



**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 Kyle + Baylee Paterson  
Applicant's Address 80 Prospect St. Lebanon NH 03766  
Tel. # 6035138040 Email address K6Paterson13@gmail.com

**PROPERTY OWNER** Same as Applicant ☐ Yes ☐ No

Name John Dodge  
Applicant's Address 30 Woodman Rd. Sanbornton NH 03269  
Tel. # \_\_\_\_\_ Email address \_\_\_\_\_

**PROPERTY INFORMATION**

911 address: \_\_\_\_\_

Tax Map and Lot Number: R17 Lot 36A Size: APRX 41 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: To Build a single family dwelling and ADU

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	_____ ft	<u>150</u> ft.
How far back is the construction from the rear property line	_____ ft	<u>1200</u> ft.
How far back is the construction from the side property line	_____ ft	<u>150</u> ft.
How far back is the construction from the side property line	_____ ft	<u>680</u> ft.

I am requesting a variance from article 674 section 41 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 wouldn't Diminish Property values, it could make other lots on the road more appealing because EMS could make it up the road. building a SFD with ADU would not alter the neighborhood as there is already an adjacent home, ours would be set back so it would not be seen

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

It would not threaten the Safety of the Public, but would enhance Safety and Aesthetics to the road and neighborhood.

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

We would keep Polly Ham Rd maintained to the end of our lot, which would benefit other Property owners accessing their lot. there is also a Home adjacent to this lot

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

the lot would not be logged off, the road would be more accessible to other Property owners, and there would be a tree line buffer between House and road so it wouldn't look developed

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: We will maintain the road, and there is already a SFD adjacent on Polly Ham

- 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:

Emergency services will be able to reach other Property owners Past our lot if needed.

