

New Map#

Jhew (7)

Office use only

Application #:

Map/Lot #

100-062-00

Date Submitted:

5/18/21

Application for Appeal
Zoning Board of Adjustment (ZBA), Franklin, New Hampshire

VARIANCE

- A. Please complete the entire application. Failure to do so will delay processing it. The completed application and all supporting information must be submitted by the Deadline Date in order for your appeal to be heard at the next meeting of the Zoning Board.

PRINT legibly and in INK. The application must be signed and dated. The owner must sign the application or a letter of authorization from the owner must be attached. *You must be present at the meeting to speak for your application.*

This application is to be completed by anyone requesting a use or area VARIANCE from the ZBA. A variance is a relaxation or a waiver of any provision of the ordinance authorizing the landowner to use his or her land in a manner that would otherwise violate the ordinance and may be granted by the board of adjustment on appeal.

1. Location of the property for which the appeal is being applied:

Street Address:

6 Pasture Drive

Franklin, NH 03235

Owner

Person Completing Application

2. Name:

Christopher Smith

Nicole Ireland

Address:

6 Pasture Dr.

6 Pasture Dr.

City/State/Zip:

Franklin, NH 03235

Franklin, NH 03235

Phone #:

603-496-6546

603-496-9613

Email:

christob24@aol.com

smithirelandfamily@gmail.com

3. Zoning Classification:

4. Briefly describe the PROPOSED project, be specific:

Putting a farmer's porch on the front of our house to replace the stairs that are currently there.

5. Please attach to the application a plot plan, on an 8 1/2 x 11 sheet of paper, or survey plan that shows: the existing property lines; all existing and the proposed structure(s) and their setbacks from the property lines for both; any wetlands, ledge, flood area, septic systems, or other features that limit where the proposed structure(s) can be placed on the property. The Board reserves the right to require a formal survey plan to assist in the consideration of the application request.

6. Site has (Check appropriate response): ☒ City Water ☒ City Sewer ☐ Well ☐ Septic
7. Was a Variance previously granted for this site: ☐ Yes ☒ No

Please respond to whether the following is a true statement or a false statement and EXPLAIN your answers in DETAIL:

- B. A variance may be granted if all the following criteria are met:

1. The Variance will not be contrary to the public interest:

☒ True ☐ False

Adding a farmer's porch will not impact our neighbors and will only increase the property's curb appeal.

2. The Variance is consistent with the Spirit of the Ordinance:

☒ True ☐ False

(cont. on yellow paper)

The zoning ordinance allows for single family homes in the district. Front porches are a common feature of single family homes all over the city.

3. Substantial Justice is done:

☒ True ☐ False

As outlined in this application, we feel that all of the other criteria have been satisfied, so we feel that substantial justice...

4. The Value of Surrounding properties are not diminished:

☒ True ☐ False

No, our front porch would not diminish surrounding properties and will actually make the neighborhood look even better.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

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; and

☒ True ☐ False

The addition of a front porch helps to create a wholesome home environment and the formation of community units...

ii. The proposed use is a reasonable one.

☒ True ☐ False

The porch is reasonable because it allows us to use our front door to exit our home and creates a friendly neighborhood.

B. If the criteria in subparagraph (A) 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.

☒ True ☐ False

We feel that the responses to 5i and ii are appropriate to support the variance.

Your application is incomplete unless the following are submitted:

- Letter of authorization, if you are not the owner;
- Plot Plan sketch (refer to Letter A #8);
- Abutter's List, blank form attached; and,
- All fees are paid. \$100.00 application fee, plus \$6.70 per abutter for abutter's notices.

Note: The Zoning Administrator and/or the Zoning Board may require more information if necessary and may request a Site Visit to your property.

Signature of Applicant

Date

5/18/21

Office Use Only:

Date of Submission:

5/18/21

Fee Collected ☒ Yes ☐ No

Form of Pymt: ☐ Cash ☒ Check #

155

Date of hearing:

Amount Paid

\$ 146.90

Decision:

☐ Granted

☐ Denied

Date Notice sent to applicant:

Comments, if Any:

672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

Q2: The proposed front porch will create a welcoming addition to our home and will add to the character of the neighborhood.

Q3: would be done with the approval of this variance.

Q5-Section i: [both general purposes of the Zoning ordinance] by encouraging and promoting a friendly neighborhood where neighbors can share and communicate with each other.

