



Town of Allenstown
Zoning Board of Adjustment

Application for Appeal

Applicant Name April Campbell Phone (603) 581-4398
Address 1 Pine Acres Rd, Allenstown, NH 03275 Home Work
Owner of Property Concerned _____ Map # _____ Lot # _____
Address of Property Concerned 50 Pinewood Rd, Allenstown, NH 03275 Zoning District _____
Description of Property - Frontage _____ ' Side _____ ' Side _____ ' Rear _____ ' Acres/SF 2900 A SF
Proposed Use Child Daycare Center

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 ordinance. date _____

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 X, Section 1001 and asks that said terms be waived to permit a Child Daycare Center to occupy space within the 50 Pinewood Rd business condo space.

Applicant Signature April Campbell Date 6-3-2020

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

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 [X] USE or [] AREA to the terms of Article X Section 1001 and asks that said terms be waived to permit:

A Child Daycare Center to occupy space within the business condos at 50 Pinewood Rd,
Allenstown, NH

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:
 - a) Proposed modifications to property, i.e. fencing for outdoor play area, will be congruent with the current aesthetic standard of the building and grounds. The proposed physical modification to the property will consist of removal of two bushes on the south side of the building and fence in the grass area between the building and the adjacent parking spaces, approximately 20' x 60', and this modification is fully reversible upon vacancy of the premises.
 - b) No changes to parking capacity or functionality.
 - c) The building's character and functionality will remain the same.
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2. That the granting of the variance will not be contrary to the public interest because: _____
A Child Day Care center will provide a resource to the community for working families. Child
Care centers are essential as the foundation for businesses, government, families and
communities to build on. To our knowledge only one other Child Daycare center is in
operation within Allenstown, NH and so this new Child Daycare center would bring needed
capacity for children of working families, as well as support the needs of working families
with the ongoing childcare challenges due to the Covid-19 Pandemic.

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 petitioner is requesting a "Use" variance to be able to capture the unique location and setting
of the aforementioned property.

a) The property location is directly on Route 28 and is very near the center of Allenstown,
NH, making it convient for working families.

b) The property meets the New Hampshire Childcare Lisencing requirements with concern to:
Adequate parking and traffic requirements, Updated life safety compliance, Square footage
requirements for smaller groupsizes, Sanitation and handwashing stations capability.

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: _____

Several of the businesses listed in "Article X, Commercial/Light Industrial Zoning," have
substantial relationships and general purposes relating to the characteristics of a Child Daycare
center.

Examples from the aforementioned businesses listed within the Article X : c. Schools, g.
Professional offices, r. Personal services of any size, t. Adult daycare/Nursing Home/Assisted
living.

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

A Child Day Care center will provide a resource to the community for working families. Child Care centers are essential as the foundation for businesses, government, families and communities to build on.

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: _____

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: _____


4. That through the granting of relief by a variance substantial justice will be done because: _____

The petitioner is requesting a "Use" variance to be able to capture the unique location and setting of the aforementioned property. A Child Day Care center will provide a needed resource to the community for working families.

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

Several of the businesses listed in "Article X, Commercial/Light Industrial Zoning," have substantial relationships and general purposes relating to the characteristics of a Child Daycare center.

Examples from the aforementioned businesses listed within the Article X : c. Schools, g. Professional offices, r. Personal services of any size, t. Adult daycare/Nursing Home/Assisted living

Signature:  Date: 6-3-2020