



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 Mark R. Hubbell

Applicant's Address 269 Oak Hill Rd.

Tel. # 603-724-2295 Email address markhubbell@gmail.com

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

Name

Applicant's Address

Tel. # Email address

PROPERTY INFORMATION

911 address: Same as above

Tax Map and Lot Number: R02-0059-001 Size: 6.574 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: Using existing truck garage for inspection station and light auto/trailer repair

What is the property used for now?

- The property is currently vacant [] Business
Single Family Home [X] 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 [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: Setbacks, Existing, Proposed. Rows include front, rear, and side property lines with measurements in feet.

I am requesting a variance from article 7 section 1 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:

The buildings already exist. The operations of the current excavation business are no different from that of the proposed use. I.e. We already maintain and repair my vehicles.

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

I believe the spirit of the ordinance is to protect groundwater from illegal dumping of motor oil. I have been changing oil here for years and have always collected it in appropriate containers to recycle.

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

There is no harm to the public. ~~It~~

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

The construction of the existing garage raised my property value. The building was built to current codes. Furthermore, it cannot be seen from the road. We are 500' back from the Road.

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:

① ~~The~~ The property consists of nearly 7 acres of land with an existing house + garage for vehicle repairs. ~~It~~ ~~can~~ I can already maintain and repair my trucks without a variance. To do it for anyone else, requires this variance

ii. The proposed use is a reasonable one because: There is another similar garage ^{variance} on Union Ave. A couple years ago there was one or couple houses down, however, he moved.

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
✓ Mark Hubbell	R02-0059-1	285 Oak Hill Rd.	Northfield, NH 03276
✓ Mary Fleury	R02-0060	272 Oak Hill Rd.	Northfield, NH 03276
✓ Robert Depoutot	R02-0062	258 Oak Hill Rd.	Northfield, NH 03276
✓ Jacob Hubbard	R02-055A	253 Oak Hill Rd.	Northfield, NH 03276
✓ Neil Chadwick	R02-0001	26 Stevens Rd.	Northfield, NH 03276

<u>APPLICATION FEES</u>	
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?

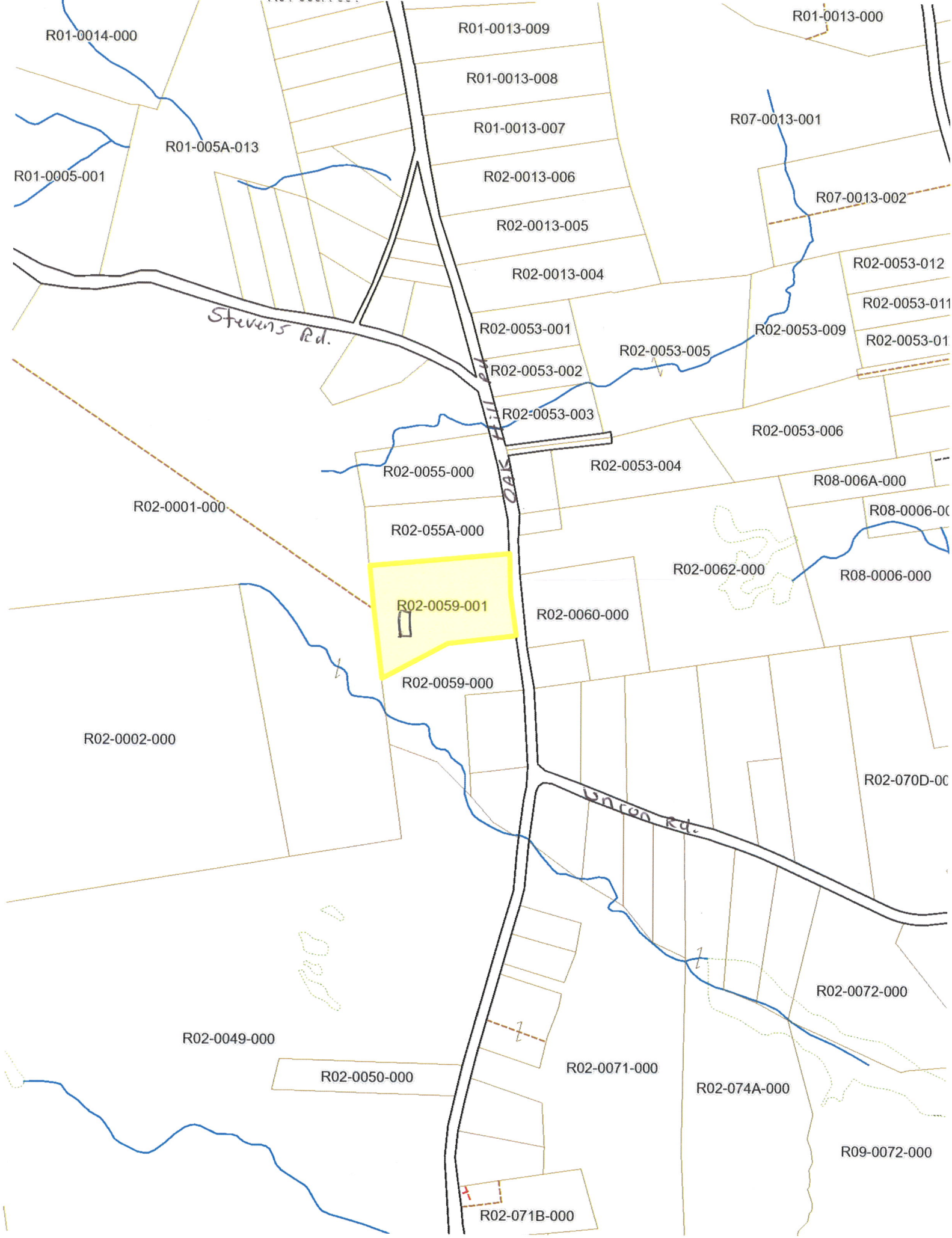
I request a variance for the project described in this application and grant town officials permission to access my property for inspection purposes related to this project. I understand that any misrepresentation in this application, intentional or not, will invalidate ZBA approval.

Applicant [Signature] Date 5/1/23
 (Signature)

Land Owner: [Signature] Date 5/1/23
 (Signature)

Office Use Only		
Date Received: <u>5/1/23</u>	Received by: <u>SAG</u>	Amount paid: <u>150.00</u>
Date paid: <u>5/1/23</u>	Check No.: <u>283</u>	





R01-0014-000

R01-0013-009

R01-0013-000

R01-0013-008

R07-0013-001

R01-0005-001

R01-005A-013

R01-0013-007

R02-0013-006

R07-0013-002

R02-0013-005

R02-0053-012

Stevens Rd.

R02-0013-004

R02-0053-011

R02-0053-001

R02-0053-009

R02-0053-01

R02-0053-005

R02-0053-002

R02-0053-003

R02-0053-006

R02-0001-000

R02-0055-000

R02-0053-004

R08-006A-000

R02-055A-000

R08-0006-00

R02-0059-001

R02-0062-000

R08-0006-000

R02-0060-000

R02-0002-000

R02-0059-000

R02-070D-00

Union Rd.

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R02-0049-000

R02-0072-000

R02-0050-000

R02-0071-000

R02-074A-000

R09-0072-000

R02-071B-000