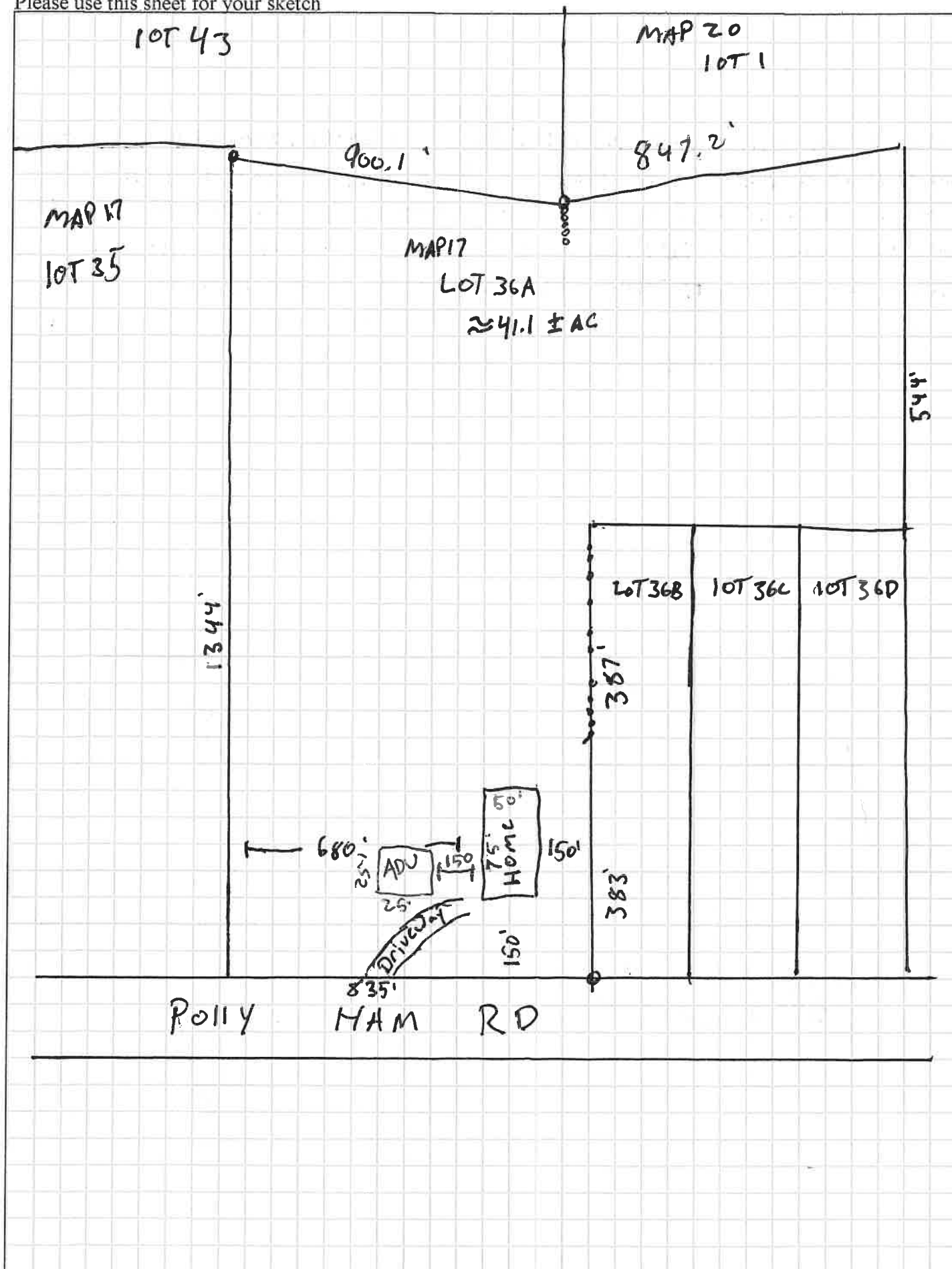
and

ii. The proposed use is a reasonable one because: there is already a Home on the road, Property owners would be able to access their Properties easier

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.

Please use this sheet for your sketch



**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
COTE Southworth	MAP R17 10T35	32 Polly Ham Rd	NORTH FIELDNH
Daniel Durgin	MAP1710T36B	PO Box 49	Tilton NH 03276
Daniel Clarke	MAP17 10T43	285 Knowles Pond Rd	NORTH field NH 03276
George Corliss	map 20 10T001	635 SHAKER Rd	Northfield NH 03276
William Fisher	MAP17 34A	663 Cherry Valley Rd	110 Gilford NH
James Dodge		30 Woodmen Rd	Scanton
Patterson, Kyle & Bayler		80 Prospect St	Lebanon

9171 9690 0935 0285 2168 89

9171 9690 0935 0285 2168 72

9171 9690 0935 0285 2168 65

9171 9690 0935 0285 2168 58

9171 9690 0935 0285 2168 41

9171 9690 0935 0285 2168 34

9171 9690 0935 0285 2168 27

#### 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

Application Fee = \$ 100

**Total Due = \$ 150**



#### 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)

*[Handwritten Signature]*

Date 7-6-22

Land Owner:  
(Signature)

Date \_\_\_\_\_

#### Office Use Only

Date Received: \_\_\_\_\_ Received by: \_\_\_\_\_ Amount paid: \_\_\_\_\_

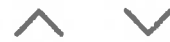
Date paid: \_\_\_\_\_ Check No.: \_\_\_\_\_

10:58



< Back

39 Messages



**Abbi Courtemanche**

6/21/22

To: Kyle Paterson >

## Re: Offer Update

Good morning!

This just in from the listing agent:

"I just spoke with John Dodge. He is fine with using his name for the application, however please let it be clear that he DOES NOT want a building permit or any variation thereof, in his name."

I hope this helps! Let me know how it goes with the surveyor today!

--

Cheers!

Abbi Courtemanche  
Realtor

Coldwell Banker LIFESTYLES  
370 Main Street, PO Box 1113  
New London, NH 03257  
Cell: 603.252.8477  
Office: 603.526.4020  
[abbi@theclife.com](mailto:abbi@theclife.com)

See More



**PURCHASE AND SALES AGREEMENT**  
**New Hampshire Association of REALTORS® Standard Form**



06/20/2022 ("EFFECTIVE DATE")  
 EFFECTIVE DATE is defined in Section 21 of this Agreement.

