

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

I hereby apply for a hearing requesting a VARIANCE to the terms of Article _____ Section _____ of the Town of Allenstown Zoning Ordinance

Case #: _____

Applicant Rebecca Streeter Telephone: [REDACTED]

Address: 16 B Letendre Ave

Email: [REDACTED]

Owner: Rebecca Streeter Telephone: [REDACTED]

Address: 16 B Letendre Ave

Email: rebecca.j.3993@yahoo.com

Property Address or Location: 16 Letendre Ave

Tax Map 109-046-C02 Lot # 46 Zone: _____

Property Description (Length of Frontage, Side and Rear Lines, Etc.): The lot is approximately 161' X 164'. The proposed driveway will start 77' from the east side of Letendre Ave and continue to 97'. The driveway will be roughly 20' x 41'. It will be in the middle of the two current driveways with intended use for unit B.

Proposed Use or Existing Use Affected: Adding a third driveway to the property. Letendre Ave Condo Association is made up of 3 townhomes. This will allow each owner to have an individual driveway.

Why Does Your Proposed Use Require An Appeal To The Zoning Board Of Adjustment? _____

Typically each property is only allowed one driveway.
However, most property in town with more than
one unit are allowed more than one driveway. The
duplex on Letendre Ave has two driveways.

All information must be filled out completely and required documentation submitted with application in order to be accepted.

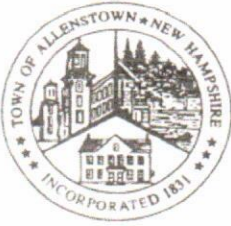
Applicant: Rebecca Strote Date: 11-4-16
(Signature)

Owner: _____ Date: _____
(Signature- If not same as applicant)

FOR DEPARTMENT USE ONLY

Case No _____

Date filed: _____ Received By: _____ Fees: _____



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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.

The undersigned hereby requests a variance to the terms of Article _____ Section _____

and asks that said terms be waived to permit: Rebecca Streeter
to add a third driveway to 16 Letendre Ave.

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: the driveway will be done

professionally. The project will be completed in
a timely manner.

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

The driveway won't have any affect on anyone except the owners of 16 Letendre Ave.

3. That the literal enforcement of the zoning ordinance will create an unnecessary hardship because:

A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area because::

a. 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 for the following reasons: Letendre Ave Condo Association is a unique building. Instead of having a duplex on the property, the builder chose a triplex, most of the duplex's in town have two driveways, allowing each resident their own. We are asking for the same request for the triplex.

b. And, the proposed use is a reasonable one for the following reasons: this will allow the association to have a defined parking area for each unit that is individually owned. It will clarify who owns which driveway and who is responsible to maintain each driveway (plowing, upkeep, etc.) These are three individual units owned by three different people.

If the criteria in subparagraph (A) above 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. The definition of "unnecessary hardship" set forth in subparagraph (3) shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

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

A third driveway on the property will allow each
owner to have a defined parking area. It will
also clarify who is responsible for maintenance.

5. The use, for which the variance is requested, t the spirit of the ordinance will be observed because:

it will allow each resident their
own parking. We are asking for three driveways
for three individually owned homes.

Signature: Rebecca Stroet

Date: 11-4-16



