks in the ordinance are based off lots with at least 5 acres. As with all residential lots on the road, the lot size and is around 1 acre or less.

ii. The proposed use is a reasonable one because: It will benefit the surrounding community as well as the town and stay within the essential character of the neighborhood.

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.

**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
Roger + Christina Stock	R-17/46m	58 Ski Hill Dr.	Northfield, NH 03276
Gravity Mountain Inc	R-17/21	75 Ski Hill Dr.	Northfield, NH 03276
JASON + JENNA BEADY	R-17/46-10	70 Ski Hill Dr.	Northfield, NH 03276

9171 9690 0935 0307 4924 44

9171 9690 0935 0307 4924 37

9171 9690 0935 0307 4924 20

**APPLICATION FEES**

Variance \$100.00  
 Abutter Notification \$ 10.00  
 (To be increased as U.S. Postal Rates Increase)

Total # of Abutters x \$10.00 = \$ 30  
 Application Fee = \$ 100  
 Total Due = \$ 130



**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 (Signature) [Signature] Date 5/3/24  
 Land Owner (Signature) [Signature] Date 5/3/24

Office Use Only		
Date Received: <u>5/3/24</u>	Received by: <u>SAG</u>	Amount paid: <u>130.00</u>
Date paid: <u>5/3/24</u>	Check No.: <u>349</u>	

