



# TOWN OF NORTHFIELD, NH 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 Christopher Walsh  
Applicant's Address 15 Cottage St  
Tel. # 603-630-0147 Email address \_\_\_\_\_

### PROPERTY OWNER

Same as Applicant  Yes  No

Name \_\_\_\_\_  
Applicant's Address \_\_\_\_\_  
Tel. # \_\_\_\_\_ Email address \_\_\_\_\_

### PROPERTY INFORMATION

911 address: ~~15 Cottage St~~ 15 cottage st  
Tax Map and Lot Number: U 08-55 Size: .28 acres  
Zoning District (Check all that apply)  R1  R2  C/I-1  C/I-2  Conservation  WR  GW Protection  
Is the property in the Groundwater Protection District  Yes  No

### PROJECT INFORMATION

Please describe your project: Build 18x12 Shed 10 Feet From PROPERTY Line

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

How far back is the construction from the front property line 72 ft. 72 Ft  
How far back is the construction from the rear property line 10 ft  
How far back is the construction from the side property line 42 ft  
How far back is the construction from the side property line 60 ft

I am requesting a variance from article 7 section 7.2 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:

It's shed located on MY PROPERTY  
TO HOUSE OUTDOOR EQPT.

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

Shed with storage for MY OUTDOOR STUFF

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

Cheers up yard from all MY STUFF

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

It would help keep the ~~Neighbors~~ neighbors  
from seeing junk in yard

**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:

being a small yard very limited in location  
OF shed

and

ii. The proposed use is a reasonable one because: Small Lot size No  
More Room for EQPT. Lawnmower and such

