



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 MATTHEW PAUL McDowell

Applicant's Address 50 Ski Hill Dr. Northfield NH 03276

Tel. # 317 627 9087 Email address mcdowellmatt70@gmail.com

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

Name

Applicant's Address

Tel. # Email address

PROPERTY INFORMATION

911 address: 50 Ski Hill Dr. Northfield NH 03276

Tax Map and Lot Number: 000R17 00046K Size: .95 acres

Zoning District (Circle all that apply) (R1) R2 Comm/Ind Conservation Ground Water Protection

Is the property in the Groundwater Protection District [ ] Yes [checked] 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: 3 CAR GARAGE, bath, BREEZEWAY & UTILITY/LAUNDRY

What is the property used for now?

- The property is currently vacant [ ] Business [ ]
[checked] 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 [checked]
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 (100+ ft), rear property line (98 ft), side property line (30 ft), side property line (50 ft).

I am requesting a variance from article 7 section 2 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:**

Surrounding Properties ARE RESIDENTIAL  
Proposed Building is RESIDENTIAL PRIVATE USE therefore NOT A CONFLICT to public interest

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

No change to the USE of property, still RESIDENTIAL, NO PUBLIC USE  
The existing single family home is BEING Added To  
Shape of Lot RESTRICTS building in DIFFERENT LOCATION

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

It would CREATE ENCLOSED SPACE FOR CARS & Additional STORAGE  
Effort Rd is showing EROSION ISSUES that WE would look to RESOLVE with this  
build, PREVENTING FURTHER EROSION to EXISTING FOUNDATION

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

The project will REMAIN RESIDENTIAL & All SURROUNDING property IS RESIDENTIAL

**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:

Potential EROSION could CONTINUE to IMPACT CURRENT FOUNDATION  
Miscellaneous yard Equipment would REMAIN OUTDOORS

and

- ii. The proposed use is a reasonable one because: we will MITIGATE FUTURE EROSION ISSUES.

AND PROVIDE ADDITIONAL STORAGE, INCREASE HOME VALUE, INCREASES NEIGHBORHOOD HOME VALUES

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
✓ DEREK KAHLER	000R17 00046J	46 Ski Hill Dr.	Northfield NH 03276
✓ ROGER STOCK	000R17 00046M	58 Ski Hill Dr.	Northfield NH 03276
✓ THOMAS FULWEILER	000R17 00046P	20 Elliot Rd.	Northfield NH 03276
✓ Gravity Mountain Inc.	000R17 000021	75 Ski Hill Rd.	Northfield NH 03276
✓ Matt McDowell	000R17 00046K	50 Ski Hill Rd.	Northfield NH 03276
Charles Chase	000R17 00046I	40 Ski Hill Rd.	Northfield NH 03276

9171 9690 0935 0285 2163 15

9171 9690 0935 0285 2163 60

9171 9690 0935 0285 2163 53

9171 9690 0935 0285 2163 39

9171 9690 0935 0285 2163 22

9171 9690 0935 0285 2163 46

**APPLICATION FEES**

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

Total # of Abutters x \$10.00 = \$ 60<sup>00</sup>  
 Application Fee = \$ 100<sup>00</sup>  
**Total Due = \$ 160<sup>00</sup>**



**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 Matt McDowell Date 5/4/2022  
 (Signature)

Land Owner: Matt McDowell Date 5/4/2022  
 (Signature)

**Office Use Only**

Date Received: \_\_\_\_\_ Received by: \_\_\_\_\_ Amount paid: \_\_\_\_\_  
 Date paid: \_\_\_\_\_ Check No.: \_\_\_\_\_



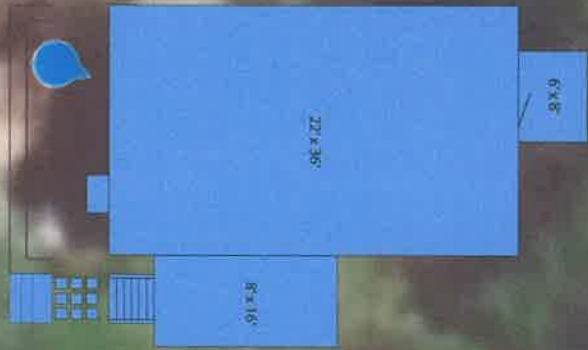


93.07 feet

1 inch = 2 feet

298.26 feet

...Wireless\_19...