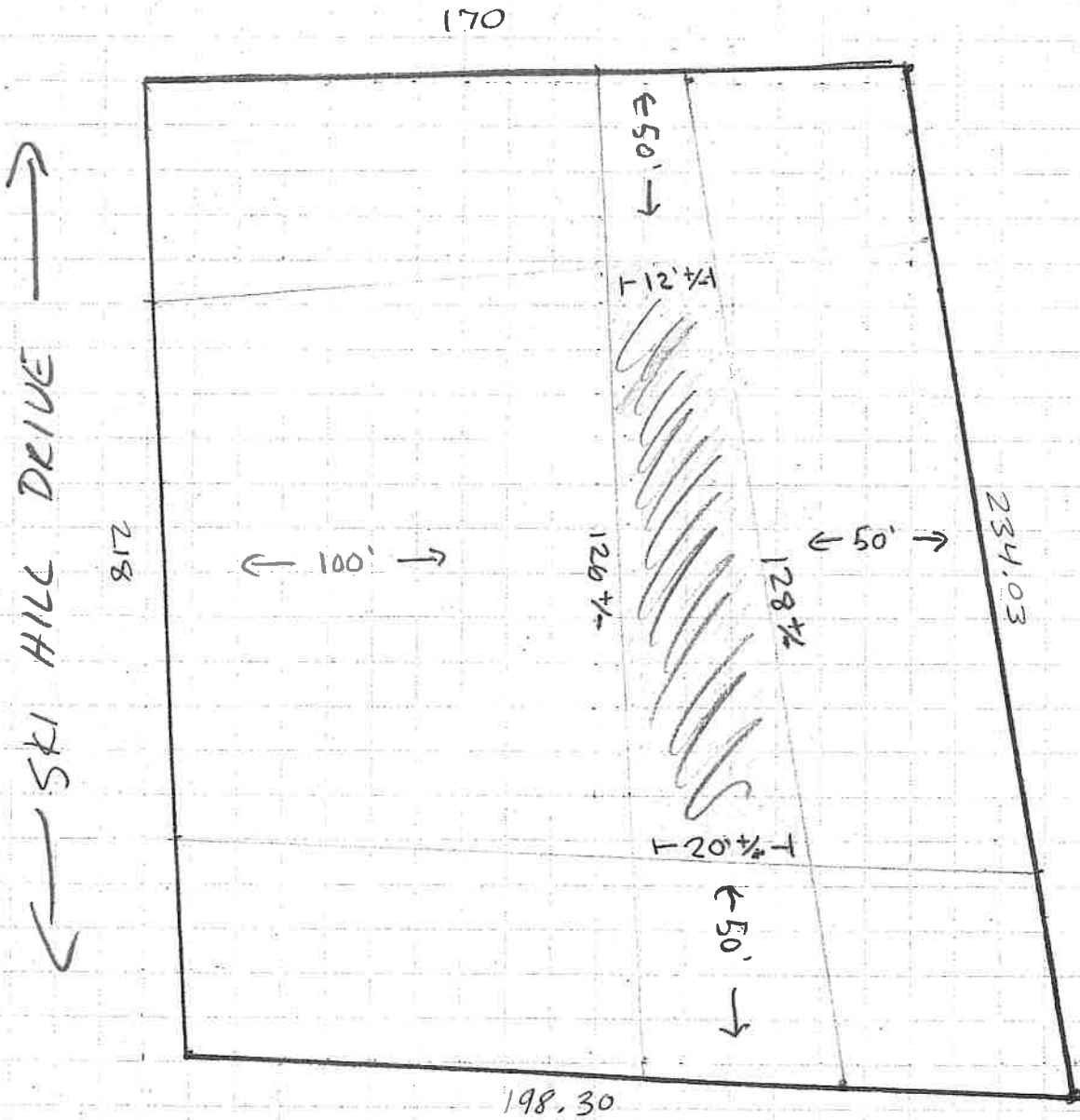
CURRENT SET BACKS



SCALE



BUILDABLE AREA



PROPOSED SETBACKS

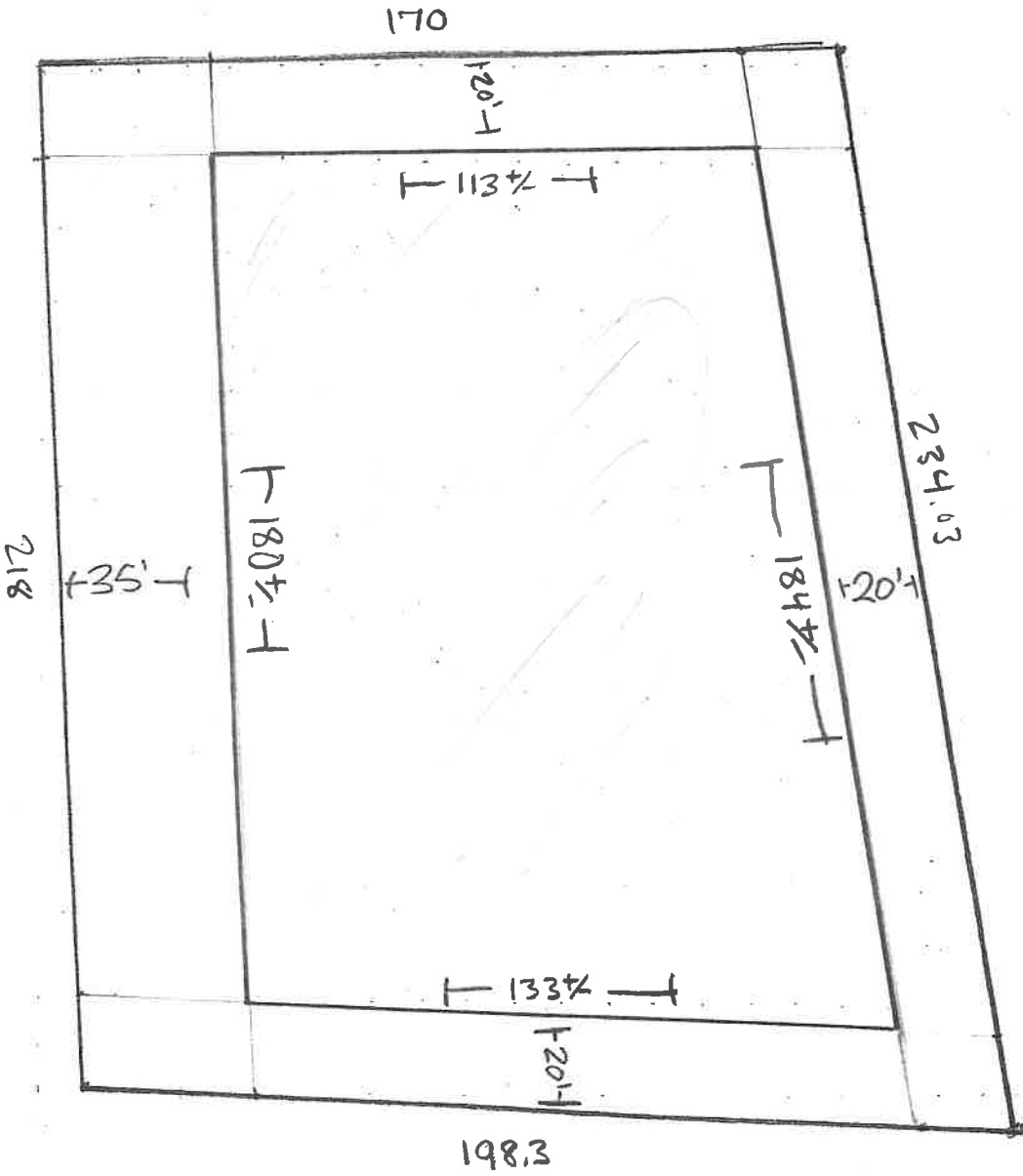


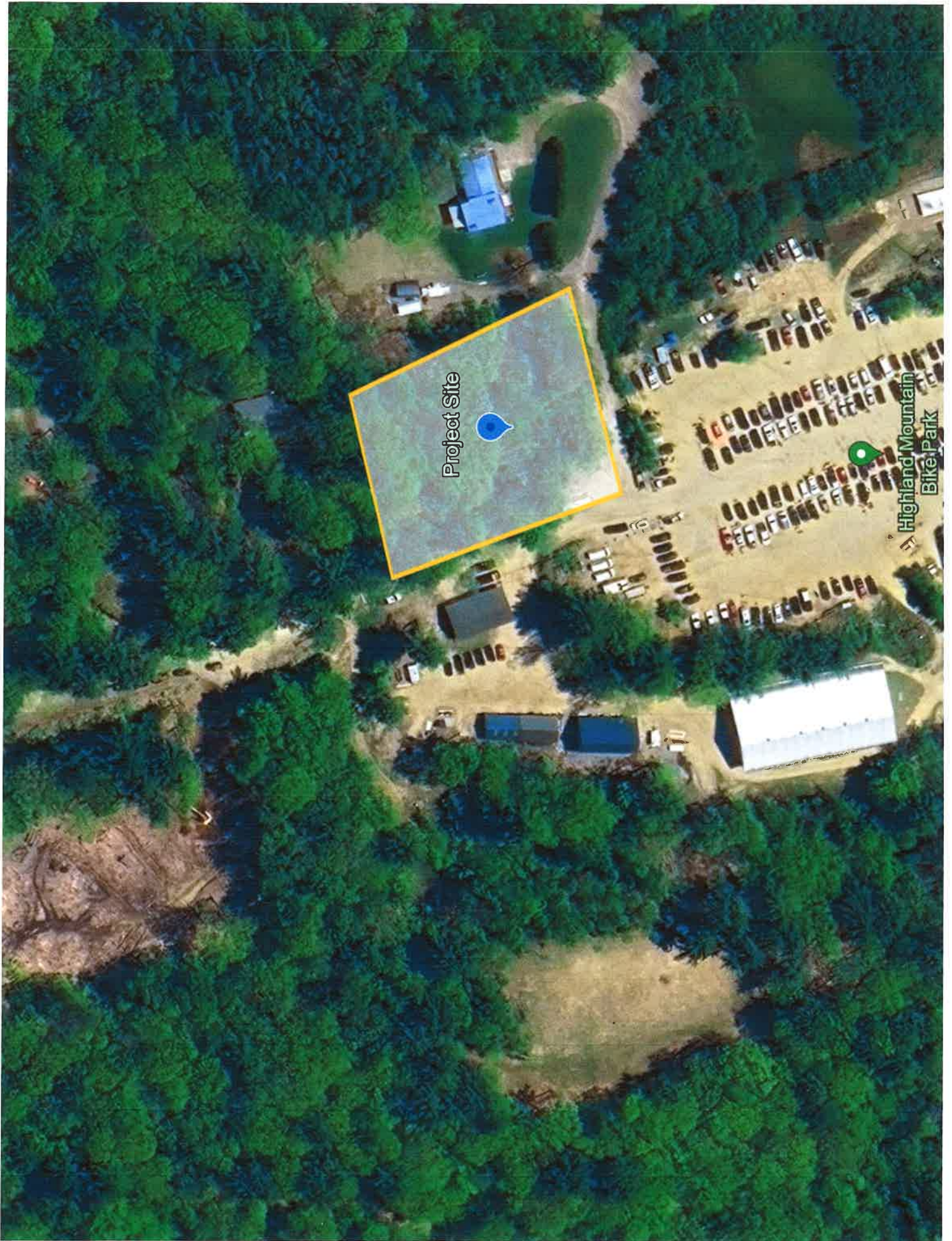
SCALE



PROPOSED  
BUILDABLE  
AREA

SKI HILL DRIVE





R-17  
LOT 46-M

PHASE I

DRIVEWAY →

35'

170

20'

65'

PROPOSED DRIVEWAY

50'

30'

5'

40'

5'

20'

234.03

R-17  
LOT 46-0

SKI HILL DRIVE

812

↑ DRAIN FLOW

35'

20'

198.3

R.O.W →

R-17  
LOT 21-2

(PARKING LOT)

SCALE  
1" = 10'

R-17  
LOT 46-M

PHASE II

DRIVEWAY →

35'-1"

170

20'-1"

65'-1"

PROPOSED DRIVEWAY

50'-1"

30'-1"

234.03

R-17  
LOT 46-0

218

↑ DRAIN W/ARD  
↑ MOW

35'-1"

20'-1"



20'-1"

198.3

R.O.W

SKI HILL DRIVE

R-17  
LOT 21-2

(PARKING LOT)

SCALE  
1" = 10'

