



Zoning Board of Adjustment

Town of Allenstown

16 School Street

Allenstown, NH 03275

Tel: (603)-485-4276

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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 VI Section 602 and asks that said terms be waived to permit: _____

The granting of a variance of a 5 acre parcel from lot map 106 lot 18. Master lot contains 117.24 acres thus creating a new 5 acre parcel.

We are requesting that the new 5 ac parcel be granted a variance to industrial, to allow a multiunit 12,000 sq. ft. building, containing 6 units of 2000 sq. ft. Each unit will contain a small office area, 14' high overhead door and one bathroom. Each unit will be for small contractors, wholesalers and warehouse storage, as rental units owned by Allenstown Aggregates LLC.

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: _____
 Values of the surrounding properties will be enhanced by the change to industrial use. Opposite side of Granite Street is occupied by two commercial entities and a cemetery. Another abutter is the former landfill and the current Allenstown D.P.W. yard. The proposed 5 acre lot is part of a larger quarry parcel, currently operating with a "special exception". The construction of the building will enhance the town tax base, without requiring increased town services.

2. That the granting of the variance will not be contrary to the public interest because: _____
The property, 117 acres, is currently operating as a quarry for the production of construction aggregates.

New proposed use will provide 12,000 sq. ft. of new commercial/industrial space to attract new businesses to the town, thereby, expanding the tax base.

Parcel is currently unused and is depleted of marketable stone products. Basically, a vacant lot.

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: _____

The current zoning of OSF for the entire 117 acre parcel makes the depleted portions of the quarry only available for residential use.

Proposed new lot is surrounded by commercial entities, a cemetery and a landfill.

The current quarry has a useful life of over 50 years, and is not conducive to residential development.

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: _____

1. Property is zoned OSF, currently operating as a quarry by "special exception".

2. A commercial building is already on site by "special exception".

3. Land is not conducive to residential development because of quarry operations.

4. A second quarry operation to the south is an abutter, and another quarry is operating to the southwest and is also an abutter.

c. If relieved by a variance, will not injure the public or private rights of others for the following reasons: _____

1. Commercial/Industrial zone is already on the north side of Granite Street.

2. Construction of the building will enhance property values.

3. Lot is not currently in use, and is fully depleted of marketable materials.

4. Other businesses as abutters.

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: _____

N/A

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: _____

N/A

4. That through the granting of relief by a variance substantial justice will be done because: ____
1. It is the highest and best use of the property.

- 2. Property values will be enhanced.
- 3. Improves the area surroundings.
- 4. Will bring business and revenue to the town.

5. The use, for which the variance is requested, will not be contrary to the spirit of the ordinance because: _____
The area where the lot is located is currently made up of a mix of commercial/industrial applications. The proposed lot is currently part of a 117 acre parcel operating as a quarry.

The proposed variance will make the parcel more compatible with abutters, and the surrounding area.

Signature: _____
Allenstown Aggregate & Recycling, LLC

Date: _____