

TOWN OF HENNIKER
ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

Revised 1-17-18

CASE NO. ZB 2021-04

Name of Applicant Shaun Geary Holt Funeral Home Inc/Stephen Carson

Address 44 N Shore Rd Derry NH 03038

Telephone 774-327-8331 Fax _____

E-mail Address baystoneinvestments@gmail.com

Owner of Property Holt Funeral Home Inc

Location of Property 19 Hall Ave Map 160 Lot B

Zoning District where Property is Located Comm/Residential

Signature of Owner of Property Stephen R Carson dotloop verified 05/26/21 8:49 PM EDT XHYM-TBJJ-RUGY-IHGD

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

Shaun Geary

dotloop verified 05/26/21 9:11 PM EDT VJ3P-OHM9-PTAK-GFXN

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

Please give a detailed description of your proposal below.

The property is currently a funeral home with two apartments. I will look to turn the property into 4 residential units. Funeral home portion will become 2 units. I will look to add a bedroom to existing two bedroom apartments.

Has this property received a Special Exception or Variance in the past? no

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. If you cite case law in your argument, please provide a copy of the case with your filing.

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18 Depot Hill Road Henniker, New Hampshire 03242
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Received by
TOWN OF HENNIKER
New Hampshire

MAY 26 2021

Selectmen's Office

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

I will be adding more housing units in a town that needs more supply. Hall ave has many multi family properties already

2. Describe how the spirit of the ordinance would be observed by granting the variance:

The property is close to an acre already and there are many 2+ bedroom apartments on hall ave

3. Describe how substantial justice would be done by granting the variance:

It will allow me to provide more clean and updated housing units.

4. Describe how values of surrounding properties would not be diminished:

Being a 4 unit will be in line with properties on hall ave

5. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship¹ because:

¹ The definition of "unnecessary hardship" set forth in subparagraph (5) shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation

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a. no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because:

of the existing multi's in the area and hall ave

b. the proposed use is a reasonable one because:

of the existing multi's right in the area

c. If the criteria in subparagraph 5(a) and (b) 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.

ABUTTER LIST

An abutter list and three (3) sets of 1" x 2 5/8" mailing labels containing names and addresses of those on the mailing notification list, including abutters, property owners, agents, prospective Applicants, easement (conservation, preservation, agricultural) holders, and any professional whose seal appears on the plan **202-9.A**

on a permitted use, or any other requirement of the ordinance.

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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	\$125.00
Newspaper Notice Fee	\$125.00
Abutter Notice Fee	\$10.00 per abutter

<u>Amount enclosed with application:</u>	
Application Fee	\$ 125.00
Newspaper Notice	\$ 125.00
Abutters	\$ 100.00
Total	\$ 350.00

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".

The ZBA may require the establishment of an escrow account to pay for independent consultants to assist the ZBA in their review of the application. If you wish to proactively establish this escrow account prior to meeting with the ZBA, contact the Planning Consultant.

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 Town Planner prior to submitting an application to avoid delays due to incomplete information.

S:\Zoning Board\Member Binder\ZBA Application2018 -Variance.docx

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19 HALL AVENUE

Location 19 HALL AVENUE

Mblu 2 / 160/B /

Acct#

Owner HOLT FUNERAL HOME INC

Assessment \$367,500

Appraisal \$367,500

PID 1398

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$296,800	\$70,700	\$367,500

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$296,800	\$70,700	\$367,500

Owner of Record

Owner HOLT FUNERAL HOME INC

Sale Price \$0

Co-Owner

Certificate

Address PO BOX 577

Book & Page /0

HENNIKER, NH 03242

Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
HOLT FUNERAL HOME INC	\$0		/0	

Building Information

Building 1 : Section 1

Year Built: 1890
Living Area: 4,642
Replacement Cost: \$390,882
Building Percent Good: 74
Replacement Cost
Less Depreciation: \$289,300

Building Attributes

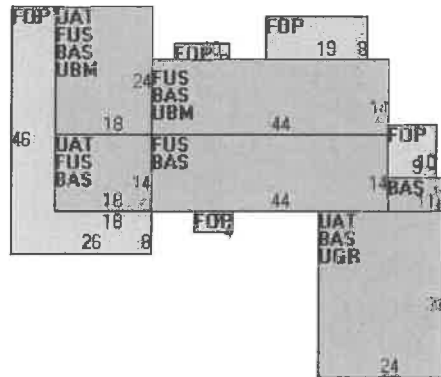
Field	Description
STYLE	Funeral Home
MODEL	Commercial
Grade	Average
Stories:	2
Occupancy	2.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plastered
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	FUNERAL HM
Total Rooms	12
Total Bedrms	04
Total Baths	2.5
Usrflid 218	
Usrflid 219	
1st Floor Use:	0355
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Photo



(<http://images.vgsi.com/photos/HennikerNHPhotos/\00\00\15\26.jpg>)

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,726	2,726	
FUS	Upper Story, Finished	1,916	1,916	
FOP	Open Porch	812	0	
UAT	Attic, Unfinished	1,428	0	
UBM	Basement, Unfinished	1,048	0	
UGR	Garage, Unfinished	744	0	
		8,674	4,642	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	Fireplace 2 St.	1.00 UNITS	\$2,200	1
FPL1	Fireplace 1 St.	1.00 UNITS	\$1,900	1

Land

Land Use

Use Code 0355
Description FUNERAL HM
Zone RV
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.78
Frontage 0
Depth 0
Assessed Value \$70,700
Appraised Value \$70,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD2	Shed Good			96.00 S.F.	\$900	1
PAV1	Paving Asphalt			3000.00 S.F.	\$2,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$263,400	\$76,200	\$339,600
2018	\$263,400	\$76,200	\$339,600
2017	\$263,400	\$76,200	\$339,600

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$263,400	\$76,200	\$339,600
2018	\$263,400	\$76,200	\$339,600
2017	\$263,400	\$76,200	\$339,600