

## 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.

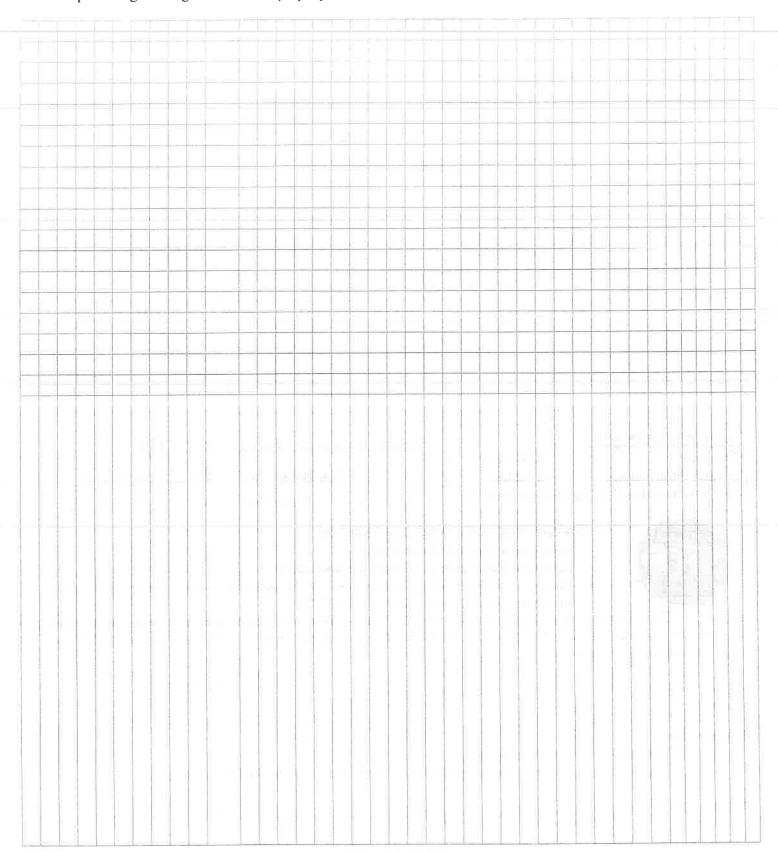
APPLICANT INFORMATION
Name Christopher Walsh
Applicant's Address 15 Cottage 57
Tel. # 603-630-014 Email address_
PROPERTY OWNER Same as Applicant Yes No
Name
Applicant's Address
Tel. #Email address
PROPERTY INFORMATION
911 address: TSACOHOGESE 15 Cottage St
Tax Map and Lot Number: 108-55 Size: 188 acres
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: Buil 18x18 Shed 10 Feet From PMERY L
What is the property used for now?  The property is currently vacant Single Family Home Multi Family Home Agricultural  Business Residence and Business 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  How far back is the construction from the rear property line  How far back is the construction from the side property line  How far back is the construction from the side property line  How far back is the construction from the side property line  How far back is the construction from the side property line  ft  ft  ft  ft  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

<u>Oriteria #1</u> Granting the variance would not be contrary to the public interest because.	
It's shed Located on MY Property	
TO HOUSE OUT door East.	_
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:	
Cheans up yard From all My Stuff	
Criteria #4 If the variance were granted, the values of the surrounding properties would not be diminished be	ecause
It wood Help Keep The ANadors From Seeing Junk in yard	
From Seeing Junk in yard	_
Criteria #5 Owing to special conditions of the property that distinguish it from other properties in the area	ı, deni
of the variance would result in unnecessary hardship because:	and t
i. No fair and substantial relationship exists between the general public purposes of the ordinance provision specific application of that provision to the property because:	i and t
Prince a compile and Very Einstel in Eccation	
tring a small yard Very Einstel in Location  OF Shed	
and	
ii. The proposed use is a reasonable one because: Small Lot Size No	
More Room For Eaph Lawnmover and such	
or	
Explain how, if the criteria in 5 i and ii are not established, an unnecessary hardship will be deemed to exiconly if, owing to special conditions of the property that distinguish it from other properties in the area, the cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to	prope
a reasonable use of it.	

