

Sharon, NH Zoning Board of Adjustment

Instructions for applying for a Variance

Complete attached form (or use additional pages if additional space is needed to answer questions). Please be sure to provide contact information including telephone number and email address.

Provide at least two drawings to illustrate the issues being addressed by the application for Variance. Drawing must show location of all relevant items, e.g. lot lines, wetlands, house, outbuildings, well, septic field, driveway, etc.

Names and addresses of all abutters. Be sure to include those abutters on the other side of the street.

Application fee: \$150.00, plus \$6.50 for each abutter.

You may mail the completed application to:

Town of Sharon
Attention ZBA
432 NH Route 123
Sharon, NH 03458

Or you may hand-deliver the completed application during Town Clerk hours, each Tuesday evening, from 5:00 to 7:00 pm.

Please note:

The Sharon ZBA does not hold regularly scheduled meetings. Rather, the Board meets on an as-needed basis when applications are received.

When an application is received, the Board must first determine if the application is properly prepared and complete. Once that determination is made, a hearing can be scheduled. If the application is not complete, it will be returned to the applicant. No hearing can be scheduled until a complete application is received.

Because of the required time to publicly notice hearings and to send Certified mailings to all abutters, hearings will generally not be scheduled until approximately 30 days after receipt of a complete application.

APPLICATION FOR A VARIANCE

<p>Do not write in this space.</p> <p>Case No. _____</p> <p>Date Filed _____</p> <p>_____</p> <p>(signed - ZBA)</p>

To: Zoning Board of Adjustment,

City/Town of _____

Name of Applicant _____

Address _____

Owner _____

(if same as applicant, write "same")

Location of Property _____

(street, number, sub-division and lot number)

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

Application for a Variance

A variance is requested from article _____ section _____ of the zoning ordinance to permit _____

Facts in support of granting the variance:

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

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

3. Granting the variance would do substantial **justice** because:

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

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:

- and -

ii. The proposed use is a reasonable one because:

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.

Applicant _____ Date _____

(Signature)