

APPLICATION FOR APPEAL-RSA 674:41 II

To: Zoning Board of Adjustment
Town of Northwood
818 First New Hampshire Turnpike
Northwood, NH 03261

Case No. _____

Date _____

Received by ZBA Staff

Name of applicant(s): _____

Address: _____

Phone: _____

Owner: _____

(if same as applicant, write "SAME AS")

Location of property Map # _____ Lot # _____

(street address)

Contact information: _____

Phone#

Email Address

The signer shall be the owner; or the signer shall provide a letter signed by all the property owners giving the signer permission to represent the owner in presentation of this application.

I certify that the information provided is to the best of my knowledge, complete and correct.

Owner _____ **Date** _____

(Signature)

_____ **Date** _____

(Signature)

_____ **Date** _____

(Signature)

Note: All property owners shall sign the application.

Monthly meetings are held the fourth Monday of the month when necessary. Board of Adjustment Office Hours: Mondays 9 a.m. – 2 p.m. or by appointment. Telephone: 942-5586, Ext. 205 or email lsmith@northwoodnh.org The applicant and abutters will be notified of the meeting date and time.

APPLICATION FOR APPEAL RSA 674:41 II

RSA 674:42 II Whenever the enforcement of the provisions of this section would entail practical difficulty or unnecessary hardship, and **when the circumstances of the case do not require the building, structure or part thereof to be related to existing or proposed streets**, the applicant for such permit may appeal from the decision of the administrative officer having charge of the issuance of permits to the zoning board of adjustment in any municipality which has adopted zoning regulations in accordance with RSA 674, or, in municipalities in which no board of adjustment exists, to the local legislative body, or to a board of appeals, whichever is appropriate, in accordance with RSA 674:14 and 674:15, including the requirement for a public hearing. In a municipality which does not require building permits, direct application may be made to the zoning board of adjustment, or the local legislative body, or the board of appeals for permission to erect the building. In passing on such appeal or application, the board of adjustment, local legislative body, or board of appeals may make any reasonable exception and shall have the power to authorize or issue a permit, subject to such conditions as it may impose, **if the issuance of the permit or erection of the building would not tend to distort the official map or increase the difficulty of carrying out the master plan upon which it is based, and if erection of the building or issuance of the permit will not cause hardship to future purchasers or undue financial impact on the municipality**. Any such decision made in this connection by a board of adjustment, local legislative body, or by a board of appeals pursuant to this section and RSA 674:14 and 674:15 shall be in writing, together with the reasons for the decision, and shall be subject to review in the manner described in RSA 677.

Facts supporting this request:

Enforcement of the frontage standard would "entail practical difficulty or unnecessary hardship."

The circumstances of the case do not require the building or structure to be related to existing or proposed streets.

APPLICATION FOR APPEAL RSA 674:41 II

Facts supporting this request:

The erection of the building will not tend to distort the official map or increase the difficulty of carrying out the master plan.

Erection of the building will not cause hardship to future purchasers or undue financial impact on the municipality.



TOWN OF NORTHWOOD, NEW HAMPSHIRE

OFFICE OF THE ZONING BOARD OF ADJUSTMENT
818 First New Hampshire Turnpike, Northwood NH 03261
(603)942-5586 Extension 205 Facsimile: (603)942-9107
lsmith@northwoodnh.org

AUTHORIZATION TO ENTER SUBJECT PROPERTY

The property owner(s), by filing of this application, hereby give permission for the members of the Northwood Zoning Board and such agents and employees of the Town of Northwood as the Northwood Zoning 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.

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 _____
Print Signature Date

Property Owner _____
Print Signature Date

Property Owner _____
Print Signature Date

Property Owner _____
Print Signature Date

Property Owner _____
Print Signature Date

Property Owner _____
Print Signature Date

Please note: This list is for the purpose of submitting an application for Board of Adjustment action. Further information or documentation may be required by the Board of Adjustment at the time of the appeal hearing

APPLICATION CHECKLIST

- Completed and **signed** application.:
- Submission of a plat or drawing, drawn to scale, which includes information in support of the appeal: **10** copies of the plan of the property showing the location of all structures (existing and proposed) and distances from the structures to lot lines; location of septic and well; and any other information pertinent to the application. *Please provide separate plans for the zoning board, even if plans have been provided to other town boards/commission.*
- Certified Plot Plan, if application includes request for reduced setbacks on a non-conforming lot
Northwood Development Ordinance: IV.B.(4) (j) Certified Plot Plan A certified plot plan prepared by a licensed land surveyor must be filed with the building department whenever setbacks are proposed to be diminished or when setback determination is in question.
- Completed abutters list with current mailing addresses with Tax Map and Lot Number.
- Fees included. Checks for the appropriate amount made out to the Town of Northwood.
- Testimony must be presented on the facts of this request- and submitted with the application.
- Letter of denial from the Code Enforcement Officer/Building Inspector for the proposed request.
- Copy of building permit application, if applicable.
- Copy of State approved septic design
- Authorization to Enter Subject Property form
- Completed form: "Application to Build on a Class VI Highway or a Private Road per RSA 674:41", if applicable.

Please delineate or mark your property so board members who view the site may locate the property and your boundaries. Known boundary markers/survey monuments (iron pins, granite posts, etc.) should be indicated whenever possible. Suggested options: stakes in ground with bright color ribbon, spray paint mark on tree/rock/pins, etc. Street number, or temporary sign to indicate land only, is helpful to locate property.