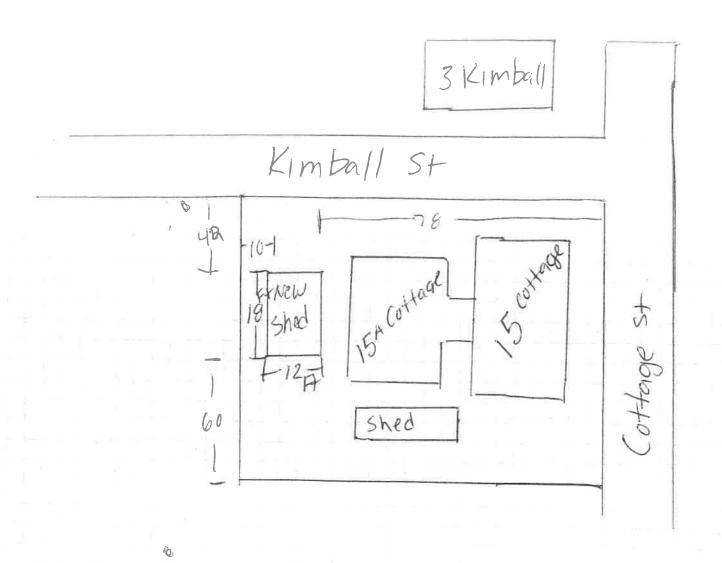
NAME	MAP/LOT#	MAILING ADDRESS	CITY/STATE/ZIP
			P
PPLICATION	ON FEES	T . 1 C . 1	Ф10.00 Ф <b>Э</b> С
		Total # of Abutters x	\$10.00 = \$
	\$100.00		
butter Notific	cation \$ 10.00		ion Fee = \$
butter Notific			tal Due = \$
butter Notific	cation \$ 10.00 d as U.S. Postal Rates Increase)  Before signing	your application	tal Due = \$ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \
butter Notific To be increased	cation \$ 10.00 d as U.S. Postal Rates Increase)  Before signing	your application	tal Due = \$ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \
butter Notific	cation \$ 10.00 d as U.S. Postal Rates Increase)  Before signing	your application	tal Due = \$ \\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
butter Notific to be increased	Before signing  Have you answered  Does your sketch in  Have you included surveyors, wetland	your application all the questions? aclude all requested information 1 sets of mailing labels for the scientists, etc involved?	on? e applicant, abutters and any engineers,
butter Notific to be increased STOP quest a variance	Before signing  Have you answered  Does your sketch in  Have you included surveyors, wetland the for the project described in the	your application all the questions? aclude all requested information 1 sets of mailing labels for the scientists, etc involved? as application and grant town	on? e applicant, abutters and any engineers, officials' permission to access my prop
STOP quest a variancinspection pur	Before signing  Have you answered  Does your sketch in  Have you included surveyors, wetland the for the project described in the	your application all the questions? aclude all requested information 1 sets of mailing labels for the scientists, etc involved? as application and grant town	on? e applicant, abutters and any engineers, officials' permission to access my prope
STOP quest a variance inspection pur will invalidate	Before signing  Have you answered  Does your sketch in  Have you included surveyors, wetland the for the project described in the poses related to this project. I use ZBA approval.	your application all the questions? aclude all requested information 1 sets of mailing labels for the scientists, etc involved? as application and grant town anderstand that any misrepres	on? e applicant, abutters and any engineers, officials' permission to access my propentation in this application, intentional of
STOP  quest a variance inspection pur will invalidate perty Owner(s)	Before signing  Have you answered Does your sketch in Have you included surveyors, wetland the for the project described in the poses related to this project. I use the surveyors are surveyors.	your application all the questions? aclude all requested information 1 sets of mailing labels for the scientists, etc involved? as application and grant town anderstand that any misrepres	on? e applicant, abutters and any engineers, officials' permission to access my proper
STOP quest a variance inspection pur will invalidate perty Owner(sinature)	Before signing  Have you answered  Does your sketch in  Have you included surveyors, wetland the for the project described in the poses related to this project. I use ZBA approval.	your application all the questions? aclude all requested information 1 sets of mailing labels for the scientists, etc involved? as application and grant town anderstand that any misrepres	on? e applicant, abutters and any engineers, officials' permission to access my properentation in this application, intentional of
STOP  quest a variance inspection pur will invalidate perty Owner(sinature)	Before signing  Have you answered  Does your sketch in  Have you included surveyors, wetland the for the project described in the poses related to this project. I use ZBA approval.	your application all the questions? aclude all requested information 1 sets of mailing labels for the scientists, etc involved? as application and grant town anderstand that any misrepres	on? e applicant, abutters and any engineers, officials' permission to access my propentation in this application, intentional of
STOP  quest a variance inspection pur will invalidate perty Owner(sinature)  perty Liens There	Before signing  Have you answered  Does your sketch in  Have you included surveyors, wetland the for the project described in the poses related to this project. I use ZBA approval.	your application all the questions? aclude all requested information 1 sets of mailing labels for the scientists, etc involved? as application and grant town and erstand that any misrepres	on? e applicant, abutters and any engineers, officials' permission to access my propertation in this application, intentional of
quest a variance inspection pur will invalidate perty Owner(sinature)	Before signing  Have you answered  Does your sketch in  Have you included surveyors, wetland the for the project described in the poses related to this project. I use ZBA approval.  Before signing  Have you included surveyors, wetland the project described in the poses related to this project. I use ZBA approval.  Before signing  Have you answered  Surveyors, wetland  The Early approval in the project of the project described in the poses related to this project. I use ZBA approval.	your application  all the questions?  aclude all requested information  1 sets of mailing labels for the scientists, etc involved?  his application and grant town anderstand that any misrepresentation.	on? e applicant, abutters and any engineers, officials' permission to access my properentation in this application, intentional of

