



Town of Allenstown  
Zoning Board of Adjustment

Applicant Name 66 School Street LLC Phone 603-494-9159  
Address 415 Main St. Concord, NH 03301 Home Work  
Owner of Property Concerned Chris Bennett Map # 000109 Lot # 000011  
Address of Property Concerned 66 School St. Zoning District B  
Proposed Use Auto Sales

DO NOT COMPLETE MORE THAN ONE

**Section 1 ADMINISTRATIVE DECISION**

The undersigned alleges that an error has been made in the decision, determination or requirement by he  
Inspector/Code Enforcement Officer on \_\_\_\_\_, relative to Article \_\_\_\_\_, Section \_\_\_\_\_ of the zoning  
date ordinance.

**Section 2 SPECIAL EXCEPTION**

The undersigned hereby requests a special as provided in Article \_\_\_\_\_, Section \_\_\_\_\_ of the zoning  
ordinance.

**Section 3 VARIANCE**

The undersigned hereby requests a variance to the terms of Article VIII, Section 802 and asks that said  
terms be waived to permit An Increase of 5 Cars For Sale to 33

Date 10/30/2020

Received Stamp





# Zoning Board of Adjustment

Town of Allenstown

16 School Street

Allenstown, NH 03275

Tel: (603)-485-4276

Fax: (603) 485-8669

## APPLICATION FOR VARIANCE OF USE OR AREA

Before you undertake completing this application we strongly encourage you to read the entire application first. Upon reading the entire application go back and answer the questions 1 through 5 with as much specific factual detail as required. The obligation of demonstrating facts sufficient to support your appeal is your responsibility. Use the "Required Documentation Checklist" to assist you in properly collecting the necessary data and providing responses that factually support your position.

The undersigned hereby requests a variance of  USE or  AREA to the terms of Article VIII Section 802 and asks that said terms be waived to permit: An increase of 5 Cars for sale to 33

You are required by law to demonstrate:

1. That there will not be a diminution of value of the surrounding properties as a result of the granting of this variance because: By providing good quality used vehicles we will be serving the community not harming it.



2. That the granting of the variance will not be contrary to the public interest because:

Because the major tenant, Martels, has vacated the premises along with a residential center there has been an opening of additional parking spaces. These new spaces will compliment this business.

3. That enforcement of the zoning ordinance will create an unnecessary hardship in that the zoning restriction:

Answer a-c if your application is for a "USE" variance:

a. As applied to the petitioner's property will interfere with the petitioner's reasonable use of their property, considering the unique setting of the property in its environment for the following reasons:

Nothing is changing from the original approval except for additional spaces to be used for auto sales.

b. As specifically applied to the petitioner's property has no fair and substantial relationship to the general purposes of the zoning ordinance for the following reasons:

Permission for use has already been granted.



c. If relieved by a variance, will not injure the public or private rights of others for the following reasons: Martel's parking needs were fluid and created traffic. Even with more parked cars for sale traffic would not increase. They are simply for viewing and when needed will be moved or test driven one car at a time.

Answer aa-bb if your application is for an "AREA" variance:

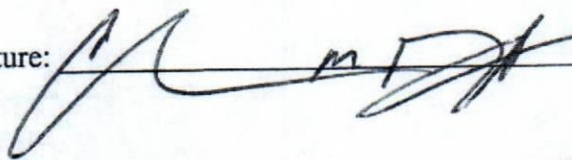
aa. An area variance is needed to enable the applicants proposed use of the property given the special conditions of the property because: 2 tenants moved out and those spaces used for parking are needed for additional cars to display.

bb. The benefit sought by the applicant cannot be achieved by some other method reasonably feasible for the applicant to pursue, other than an area variance because: Major financial hardship is upon us. We need to maximize the use of the property to overcome the loss of tenants.

4. That through the granting of relief by a variance substantial justice will be done because: We will be able to put forth our maximum efforts to run a meaningful and lasting business in the community



5. The use, for which the variance is requested, will not be contrary to the spirit of the ordinance because: The use has already been permitted.

Signature:  Date: 10/30/2020  
10/30/2020  
Mr. Abbott