



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 Roger and Ami Davidson
Applicant's Address 14 Gale Avenue Northfield, NH 03276
Tel. # 603-286-4380 Email address argale@metrocast.net

PROPERTY OWNER Same as Applicant [X] Yes [] No

Name
Applicant's Address
Tel. #
Email address

PROPERTY INFORMATION

911 address: 14 Gale Ave
Tax Map and Lot Number: 0001108 000073 Size: .33 acres
Zoning District (Circle all that apply) (R1) R2 Comm/Ind Conservation Ground Water Protection
Is the property in the Groundwater Protection District [] Yes [X] 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: placing 12x24' carport in driveway off garage to protect vehicle from tree

What is the property used for now?
[X] Single Family Home [] Business
[] Multi Family Home [] Residence and Business
[] Agricultural

Are you proposing that the use of the property be changed?
No, we are not seeking to change the use of the property [X]
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 [] ft 27' ft.
How far back is the construction from the rear property line [] ft 135-138 ft.
How far back is the construction from the side property line [] ft 25 ft.
How far back is the construction from the side property line [] ft 100+ ft.
12 Gale Driveway Side 16"

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:

no change in residential use

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

no change in spirit of ordinance as remaining residential use

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

allow vehicles to be under cover from encroaching limbs and weather

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

No affects would diminish surrounding properties

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:

Aligning up with existing garage and driveway

and

- ii. The proposed use is a reasonable one because:

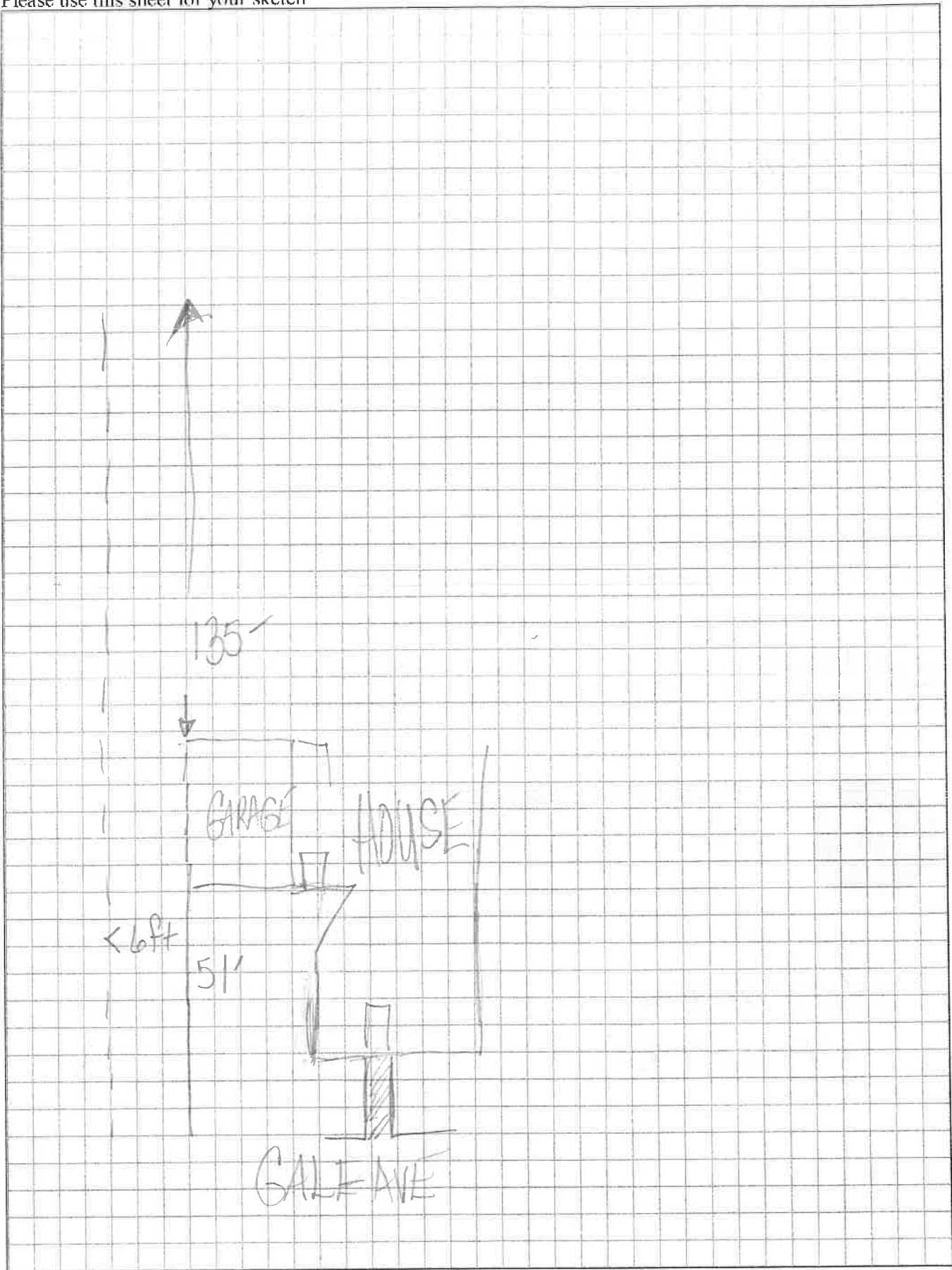
we have had to not use driveway for parking for years when the tree drops its "pods"