## 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 CRIT	ERIA GUIDELINES
Statutory Requirements (RSA 674:33, I(b))  APPLICANT MUST SATISFY ALL OF THE	Explanation
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.
5. Literal enforcement of the ordinance would result in unnecessary hardship. Unnecessary hardship can be shown in either of two ways:	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.
First is to show that because of special condition of the property that distinguish it from other properties in the area:  (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  (b) The proposed use is a reasonable one.	<ul><li>(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.</li><li>(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.</li></ul>
Alternatively, 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.	Alternatively, 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.



Page 3 of 4

Co-Owner Name	Description by Description of Land	:						
13 COTTAGE STREET         CONTAGE STREET         CONT	arcel Number Property Adding	State Name	Co-Owner Name	Owner Address	Oumor Addroso	Change City	0	i
13 COTTAGE STREET   NORTHFIELD NH   0322	STORTED OF DOOR OFFI	TOTAL STREET			Z SCALING ISLAND	Swiler City	CWD GIRTO CWN	0770
J08-0051-000         16 COTTAGE STREET PAQUETTE, GERARD A.         PAQUETTE, NANCY         16 COTTAGE STREET         NORTHFIELD NH         0323           J08-0052-000         18 COTTAGE STREET MARSH, LEWIS B.         MARSH, AUGUSTA         18 COTTAGE STREET         NORTHFIELD NH         0324           J08-0055-000         15 COTTAGE STREET WALSH, CHRISTOPHER T         WALSH, HEIDI O         3 KIMBALL STREET         NORTHFIELD NH         0324           J08-0056-000         3 KIMBALL STREET         COREY, SHELDON         COREY, DENISE A         3 KIMBALL STREET         NORTHFIELD NH         0324           J08-0057-000         2 FLANDERS LANE         FLANDERS, GEORGE L TRUSTEE         FLANDERS, DEBORAH J TRUSTEE         3 FLANDERS LANE         NORTHFIELD NH         0324           J08-0058-000         6 KIMBALL STREET         ROBILLARD, AMY         ROBILLARD, AMY <t< td=""><td>JUS-UUSU-UUU IS COLLAGE S</td><td>SIREE! GEREMIA, MARK J</td><td></td><td>13 COTTAGE STREET</td><td></td><td>NORTHEIF</td><td>NH</td><td>9</td></t<>	JUS-UUSU-UUU IS COLLAGE S	SIREE! GEREMIA, MARK J		13 COTTAGE STREET		NORTHEIF	NH	9
16 COTTAGE STREET   NORTHFIELD NH   0321	DE COST CON TENTANCE OF	TOPETT DAOI INTTE OFFICE A					750	0
JOS-0052-000         18 COTTAGE STREET         MARSH, LEWIS B.         MARSH, AUGUSTA         AUGUSTAGE STREET         NORTHFIELD NH         032           JOS-0055-000         15 COTTAGE STREET         WALSH, CHRISTOPHER T         WALSH, HEIDI O         3KIMBALL STREET         NORTHFIELD NH         032           JOS-0056-000         3 KIMBALL STREET         COREY, SHELDON         COREY, DENISE A         COREY, DENISE A         NORTHFIELD NH         032           JOS-0057-000         2 FLANDERS LANE         FLANDERS, GEORGE L TRUSTEE         FLANDERS, DEBORAH J TRUSTEE         3 FLANDERS LANE         NORTHFIELD NH         032           JOS-0058-000         6 KIMBALL STREET         ROBILLARD, AMY         ANDETHFIELD NH         032	120K   100 0 000-1000-000	STREET PARCUELLE, GERAND A.	PACUELLE, NANCY	16 COTTAGE STREET		NORTHEIRI	NH CSO	9