1. **THIS AGREEMENT** made this 16th day of June, 2022 between  
James W. Dodge Woodland Trust  
 ("SELLER") of 30 Woodman Road  
City/Town Sanbornton, State NH Zip 03269  
 and Kyle Paterson and Baylee Paterson  
 ("BUYER") of 80 Prospect Street  
City/Town Lebanon, State NH Zip 03766
  2. **WITNESSETH:** That SELLER agrees to sell and convey, and BUYER agrees to buy certain real estate situated in City/Town  
 of Northfield located at Lot-36A Poly Ham Rd  
NH, 03220  
 County NH-Merrimack Book 2293 Page 59 Date n/a ("PROPERTY").
  3. The **SELLING PRICE** is one hundred thirty thousand Dollars \$ 130,000.00.  
 A DEPOSIT in the form of check, is to be held in an escrow account by  
H.G. Johnson Real Estate ("ESCROW AGENT"). BUYER ☐ has delivered, or ☒ will deliver to the ESCROW  
 AGENT's FIRM within 5 days of the EFFECTIVE DATE, a deposit of earnest money in the amount of \$ 20,000.00.  
 BUYER agrees that an additional deposit of earnest money in the amount of \$ n/a will be delivered on or before  
n/a. If BUYER fails to deliver the initial or additional deposit in compliance with the above  
 terms, SELLER may terminate this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's  
 or trust account check, in the amount of \$ 110,000.00.
  4. **DEED:** Marketable title shall be conveyed by a Warranty deed, and shall be free  
 and clear of all encumbrances except usual public utilities serving the PROPERTY.
  5. **TRANSFER OF TITLE:** On or before 08/09/2022 at tbd  
 or some other place of mutual consent as agreed to in writing.
  6. **POSSESSION:** Full possession and occupancy of the premises with all keys shall be given upon the transfer of title free of  
 all tenants and occupant's personal property and encumbrances except as herein stated. Said premises to be then in the  
 same condition in which they now are, reasonable wear and tear excepted. SELLER agrees that the premises will be  
 delivered to BUYER free of all debris and in "broom clean" condition. Exceptions: n/a
- Buyer reserves the right to conduct a walk through inspection upon reasonable notice to SELLER's real estate FIRM within  
48 hours prior to time of closing to ensure compliance with the terms of this Agreement.
7. **REPRESENTATION:** The undersigned SELLER(S) and BUYER(S) acknowledge the roles of the agents as follows:  
H. Gregory Johnson of H. G. Johnson Real Estate  
 is a ☒ seller agent ☐ buyer agent ☐ facilitator ☐ disclosed dual agent\*  
Abbi Courtemanche of Coldwell Banker Lifestyles  
 is a ☐ seller agent ☒ buyer agent ☐ facilitator ☐ disclosed dual agent\*  
 \*If agent(s) are acting as disclosed dual agents, SELLER and BUYER acknowledge prior receipt and signing of a Dual  
 Agency Informed Consent Agreement.  
☐ NOTICE OF DESIGNATED AGENCY: If checked, notice is hereby given that BUYER is represented by a  
 designated buyer's agent and SELLER is represented by a designated seller's agent in the same firm.
  8. **INSURANCE:** The buildings on said premises shall, until full performance of this Agreement, be kept insured against fire, and  
 other extended casualty risk by SELLER. In case of loss, all sums recoverable from said insurance shall be paid or assigned,  
 on transfer of title, to BUYER, unless the premises shall previously have been restored to their former condition by SELLER;  
 or, at the option of BUYER, this Agreement may be rescinded and the DEPOSIT refunded if any such loss exceeds  
 \$ 2,000.00.

