



TOWN OF NOTTINGHAM

139 Stage Road, P.O. Box 114, Nottingham, NH 03290
www.nottingham-nh.gov

Planning & Zoning
Tel (603) 679-9597 Fax (603) 679-1013

APPLICATION FOR A VARIANCE

To: Zoning Board of Adjustment
Town of Nottingham

FOR OFFICE USE ONLY

Case No. _____
Date Filed _____
Meeting Date _____
Fee Amount _____
Date Paid _____
Outcome _____

Name of Applicant GARY + LORNAE ANDERSON
Mailing Address 46 Gile Rd.
Home Phone 679-2770 Work Phone 231-5216 same Cell _____
Name of Owner(s) Same
(if same as applicant, write "same")
Owner's Address Same
(if same as applicant, write "same")

PROPERTY INFORMATION

Location of property 46 Gile Rd. Tax Map 27 Lot 1
Lot Dimensions: Front 500.81' Rear 564.05' Side 417.95' Side 381.13'
Lot Area: Acres 5.21 Acres Square Feet 227,145
Present Use of Property Residential
Proposed Use of Property Residential

NOTE: This application is not acceptable unless all statements following have been completed. Additional information may be supplied on a separate sheet if needed.

VARIANCE REQUEST

A variance is requested from Article § 11 Section C(c) of the zoning ordinance to permit:

a 5th-2nd Lot Sub-division

RECEIVED

7-25-10

BUILDING INSPECTOR
TOWN OF NOTTINGHAM

SUPPORTING INFORMATION

1. Granting the variance would not be contrary to the public interest because:

There is Low Impact on traffic Etc.

2. If the Variance were granted, the spirit of the ordinance would be observed because:

all requirements are met except the appropriate Driveway area due to slopes + spotty wetlands

3. Granting the variance would do substantial justice because:

will remain similar to existing uses but lacking some of required setbacks!

4. If the variance is granted, the values of the surrounding properties would not be diminished because:

The new property would be of same or higher value overall in comparison to existing properties in the area.

5. Unnecessary Hardship

- a. 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:

Because of the unique topography of existing lot and the sensible use proposed.

-AND-

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

It is similar to existing uses

- B. Explain how, 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.

Existing slopes & wetland areas due to slope run off as well as larger dimension set this property apart from neighboring properties.

I hereby certify that I am the owner in fee or the authorized agent of the owner in fee of the property upon which this variance is sought and that all information provided by me is true under penalty of law.



Signature of Owner or Authorized Agent

Lorraine Andersen

7/28/14

Date

Please Print Name

Gary Andersen Lorraine Andersen

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AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

The property owner(s), by the filing of this application, hereby give permission for the members of the Nottingham Zoning Board of Adjustment and such agents or employees of the Town as the Zoning Board of Adjustment may authorize, to enter upon the property which is the subject of this application at any reasonable time for the purpose of such examinations, surveys, tests and/or inspections as may be appropriate to enable this application to be processed.

I/We hereby waive and release any claim or right I/we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on my/our property in connection with this application.

Property Owner(s)


Signature

7/25/16
Date


Signature

7/28/16
Date

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OWNER'S AUTHORIZATION FOR REPRESENTATION

I, the undersigned owner of the property at _____,
hereby verify that I have authorized _____ to
represent me/us and apply for the required approval(s) from the Zoning Board of Adjustment in
the Town of Nottingham, New Hampshire for the following:

- | | |
|--|---|
| <input type="checkbox"/> A SPECIAL EXCEPTION | <input type="checkbox"/> A USE VARIANCE |
| <input type="checkbox"/> AN ADMINISTRATIVE APPEAL | <input type="checkbox"/> AN AREA VARIANCE |
| <input type="checkbox"/> AN EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS | |

FOR: _____

Applicant own Representative.

NAME OF OWNER (Typed or printed) _____

Address of Owner _____

Signature of Owner _____ Date _____

STATE OF _____

COUNTY OF _____

SWORN to and subscribed before me, this _____ day of _____, 2007

NOTARY PUBLIC

My Commission Expires:

