



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 Eric Levesque
Applicant's Address 28 Sargent St. Northfield NH 03076
Tel. # 603-268-5577 Email address ericlevesque65@gmail.com

PROPERTY OWNER

Same as Applicant [X] Yes [] No

Name
Applicant's Address
Tel. #
Email address

PROPERTY INFORMATION

911 address: 28 Sargent St. Northfield NH
Tax Map and Lot Number: 431-25-lot # Size: .34 acres
Zoning District (Circle all that apply) R1 R2 [X] 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: we would like to put a net fence on top of our block wall for more privacy about 11-12 feet high

What is the property used for now?
[] The property is currently vacant [X] Business
[X] 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 [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 2 columns: Existing, Proposed. Rows: How far back is the construction from the front property line (10 ft), rear property line (90 ft), side property line (6 ft), side property line (ft).

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:

It would be at our property out of the way of anyone else

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

To make sure that it's not too high off the ground for height limit and safety

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

It would block the neighbor so she can't watch our everyday move and actually have privacy

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

All we are asking for is a net that's a fence to go on top of our other wall so it wouldn't be connected to other houses just our property

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:

were just looking for privacy from our neighbor so that way she can't spy on us and call cops on us for something little we do

and

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

were just asking for a net to go on top of our wall for privacy from the neighbor

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.

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
Ben		26 Sargent St	Northfield NH
Bette		30 Sargent St.	Northfield NH

<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

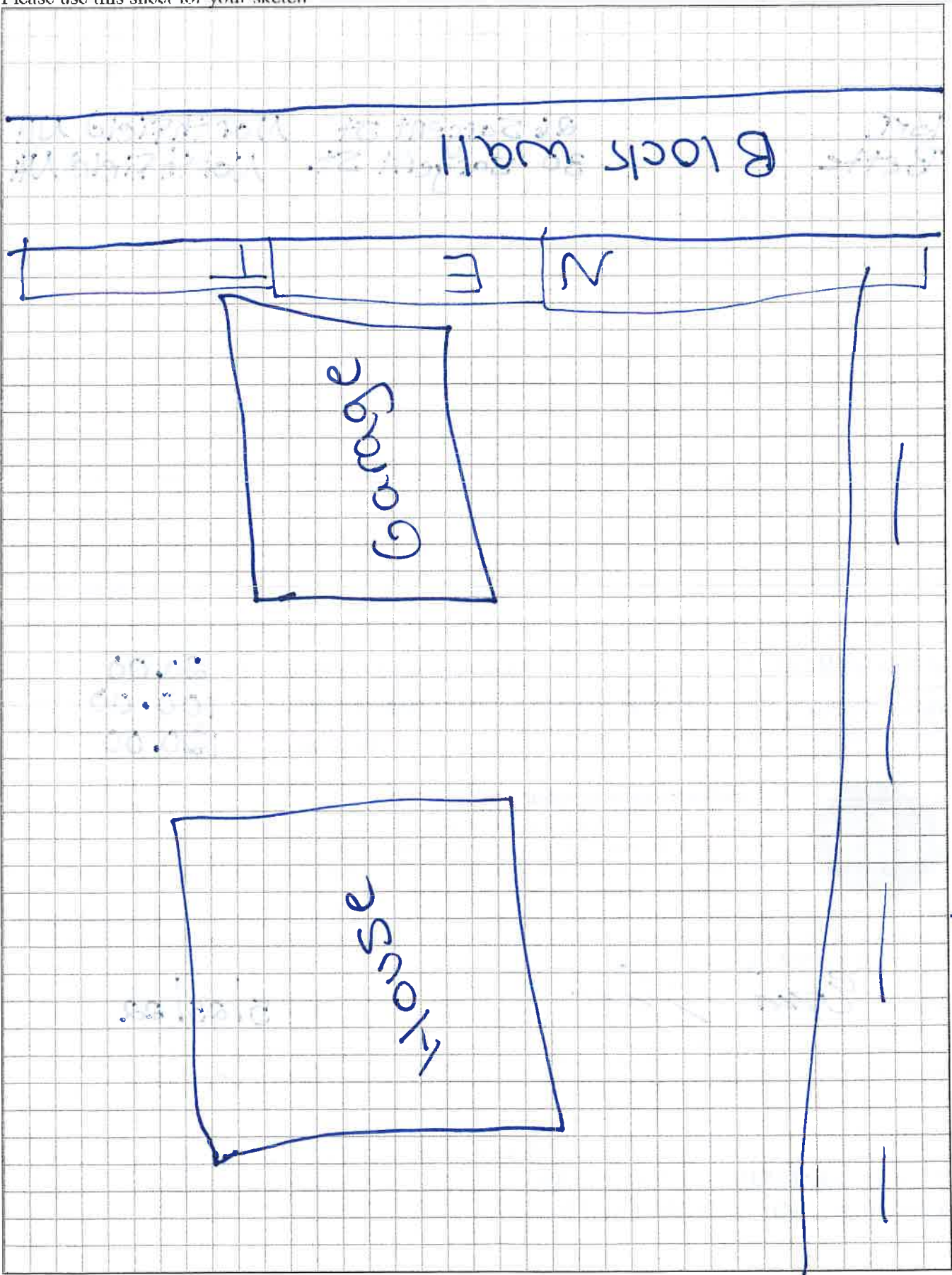
- ✓ Have you answered all the questions?
- ✓ Does your sketch include all requested information?
- ✓ Have you included 3 sets of mailing labels for the applicant, abutters and any engineers, surveyors, wetland scientists, etc involved?

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 5/25/22
 (Signature)
 Land Owner: *[Signature]* Date 5/25/22
 (Signature)

Office Use Only			
Date Received:	<u>5/25/22</u>	Received by:	<u>SAC</u>
Date paid:	<u>5/25/22</u>	Check No.:	<u>Cash</u>
		Amount paid:	<u>150.-</u>

Please use this sheet for your sketch



Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
U03-0010-000	27 SARGENT STREET	CENTURY MAGNETICS HOLDINGS, IN		20 CANAL STREET	FRANKLIN	NH	03235
U03-0024-000	26 SARGENT STREET	DAVIS VI, BENJAMIN H		26 SARGENT STREET	NORTHFIELD	NH	03276
U03-0025-000	28 SARGENT STREET	LEVESQUE, ERIC R		28 SARGENT STREET	NORTHFIELD	NH	03276
U03-0026-000	30 SARGENT STREET	HAMMOND, WAYNE J.	HAMMOND, BETTE-JO	30 SARGENT STREET	NORTHFIELD	NH	03276
U04-0001-000	FORREST ROAD	CORLISS JR, GEORGE W	BLACKKEY, CRAIG S & STERLING R	411 SHAKER ROAD	NORTHFIELD	NH	03276

9171 9690 0935 0285 2166 74

9171 9690 0935 0285 2166 81

9171 9690 0935 0285 2166 98

9171 9690 0935 0285 2167 04

9171 9690 0935 0285 2167 11