



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.

APPLICANT INFORMATION

Name Angela DiPietrantonio
Applicant's Address 12 Kimball St
Tel. # 978-652-6643 Email address Kimboston12@gmail.com

PROPERTY OWNER Same as Applicant [X] Yes ___ No

Name
Applicant's Address
Tel. #
Email address

PROPERTY INFORMATION

911 address: 12 Kimball St
Tax Map and Lot Number: Lot 59 Size: 0.23 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: 2 Peaks on roof, Deck on left side of the front of the house, walk way in the front, new windows, new siding, add an addition, Build a new shed, (stucco)
What is the property used for now?
[X] Single Family Home
___ Multi Family Home
___ Business
___ 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

Table with 3 columns: Existing, Proposed, and Description. Includes handwritten notes like 'left Handers', 'Kimball Right', and 'Front Deck'.

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:

I am enhancing my ~~paper~~ existing residential property and will not go against the ordinance as the surrounding property's are also residential.

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

Because it is a residential area and it will remain a residential area.

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

We are improving our property in order to make more room the enhancements will also increase other property values.

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

these enhancements will increase the value and make home more functional and more curb appeal

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:

no impact to surrounding property's as this will increase neighborhood values

and

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

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.

if they don't grant it the hardship would be smaller living quarters for our family.

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
★ See attached list ★			

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

Total # of Abutters x \$10.00 = \$ 50.00
 Application Fee = \$ 100.00
Total Due = \$ 150.00



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?

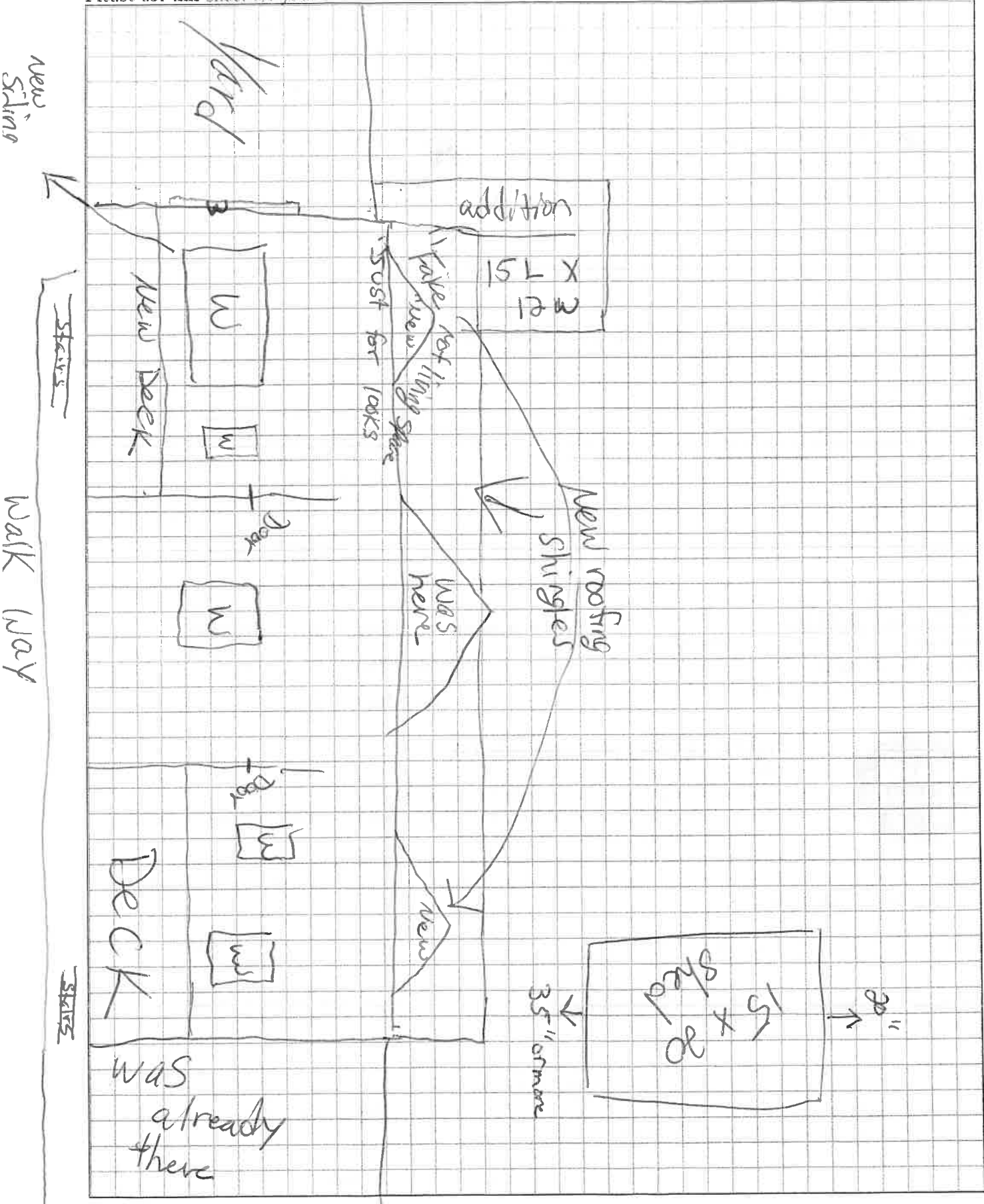
I request a variance for the project described in this application and grant town officials permission to access my property for inspection purposes related to this project. I understand that any misrepresentation in this application, intentional or not, will invalidate ZBA approval.

