



# TOWN OF NOTTINGHAM

139 Stage Road, P.O. Box 114, Nottingham, NH 03290

[www.nottingham-nh.gov](http://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 Dennis + Bertha Fowler

Mailing Address 50 Priest Rd.

Home Phone 942-7467 Work Phone Ø

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 50 Priest Rd Tax Map 0000 20 Lot 0000 4

Lot Dimensions: Front 465 feet Rear 1680 feet Side 945 feet Side 615 feet

Lot Area: Acres 14.280 Square Feet 621,811 sq feet

Present Use of Property residential

Proposed Use of Property ADU

**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 II Section 2.3B.F of the zoning ordinance to permit:

a detached ADU of the required 750 sq. ft size.

## SUPPORTING INFORMATION

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

It would not have a negative impact on anyone.

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

The ADU would meet set backs and is 750sq Feet in size. We already have a test pit that has passed inspection. It would ease

3. Granting the variance would do substantial justice because: our hardship.

Our son<sup>+family</sup> would live in present home and we would live in smaller ADU. We have a hardship that a variance would make better.

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

It would be a nice building and would not harm real estate. I would be able to meet set backs. We have 14.28 acres and have passed test pits in two different places.

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:

Dennis is very ill with cancer and needs a lot of help. Bertha is handicapped, walking disability, and left foot amputation, and many health problems. It would benefit use to live close to son + family, AND but not attached. My husband's health needs quiet time also. The property is large enough to accommodate the request.

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

we both need help often. We are also both in poor health. Our son + his wife

would be there to help us. It would  
make our life better.

- 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.

To the left of the main driveway, the other  
side of woods had a test pit was dug & approved.  
Thus we cleared an area large enough for  
the proposed ADU. Requiring an attached ADU  
would require a new septic as well as more  
clearing of trees.

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.

Betha Foster Lewis 7/29/2018  
Signature of Owner or Authorized Agent Date

Please Print Name Betha Foster Lewis

Town of Nottingham  
P.O. Box 114  
139 Stage Road  
Nottingham NH 03290



Office 603-679-9597 X1  
Fax 603-679-1013  
[plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)  
[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

## OWNER'S AUTHORIZATION FOR REPRESENTATION

I, the undersigned owner of the property at 150 Priest Rd.,  
hereby verify that I have authorized self to  
represent me/us and apply for the required approval(s) from the Planning Board in the Town of  
Nottingham, New Hampshire for the following:

- |   |   |
|---|---|
| <input type="checkbox"/> Subdivision/Lot Line Adjustment        | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Backlot Subdivision                    | <input type="checkbox"/> Design Review    |
| <input checked="" type="checkbox"/> Other <u>ADU - detached</u> |   |

FOR: Dennis + Bertha Fowler because of hardship  
reasons.

NAME OF OWNER (Typed or printed) Dennis J + Bertha C Fowler

Address of Owner 50 Priest Rd

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

NAME OF OWNER (Typed or printed) \_\_\_\_\_

Address of Owner \_\_\_\_\_

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

NAME OF OWNER (Typed or printed) \_\_\_\_\_

Address of Owner \_\_\_\_\_

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

NAME OF OWNER (Typed or printed) \_\_\_\_\_

Address of Owner \_\_\_\_\_

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

295

3  
NOTTINGHAM  
X 114  
NH 03290

**WEST**  
V - PUBLIC)  
20-8

JOSEPH F. HIGGINS II  
AUREEN J. HIGGINS  
45 PRIEST ROAD  
NOTTINGHAM, NH 03290  
49 PG 320 8/27/2015  
(45 PRIEST RD.)

PLANNING BOARD  
CERTIFIED BY  
AND

20-8-1  
DEANNE LYNN FOWLER  
47 PRIEST ROAD  
NOTTINGHAM, NH 03290  
BK 3387 PG 1458 1/23/2016  
(47 PRIEST RD.)

20-7-1  
SONIA L. CRAFT  
STEVE R. CRAFT  
49 PRIEST ROAD  
NOTTINGHAM, NH 03290  
BK 5642 PG 2216 8/4/15  
(49 PRIEST RD.)

MAP 20 LOT 7-2  
LAUREN R., MICHA  
AND LORIA WALTER  
51 PRIEST ROAD  
NOTTINGHAM, NH C  
VOL.5638 PG.1594  
(51 PRIEST RD.)

MAP 20 LOT 7-3  
ROBIN M. NEWMAN  
53 PRIEST ROAD  
NOTTINGHAM, NH C  
VOL.5237 PG.5 8/  
(53 PRIEST ROAD)