SELLER(S) INITIALS

BUYER(S) INITIALS

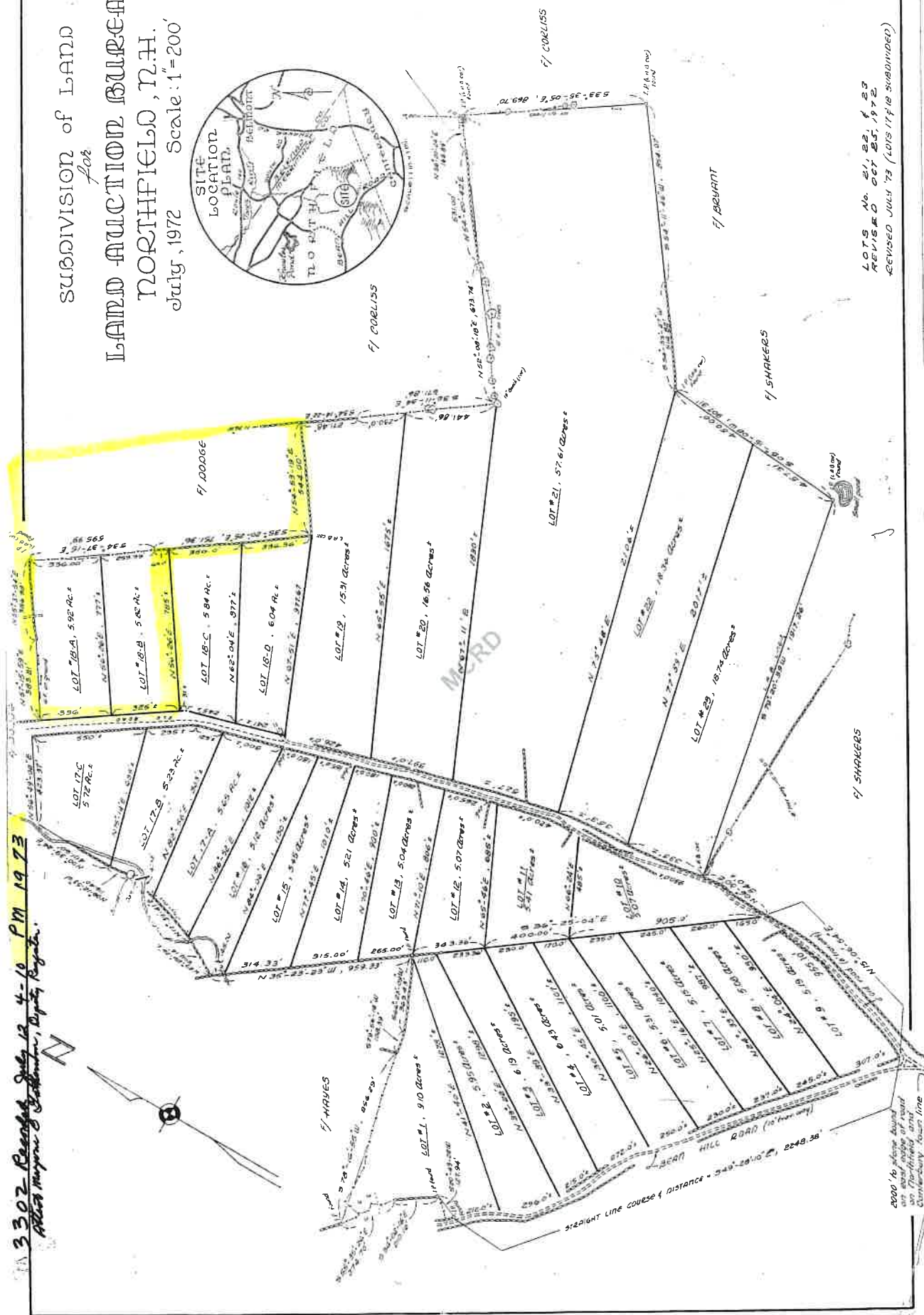


3302 Records July 12 4-10 PM 1973  
After survey of Suburban, Dwyer, Ryan.

SUBDIVISION of LAND  
for

LAND AUCTION BUREAU

NORTHFIELD, N.H.  
July, 1972 Scale: 1"=200'



LOTS No. 21, 22, & 23  
REVISED OCT 25, 1972  
REVISED JULY '73 (LOTS 17 & 18 SUBDIVIDED)



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](http://www.northfieldnh.org), attached to the agenda for this meeting.

**Kyle and Baylee Paterson;** property owned by James Dodge Woodland Trust c/o John Dodge – Application for a Variance to construct a single-family residence with detached ADU on a Class VI Road located on Polly Ham Road (Map R17 Lot 36A) on 41 acres in the Conservation 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.