Applicant Angela Dipietro Antonio Date 06/15/22
 (Signature)
 Land Owner: Angela Dipietro Antonio Date 06/15/22
 (Signature)

Date Received: <u>6/15/22</u>	Received by: <u>SAG</u>	Office Use Only	Amount paid: <u>150.00</u>
Date paid: <u>6/15/22</u>	Check No.: <u>Cash</u>		

* - see ~~attached~~ pictures - *

Please use this sheet for your sketch



Cama Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
1	U08-0057-000	2 FLANDERS LANE	FLANDERS, GEORGE L	FLANDERS, DEBORAH J	3 FLANDERS LANE	NORTHFIELD NH	03276
2	U08-0058-000	6 KIMBALL STREET	ROBILLARD, AMY		6 KIMBALL STREET	NORTHFIELD NH	03276
3	U08-0059-000	12 KIMBALL STREET	DIPIETRANTONIO, ANGELA		12 KIMBALL STREET	NORTHFIELD NH	03276
4	U08-0061-000	1 FLANDERS LANE	FLANDERS, GEORGE L	FLANDERS, DEBORAH J	3 FLANDERS LANE	NORTHFIELD NH	03276
5	U08-0062-000	16 KIMBALL STREET	BROUILLIARD II, ARTHUR P		16 KIMBALL ST	NORTHFIELD NH	03276
6	U08-0063-000	11 KIMBALL STREET	ROMERO, LISA		596 SHAKER ROAD	NORTHFIELD NH	03276

9171 9690 0935 0285 2168 10

9171 9690 0935 0285 2168 03

9171 9690 0935 0285 2167 97

9171 9690 0935 0285 2167 80

9171 9690 0935 0285 2167 73



TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
MONDAY, JULY 25, 2022 at 7:00pm
Town Hall 21 Summer St Northfield, NH

ABUTTER NOTIFICATION

You are hereby notified that the following application is coming before the Zoning Board of Adjustment. All applications and plans are available for review at www.northfieldnh.org, attached to the agenda for this meeting.

Angela Dipietrantonio – Application for a Variance to construct an addition and new shed within the setbacks located at 12 Kimball St (Map U08 Lot 59) on .23 acres 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.