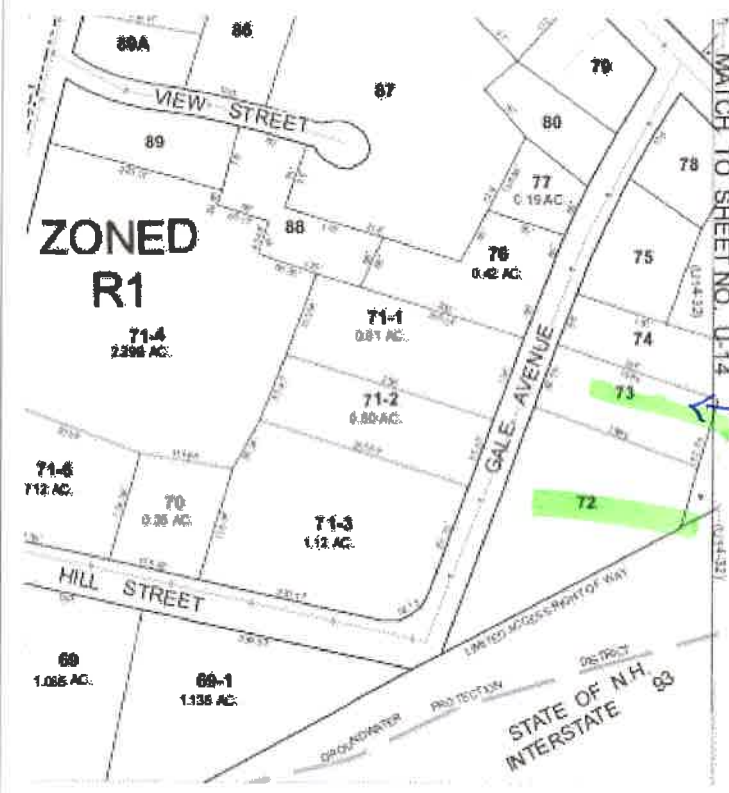
or

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.

carport seemed a financially feasible option to tree removal

Please use this sheet for your sketch





*Roger & Ami Davidson
we are side abutter (16)*

PLAT MAP

Borrower: Roger R. & Ami L. Davidson
Property Address: 14 Gale Avenue
City: Northfield
Lender: ~~Northwest Bank~~ FSB

File No.: A040825S

Case No.:

State: NH

Zip: 03276

1" = 100'



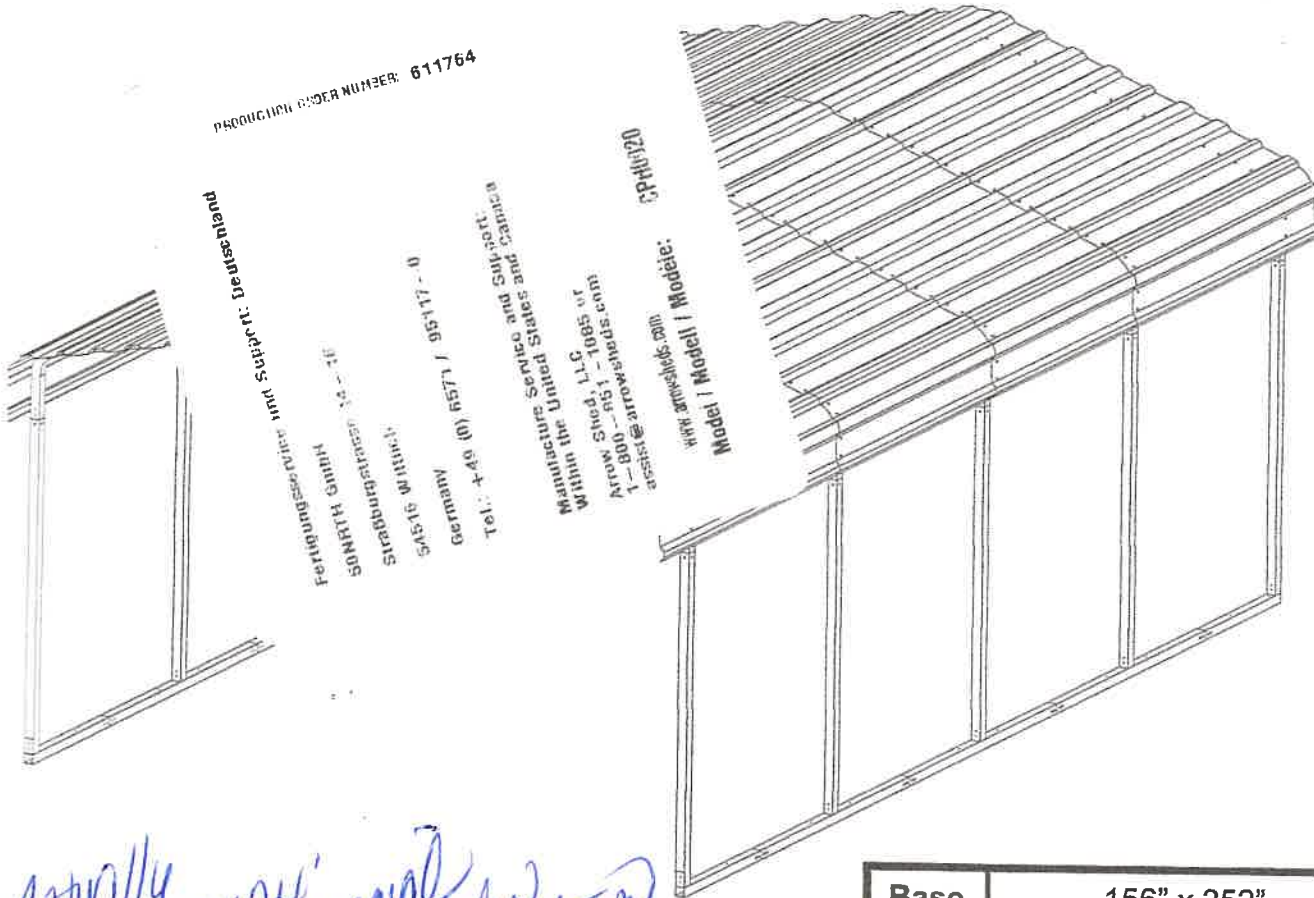
* Existing Garage + Driveway are less than 5' from

16
000408
000072

Owner's Manual & Assembly Guide



12' Wide Carport



Actually 12x24' special order return

Base Size	156" x 252" 396 cm x 640 cm
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INSTALLATION DIMENSIONS † Size rounded off to the nearest foot

Approx.† Size	Storage Area	Exterior Dimensions (Roof Edge to Roof Edge)			Interior Dimensions			Entrance		
		Width	Depth	Height	Width	Depth	Height	Height (max)	Height (min)	
12' x 20'	234 sq. Ft. 1792 Cu. Ft.	146"	237"	102"	142"	237"	100"	142"	100"	82"
3,7m x 6,1m	21,7 m ² 50,8 m ³	371 cm	602 cm	259 cm	361 cm	602 cm	254 cm	361 cm	254 cm	208 cm

See side for Detailed Safety Information.

14 Gate Ave

Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
ADAMS, CHERYL A	SYKES, JOANI-LYNN	ADAMS, ROBERT A	422 BAY HILL RD	NORTHFIELD	NH	03276
DAVIDSON, ROGER R.	DAVIDSON, AMI L.	14 GALE AVENUE		NORTHFIELD	NH	03276
RALSTON, SHELLY		9 GALE AVE		NORTHFIELD	NH	03276
SHINNICK, KEVIN		13 GALE AVENUE		NORTHFIELD	NH	03276
SOKOL, CLARA C		35 BAY STREET		NORTHFIELD	NH	03276

9171 9690 0935 0285 2166 29

9171 9690 0935 0285 2166 36

9171 9690 0935 0285 2166 43

9171 9690 0935 0285 2166 50

9171 9690 0935 0285 2166 67