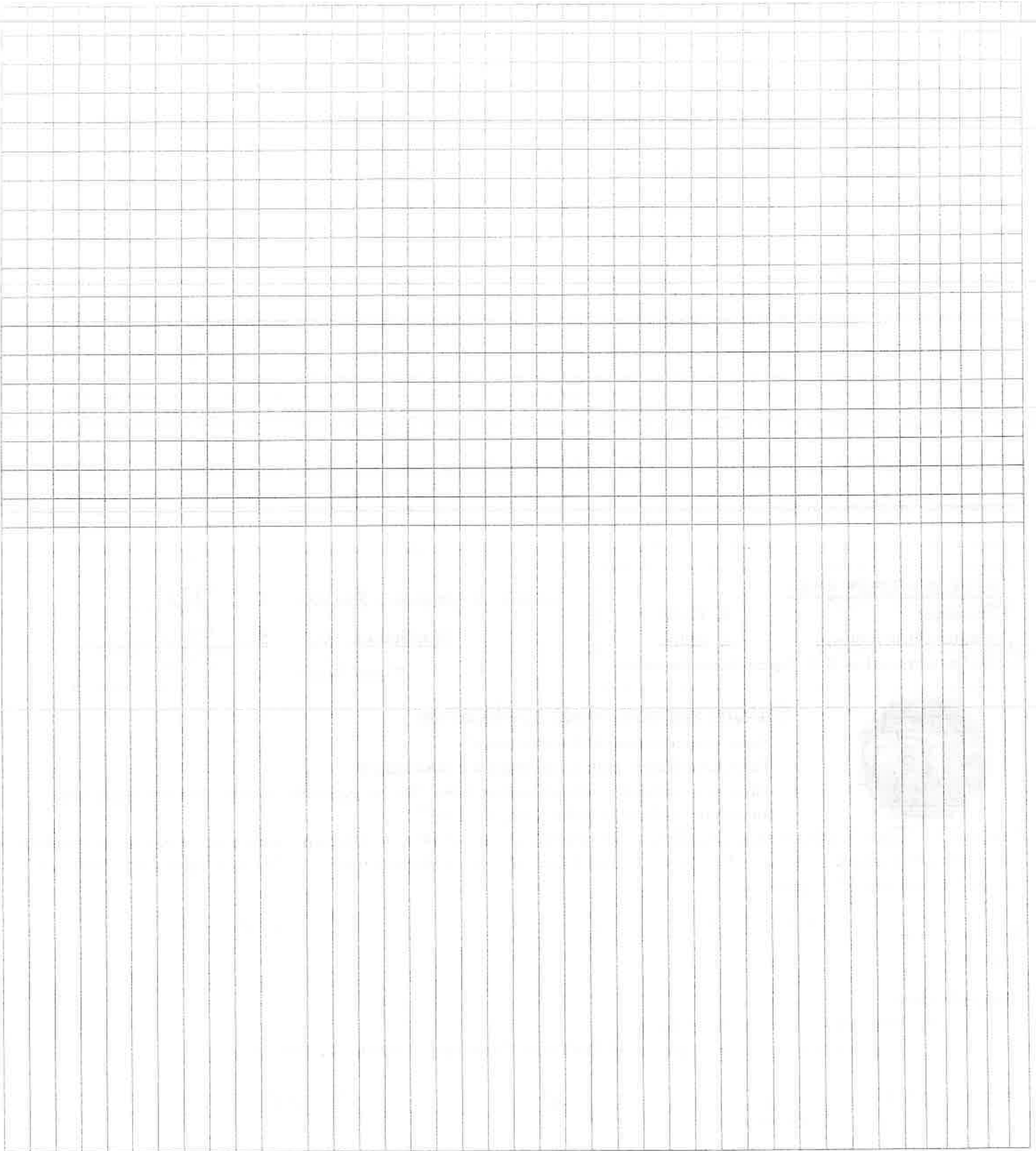
or

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**

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



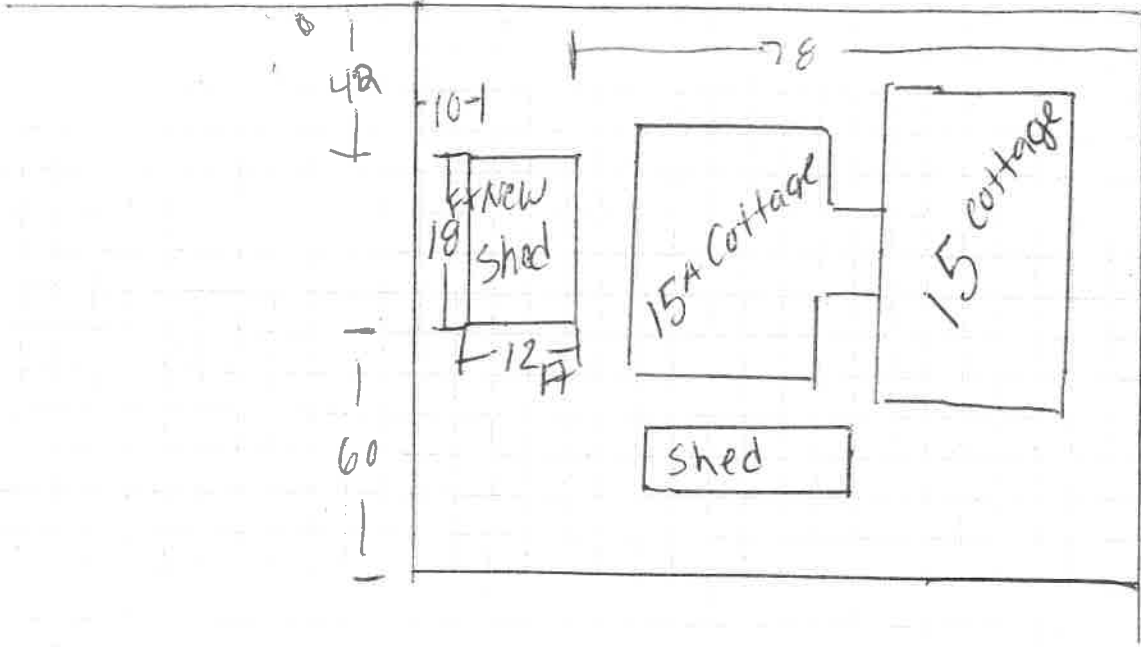
**VARIANCE CRITERIA GUIDELINES**

<b>Statutory Requirements (RSA 674:33, I(b)) APPLICANT MUST SATISFY <u>ALL</u> OF THE</b>	<b>Explanation</b>
1. The variance is not contrary to the public interest.	The proposed use must not conflict with the explicit or implicit purpose of the ordinance, and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”
2. The spirit of the ordinance is observed.	As it is in the public’s interest to uphold the spirit of the ordinance, these two criteria are related.
3. Substantial justice is done.	The benefit to the applicant should not be outweighed by harm to the general public.
4. The values of surrounding properties are not diminished.	Expert testimony on this question is not conclusive, but cannot be ignored. The board may also consider other evidence of the effect on property values, including personal knowledge of the members themselves.
<p>5. Literal enforcement of the ordinance would result in unnecessary hardship. Unnecessary hardship can be shown in either of two ways:</p> <p>First is to show that because of special condition of the property that distinguish it from other properties in the area:</p> <p>(a) There is no fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property; and</p> <p>(b) The proposed use is a reasonable one.</p> <p><i>Alternatively</i>, unnecessary hardship exists 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.</p>	<p>The applicant must establish that the property is burdened by the zoning restriction in a manner that is distinct from other land in the area.</p> <p>(a) Determine the purpose of the zoning restriction in question. The applicant must establish that, because of the special conditions of the property, the restriction, as applied to the property, does not serve that purpose in a “fair and substantial” way.</p> <p>(b) The applicant must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood.</p> <p><i>Alternatively</i>, the applicant can satisfy the unnecessary hardship requirement by establishing that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.</p>



3 Kimball

Kimball St



Cottage St





Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
U08-0050-000	13 COTTAGE STREET	GEREMIA, MARK J		13 COTTAGE STREET		NORTHFIELD NH	NH	03276
U08-0051-000	16 COTTAGE STREET	PAQUETTE, GERARD A.	PAQUETTE, NANCY	16 COTTAGE STREET		NORTHFIELD NH	NH	03276
U08-0052-000	18 COTTAGE STREET	MARSH, LEWIS B.	MARSH, AUGUSTA	18 COTTAGE STREET		NORTHFIELD NH	NH	03276
U08-0055-000	15 COTTAGE STREET	WALSH, CHRISTOPHER T	WALSH, HEIDI O	15 COTTAGE ST		NORTHFIELD NH	NH	03276
U08-0056-000	3 KIMBALL STREET	COREY, SHELDON	COREY, DENISE A	3 KIMBALL STREET		NORTHFIELD NH	NH	03276
U08-0057-000	2 FLANDERS LANE	FLANDERS FAMILY REVOCABLE TRUS	FLANDERS, GEORGE L TRUSTEE	FLANDERS, DEBORAH J TRUSTEE	3 FLANDERS LANE	NORTHFIELD NH	NH	03276
U08-0058-000	6 KIMBALL STREET	ROBILLARD, AMY		6 KIMBALL STREET		NORTHFIELD NH	NH	03276