18 COTTAGE STREET   NORTHFIELD NH   0321	DR DOS DOD 48 COTTAGES	TOPECT MANDOLL I DIANO D					200	0
198-0055-000 15 COTTAGE STREET WALSH, CHRISTOPHER T WALSH, HEIDI O 15 COTTAGE ST NORTHFIELD NH 0321 COREY, SHELDON COREY, SHELDON COREY, DENISE A 3 KIMBALL STREET COREY, SHELDON COREY, DENISE A 15 COTTAGE ST NORTHFIELD NH 0321 COREY, SHELDON CORE	10 CO   10 CO	NATION LEWIS B.	MARSH, AUGUSTA	18 COTTAGE STREET		NORTHEIELD	NH DISS	G.
108-0056-000 SIMBALL STREET OWNERS FAMILY REVOCABLE TRUS FLANDERS, GEORGE LTRUSTEE FLANDERS, DEBONSH JTRUSTEE 3 FLANDERS LANE STANDERS LAND NOTHHELD NH 0321  OS-0058-000 6 KIMBALL STREET ROBILLARD, AMY	IOR DORF DOD 15 COTTACE O	TOTAL CLOSE OF THE PARTY OF THE	Marking and a second of	A STATE OF THE PROPERTY OF THE PARTY OF THE		111111111111111111111111111111111111111	200	0
108-0056-000 3 KIMBALL STREET COREY, SHELDON COREY, DENISE A 3 KIMBALL STREET NORTHFIELD NH 0321 108-0057-000 2 FLANDERS LANE FLANDERS FAMILY REVOCABLE TRUS FLANDERS, GEORGE L TRUSTEE FLANDERS, DEBORAH J TRUSTEE 3 FLANDERS LANE NORTHFIELD NH 0321 108-0058-000 6 KIMBALL STREET ROBILLARD, AMY NORTHFIELD NH 0321	SOCIONAL DOCUMENT	SIREE! WALSH, CHRIS   OF HER	WALSH, HEIDIO	15 COTTAGE ST		NODTUBIELD	CCO III	9
OSS-5000 3 NIMBALL STREET CORET, SPELDON COREY, DENISE A 3 KIMBALL STREET NORTHFIELD NH 0321 J08-0057-000 2 FLANDERS LANE FLANDERS FAMILY REVOCABLE TRUS FLANDERS, GEORGE L TRUSTEE FLANDERS, DEBORAH J TRUSTEE 3 FLANDERS LANE NORTHFIELD NH 0321 J08-0058-000 6 KIMBALL STREET ROBILLARD, AMY NORTHFIELD NH 0331	TO THE OWN S VINNEY I STE	SELECT COURT OF INCIDENT	Owner Date of Authorities of the Control of the Con				7C0	p
108-0057-000 2 FLANDERS LANE FLANDERS FAMILY REVOCABLE TRUS FLANDERS, GEORGE L TRUSTEE FLANDERS, DEBORAH J TRUSTEE 3 FLANDERS LANE NORTHEIELD NH 033-108-0058-000 6 KIMBALL STREET ROBILLARD, AMY	TOO-OCO-OCO O MINIDALL SIL	KEEL CORET, SHELDON	COREY, DENISE A	3 KIMBALL STREET		NODTURE	NILL NILL	9
100-0058-000 6 KIMBALL STREET ROBILLARD, AMY NORTHEID NH 10321	IOS OOS 7 OOU 2 EL ANDEDO 1	CHANGE THE PART CONTINUE TO THAT					720	D
108-0058-000 6 KIMBALL STREET ROBILLARD, AMY ACCOUNTS OF THE STREET NORTHEIGH OF THE PROPERTY NO	שליים אים החת-יחתר ביים החת-יחתר	AINE FLAINDERS FAINILT REVOCABLE IRUS	PLANDERS, GEORGE L'IRUSTEE	FLANDERS, DEBORAH JITRUSTEE	3 FLANDERS LANE	NOPTHEIR	HIN	9
6 KIMBALL STREET NOBILICATION AND NOBILI	DR ODER OOD B KINNDALL CTE	SECT DODILLADO ANO				THE WAY	700	0
	TO THE PROPERTY OF THE PARTY OF	INDELCAND, AIM I		6 KIMBALL STREET		NORTHEIRI	NH	g