



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

FOR OFFICE USE ONLY

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

To: Zoning Board of Adjustment
Town of Nottingham

Name of Applicant Adam RUSZCZYK

Mailing Address 22 Robin Hood Drive

Home Phone 603 490-8665 Work Phone _____ 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 22 Robin Hood Dr. Tax Map 24 Lot 96

Lot Dimensions: Front 100 LF Rear 100 LF Side 150 Side 98

Lot Area: Acres .38 Square Feet _____

Present Use of Property single family residential

Proposed Use of Property single family 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 2 Section C.2 of the zoning ordinance to permit:

A deck to be built within 6ft of prop. line, same as home.

SUPPORTING INFORMATION

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

The proposed use does not alter the character of neighborhood.

The size, style + materials to be used are equivalent to the existing homes in the neighborhood.

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

It's already a non-conforming lot.

3. Granting the variance would do substantial justice because:

The proposed use is to add a deck and steps to the front of the home. A front deck and steps is desirable characteristic for many homes in the neighborhood.

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

Adding the front deck and steps to the front of the home will make the home more presentable from the street and increase the property value and possibly the value of surrounding homes.

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:

The home was built six feet from the existing left lot line, therefore the existing home is in conflict of the 20ft. minimum setback requirements.

-AND-

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

A front porch and steps is common in the

surrounding neighborhoods.

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.

N/A.

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

9-20-17

Date

Please Print Name Adam Rosczyk

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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 Date Signature Date
[Handwritten Signature] 9-13-17 *[Handwritten Signature]* 9-13-2017

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
www.nottingham-nh.gov

ABUTTER(S) LIST

****PLEASE PRINT THREE (3) ADDRESS LABELS PER ABUTTER- INCLUDING THE APPLICANT, OWNER AND PROFESSIONAL(S)****

1. APPLICANT INFORMATION:

Printed Name: Adam RUSZCZYK Contact Telephone: 603 490-8665
Address: 22 Robin Hood Drive, Nottingham NH

2. OWNER INFORMATION:

Printed Name: Adam RUSZCZYK
Address: 22 Robin Hood Drive, Nottingham NH

3. PROFESSIONAL(S) INFORMATION:

Printed Name: N/A
Address: N/A

Abutter(s) Information				
#	Map:	Lot:	Name:	Address:
4.	24	94	Richard + Jian Burke	18 Robin Hood Drive
5.	24	95	Mark + Kara Sicard	20 Robin Hood Drive
6.	24	97	Ronald Coburn	24 Robin Hood Drive
7.	24	108	Edwin Torosian	25 Robin Hood Drive
8.	24	109	Brandon Cox	19 Robin Hood Drive
9.	24	110	Kerry Tennis	17 Robin Hood Drive
10.	Map:	Lot:	Name:	Address:
11.	Map:	Lot:	Name:	Address:
12.	Map:	Lot:	Name:	Address:
13.	Map:	Lot:	Name:	Address:

I, _____, the undersigned, certify that to the best of my knowledge, the above is an accurate and complete abutter(s) list and that the information was obtained from the Nottingham Assessing Office no more than five (5) days prior to the date of this application..

Applicant's Signature

Date