



# Zoning Board of Adjustment

Town of Allenstown

16 School Street

Allenstown, NH 03275

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## APPLICATION FOR SPECIAL EXCEPTION

The undersigned hereby request a special exception as provided in Article VIII Section 802 of the Zoning Ordinance. The following nine (9) conditions per Article 4 Section 405 of the Zoning Ordinance must be met in the positive to warrant the granting of a special exception:

1. No hazard to the public or adjacent property on account of potential fire, explosion, toxic materials or hazardous activity: \_\_\_\_\_

The applicant proposes to occupy an existing retail space for the purpose of renting, selling and servicing lawn/garden and small construction equipment. These types of services do not pose a potential for fire, explosion, toxic materials or hazardous activity.

2. No detriment to property values in the vicinity or change in the essential characteristics of a residential neighborhood due to the location or scale of buildings and other structures, parking areas, access ways, odor, smoke, gas, dust or other pollutants, noise, glare, heat, vibration or unsightly outdoor storage of equipment, vehicles or other materials: \_\_\_\_\_

The proposed use will occupy a currently vacant space within an existing multi-tenant commercial building already situated on the parcel with ample existing parking and reasonable access ways. The proposed use will not cause odor, smoke, gas, dust or other pollutants, noise glare, heat, or vibration. The applicant proposes to maintain a minimal display area limited to clean equipment consistent with the rental business.

3. No creation of a traffic safety hazard or unmitigated substantial increase in the level of traffic congestion in the vicinity: \_\_\_\_\_

The proposed use will occupy a currently vacant space within an existing multi-tenant commercial building already situated on the parcel and will not create a traffic safety hazard or substantially increase the congestion.

4. No excess demand on municipal services including but not limited to water, sewer, waste disposal, police and fire protection and schools: \_\_\_\_\_

The proposed use will occupy a currently vacant space within an existing multi-tenant commercial building already situated on the parcel. The proposed use does not attribute a higher demand to water, sewer, waste disposal, police & fire protection nor schools than the previous commercial use.

5. No significant increase of storm water run off on to adjacent properties or public ways: \_\_\_\_\_

As there is not proposed building additions nor the creation of paved surfaces, there will be no increase in storm water run off to the adjacent properties or public ways.

6. In an appropriate location for the proposed use: \_\_\_\_\_

The applicant is proposing a use that is allowed by special exception and is consistent with the commercial uses already existing on the parcel and within the immediate vicinity.

7. No adverse effect on the health and safety of residents and others in the are and the proposed use shall not be detrimental to the use or development of adjacent or neighboring properties:

The proposed use will not have an adverse effect on the health and safety of residents and others in the area since the proposed use is consistent with other types of uses allowed in Town. The use would also provide a beneficial service to the residents of Allenstown not commonly available and will be operated in accordance with all applicable state and local regulations.

8. In the public interest and in the spirit of the ordinance: \_\_\_\_\_

The proposed use is allowed via special permit and would provide a useful service to the residents of Allenstown not commonly available.

9. Requirements set forth in the ordinance for the particular use permitted by special exception:

Under Section 802.d, the applicant is allowed to request a special exception for this use.

Signed: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'J. - CB', written over a horizontal line.

Date: \_\_\_\_\_

10/21/19