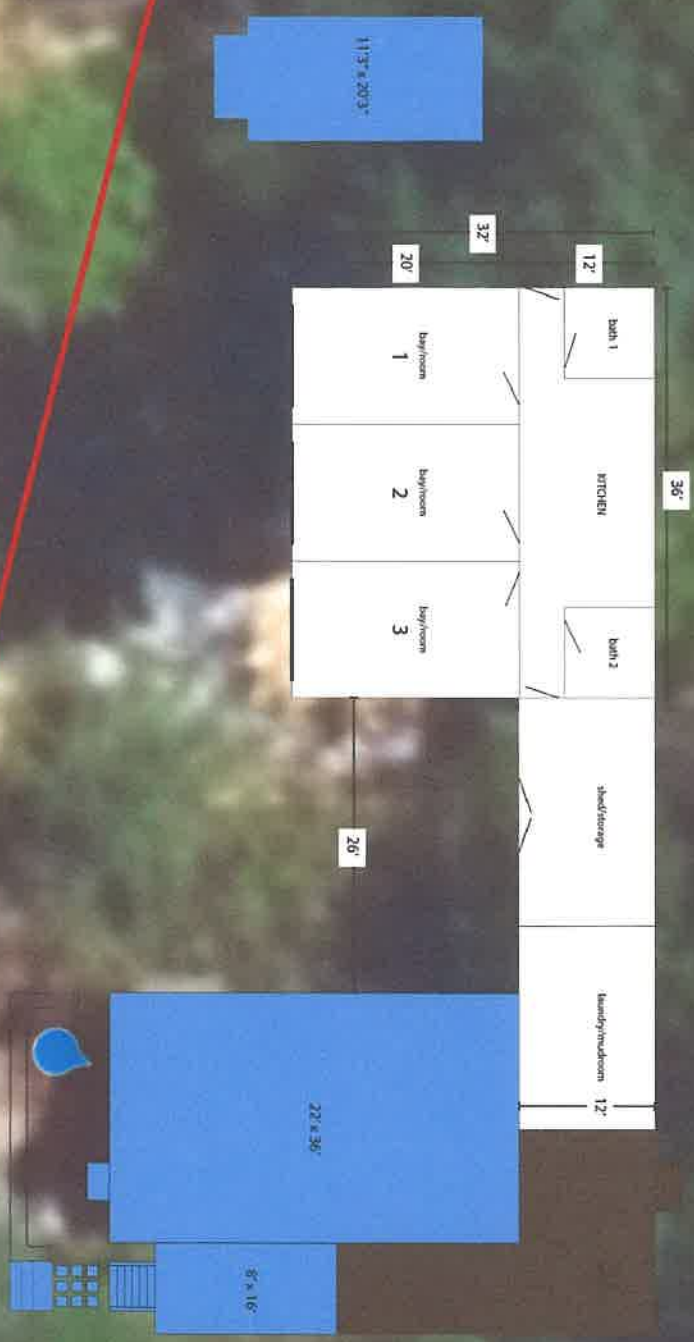


158.50 feet

1 inch = 2 feet

93.07 feet

298.26 feet



...Wireless\_19...

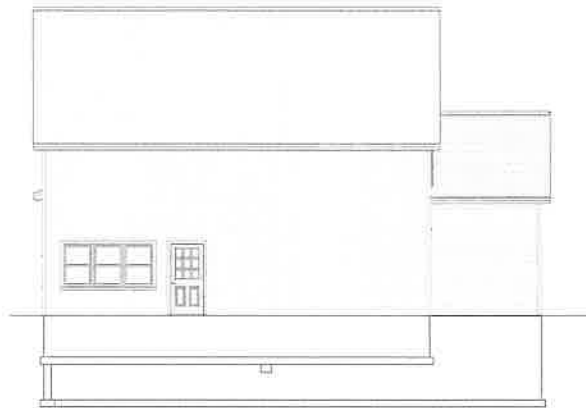
158.50 feet

RELLETT'S LUMBER IS NOT AN ENGINEERING FIRM.  
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR  
TO SIZE STRUCTURAL BEAMS TO ENSURE THAT THIS  
BUILDING IS BUILT IN ACCORDANCE TO ALL STATE AND  
LOCAL CODES IN EFFECT AT THE TIME OF CONSTRUCTION.

