



Town of Allenstown  
Zoning Board of Adjustment

Application for Appeal

Applicant Name Richard D. Bartlett & Assoc LLC Phone 225-6770  
Address 214 N. State St. Concord, NH 03301 Home Work  
Owner of Property Concerned Rehab Assoc of N. E. Map # 410 Lot # 12  
Address of Property Concerned River Rd & Dodge Rd. Zoning District Industrial  
Description of Property - Frontage 1552' Side 1736' Side 3552' Rear 726' Acres/SF 58.58 A SF 2,551,960 s.f.  
Proposed Use River Rd. Dodge  
Single family Residential

COMPLETE SECTION 1, 2, OR 3. DO NOT COMPLETE MORE THAN ONE SECTION

Section 1 - APPEAL FROM AN ADMINISTRATIVE DECISION

The undersigned alleges that an error has been made in the decision, determination or requirement by the Building

Inspector/Code Enforcement Officer on \_\_\_\_\_, relative to Article \_\_\_\_\_, Section \_\_\_\_\_ of the zoning  
date ordinance.

Section 2 - APPEAL FOR A SPECIAL EXCEPTION

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

Section 3 - APPEAL FOR A VARIANCE

The undersigned hereby requests a variance to the terms of Article IX, Section 901 and asks that said terms be waived to permit single family residential use

Applicant Signature \_\_\_\_\_

Date 9/21/17

PLEASE LIST ABUTTERS TO BE NOTIFIED ON REVERSE SIDE OF THIS APPLICATION

Received Stamp

1. Denial of the variance would result in unnecessary hardship to the owner because:
- A. Owing to special conditions of the property that distinguish it from other properties in the area:
- a. the zoning restriction as applied to the property interferes with the reasonable use of the property:

This large tract of property has frontage on River and Dodge Roads in an area of Town that is predominately residential. The property is not serviced by either municipal water or sanitary sewer and does not have direct access to NH Route 28 which creates a hardship to develop this property for industrial type uses.

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- b. no fair and substantial relationship exists between the general purposes of the Zoning Ordinance and the specific restrictions on the property because:

The proposed residential use of the property would be in harmony with the abutting residential and agricultural uses, introduction of industrial uses would seem to be counterintuitive and disruptive to the neighborhood.

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OR

- B. 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 the property because:

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2. The granting of a variance will not be contrary to the spirit and intent of the Ordinance because:

The ordinance is intended to create development that is conducive to other uses in the proximity, have proper access and municipal services. This site lends itself to a residential use rather than an industrial due to the lack of the aforementioned.

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3. The authorization of a variance will not be contrary to the public interest because:  
Granting of the variance will allow a use on this property which is more conducive to abutting uses and therefore will not have a negative impact to the neighborhood and local traffic.

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4. Authorization of a variance will result in substantial justice because:  
The granting of the variance will permit the use and development of this property in a manner consistent with abutting uses and will not over burden the parcel or adjacent roads.

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5. Authorization of a variance will not diminish the value of surrounding properties because:  
As stated previously the proposed residential use is consist with other uses in this area, the parcels will be sized consistent with current residential zoning requirements and will not produce the type of traffic impact that an industrial use would.

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