



# 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 Sarah Evans

Mailing Address 60 Ledge Farm Rd

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_

Cell 498 7808

Name of Owner(s) Sarah Evans

(if same as applicant, write "same")

Owner's Address same

(if same as applicant, write "same")

### PROPERTY INFORMATION

Location of property 70 Ledge Farm Rd Tax Map 58 Lot 6A

Lot Dimensions: Front 395.21 Rear 1334.21 Side 2779.84' Side 3603.16'

Lot Area: Acres 40.69 Square Feet 1,773,035

Present Use of Property house

Proposed Use of Property house

**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 C(a) of the zoning ordinance to permit:

a two lot subdivision with 1 lot having 195' of frontage

SUPPORTING INFORMATION

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

The intent was to have 400' frontage. When Landry surveyed it was 395.21'

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

the proposed 4 acre & 36 acre lots are in accordance with requirements. Rural character, open space, Rocky Hill abutts

3. Granting the variance would do substantial justice because:

The two lots could be as were intended when we purchased the 10 acres

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

One shared drive would remain. In future if a house is built, it wouldn't be visible from Hedge Farm Rd

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:

This would allow for sale of property with less acreage. 12' ROW to backland would allow for another home

-AND-

ii. The proposed use is a reasonable one because:

The land was bought with a deed

that had 400+' of frontage on  
Ledge Farm Rd

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.

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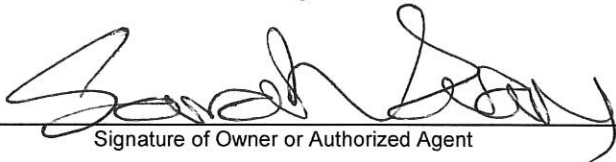
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I hereby certify that I am the owner in fee or the authorized agent of the owner in fee of the property upon which this variance is sought and that all information provided by me is true under penalty of law.

  
Signature of Owner or Authorized Agent

4/13/17  
Date

Please Print Name Sarah Evans



## ABUTTER(S) LIST

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

**1. APPLICANT INFORMATION:**

Printed Name: Sarah Evans Contact Telephone: 498-7808  
Address: \_\_\_\_\_

**2. OWNER INFORMATION:**


Printed Name: Sarah Evans  
Address: Color Ledge Farm Rd Nottingham

**3. PROFESSIONAL(S) INFORMATION:**

Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Abutter(s) Information				
4.	Map: <u>55</u>	Lot: <u>03-8</u>	Name: <u>Wade, Andrew &amp; Kristen</u>	Address: <u>47 Francesca Way</u>
5.	Map: <u>55</u>	Lot: <u>03-9</u>	Name: <u>Capano, Nicholas Jr</u>	Address: <u>45 Francesca Way</u>
6.	Map:	Lot:	Name: <u>Routhier, Theresa</u>	
7.	Map: <u>55</u>	Lot: <u>03-12</u>	Name: <u>Marcotte, Jason &amp; Stephanie</u>	Address: <u>4 Tayla Way</u>
8.	Map: <u>55</u>	Lot: <u>03-13</u>	Name: <u>Smith, David</u>	Address: <u>6 Tayla Way</u>
9.	Map:	Lot:	Name: <u>Peacock Smith, Amy</u>	
10.	Map: <u>55</u>	Lot: <u>03-14</u>	Name: <u>Leveille, Thomas</u>	Address: <u>8 Tayla Way</u>
11.	Map: <u>58</u>	Lot: <u>04-0</u>	Name: <u>Rocky Hill Dev. Open Space</u>	Address: <u>Rocky Hill Rd</u>
12.	Map: <u>58</u>	Lot: <u>07-01</u>	Name: <u>Paradis, Jeffery &amp; Susan</u>	Address: <u>41 Poor Farm Rd</u>
13.	Map: <u>58</u>	Lot: <u>07-04</u>	Name: <u>Kouchoukos, Matthew &amp; Marianne</u>	Address: <u>55 Poor Farm Rd</u>

I, Sarah Evans, 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: 4/13/17

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)  
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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 Planning Board and such agents or employees of the Town as the Nottingham Planning Board 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. *2017*

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. This authorization expires in one year from date of signature

Property Owner(s) *Sarah Lewis* *4/12/17* *Sarah Evans* *4/12*  
Signature Date Signature Date *17*

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

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