Rough openings to be determined by builder.  
Placement of openings to be determined by builder.



Exterior Elevation Front



Exterior Elevation Left

Dimensions are approximate and need to  
be verified on site prior to pouring foundation.

ALL DIMENSIONS ARE APPROXIMATE AND SHOULD  
BE VERIFIED BY CONTRACTOR/OWNER PRIOR TO CONSTRUCTION.

NO. 1	DATE	4/5/2022
NO. 2	SCALE	AS NOTED
NO. 3	SHEET	P-1

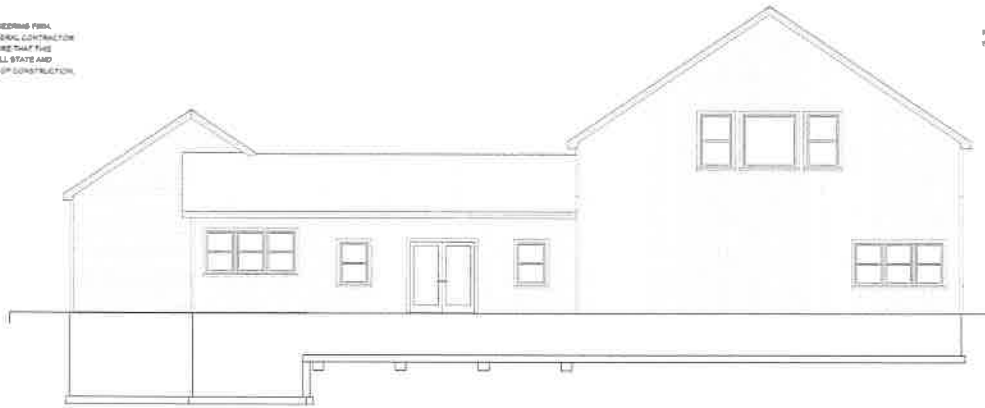
MCDONNELL



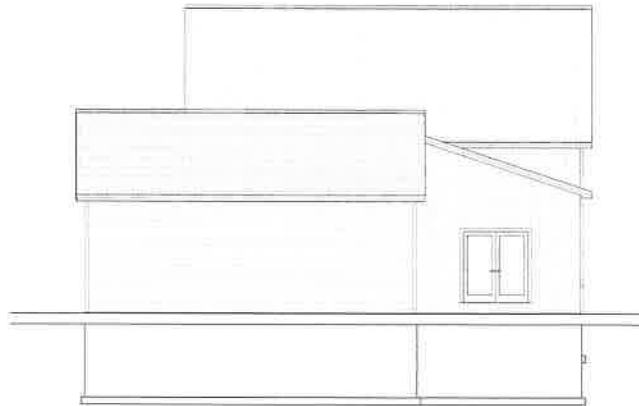
DATE:  
4/5/2022  
SCALE:  
AS NOTED  
SHEET:  
P-1

COLLETTES LAMBER IS NOT AN ENGINEERING FIRM.  
 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR  
 TO SIZE STRUCTURAL BEAMS TO INSURE THAT THE  
 BUILDING IS BUILT IN ACCORDANCE TO ALL STATE AND  
 LOCAL CODES IN EFFECT AT THE TIME OF CONSTRUCTION.

Rough openings to be determined by builder.  
 Placement of openings to be determined by builder.



Exterior Elevation Back



Exterior Elevation Right

Dimensions are approximate and need to  
 be verified on site prior to pouring foundation.

