

**TOWN OF HENNIKER
ZONING BOARD OF ADJUSTMENT
AREA VARIANCE APPLICATION**

CASE NO. _____

Name of Applicant _____

Address _____

Telephone _____ **Fax** _____

E-mail Address _____

Owner of Property _____

Location of Property _____ **Map** _____ **Lot** _____

Zoning District where Property is Located _____

Signature of Owner of Property _____

If the property owner is not the applicant, the property owner MUST provide a notarized letter (original) authorizing the applicant to file an application.

You are applying to develop your property in a way that is prohibited by the requirements in the Zoning Ordinance. Please state the Article _____ and Section _____ of the Zoning Ordinance that you are requesting a variance from.

Please give a detailed description of your proposal below.

Has this property received a Special Exception or Variance in the past? _____

If "YES", please provide copies of past Zoning Board of Adjustment Notices of Decision.

Please provide copies of the property tax card, plot plan, and any other information that you feel would be helpful for the Zoning Board to have when reviewing the application.

1. Granting the variance would not be contrary to the public interest because:

2. (A) Explain why the area variance is needed to enable your proposed use of the property given the special conditions of the property.

2. (B) Explain why the proposed use can not be achieved through some other reasonable method other than an area variance.

3. How would granting the variance be consistent with the Spirit of the Ordinance?

4. How would granting the variance ensure that substantial justice is done?

5. Granting the variance will not diminish surrounding property values because:

ABUTTER LIST

An abutter list (no mailing labels) must be provided that consists of the **mailing address** and map and lot numbers for all abutters.

An abutter is defined as any person whose property is located in NH and adjoins or is directly across the street or stream from the land under consideration by the Zoning Board of Adjustment. The term abutter includes all holders of conservation, preservation, or agricultural easements; the officers of a condominium or other collective form of ownership; the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the Zoning Board of Adjustment; and any professionals hired by the applicant/property owner (surveyors, engineers, etc.). See NH RSA 672:3.

Information for the abutters list can be obtained at the Town Hall during regular business hours. Abutter information must be obtained no more than 1 month prior to application submittal.

FEES

Application Fee	\$100.00
Newspaper Notice Fee	\$90.00
Abutter Notice Fee	\$10.00 per abutter

Fees **MUST** be paid at the time the application is submitted or the application will not be accepted. Fees can be paid in cash or by check made out to the "Town of Henniker".

APPLICATION SUBMISSION

Submissions must be made in accordance with the adopted Zoning Board of Adjustment submission deadline, which is posted at the Town Hall. All applicants are encouraged to meet with the ZBA Clerk prior to submitting an application to avoid delays due to incomplete information.

Town Hall
18 Depot Hill Road Henniker, NH 03242
(603) 428-3221 ph (603) 428-4366 fax