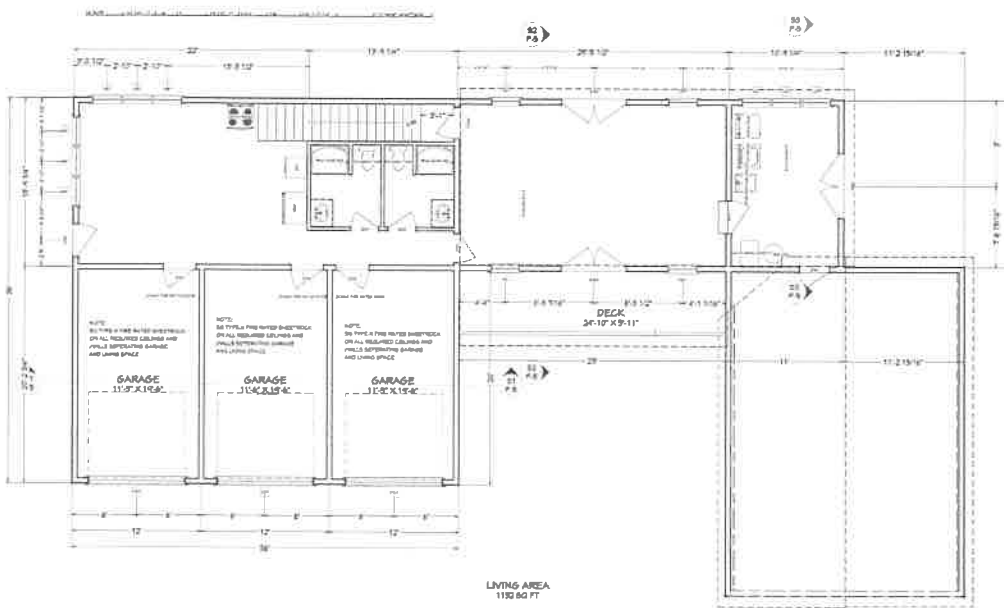
ALL DIMENSIONS ARE APPROXIMATE AND SHOULD  
 BE VERIFIED BY CONTRACTOR/OWNER PRIOR TO CONSTRUCTION.

NO. OF SHEETS	1
TOTAL SHEETS	1
DATE	4/5/2022
SCALE	AS NOTED
SHEET	P-2

**MCDOWELL**



DATE:  
 4/5/2022  
 SCALE:  
 AS NOTED  
 SHEET:  
 P-2



1st Floor 1/4 in = 1 ft

NOTES:  
DIMENSIONS SHALL BE INSTALLED  
IN THE FOLLOWING ORDER:  
1. SGA-BLINDING AREA  
2. DIMENSIONS SHALL BE INSTALLED  
AREA IN THE IMMEDIATE VICINITY  
OF THE FOOTING  
3. ON EACH ADDITIONAL STORY OF THE  
BUILDING INCLUDING BASEMENTS  
4. ALL DIMENSIONS SHALL BE  
HYPERCONNECTED

FOUNDATION NOTES:  
1. FOUNDATIONS TO BE INSTALLED  
SHALL BE INSTALLED PRIOR TO  
CONSTRUCTION OF FOUNDATION  
AND-AND DIMENSIONS SHALL BE  
ACTUAL FINISHED FOUNDATION  
TO BE INSTALLED  
2. FOR FOUNDATION DIMENSIONS  
SEE FLOOR PLAN  
3. DIMENSIONS SHALL BE  
DIMENSIONED FROM  
3. IF 2\"/>

Dimensions are approximate and need to be verified on site prior to pouring foundation

Roof openings to be determined by sub-contractor.  
Placement of openings to be annotated by sub-contractor

RELETTED LUMBER IS NOT AN ENGINEERING TASK  
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR  
TO SIZE STRUCTURAL BEAMS TO ENFORCE THAT THE  
BUILDING IS BUILT IN ACCORDANCE TO ALL STATE AND  
LOCAL CODES IN EFFECT AT THE TIME OF CONSTRUCTION

ALL DIMENSIONS ARE APPROXIMATE AND SHOULD  
BE VERIFIED BY CONTRACTOR BEFORE PRIOR TO CONSTRUCTION

DATE: 4/5/2022  
SCALE: AS NOTED  
SHEET: P-3

**MCDOWELL**





**TOWN OF NORTHFIELD  
ZONING BOARD OF ADJUSTMENT  
MONDAY, MAY 23, 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)

**Matthew McDowell** – Application for a Variance to construct an addition to the existing home and relocate two outbuildings located at 50 Ski Hill Drive (Map R17, Lot 46K) 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.