

JUL 26 2023

TOWN OF HENNIKER
ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION

SELECTMEN'S OFFICE

Revised 1-17-18

CASE NO. _____

Name of Applicant Susan French

Address 81 Fairview Ave. Henniker

Telephone 603-318-3944 Fax _____

E-mail Address sgfrench8@gmail.com

Owner of Property Susan French

Location of Property 253 French Rd. Map 000006 Lot 000290

Zoning District where Property is Located RR

Signature of Owner of Property Susan French

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 use your property in a way that is prohibited by the requirements in the Zoning Ordinance. Please state the Article VFI and Section 133-25 of the Zoning Ordinance that you are requesting a variance from.

Please give a detailed description of your proposal below.

I want to have a year round tiny house on my property. I will rent the land to the tiny home owner. I will provide water, electricity and sewer. It will be approximately 8' wide x 20' long, on a trailer with wheels.
* Please note - The Tiny Home on my recent tax card is not there as of 7/1/2023

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.

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

There is a current housing crisis that granting this variance will help. It will have a small but immeasurable benefit to this need. Any amount of additional available and affordable housing opportunities will help.

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

It will be in keeping with the low density open area of my property, within an R2R district. Tiny home footprints are small and modest.

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

It will be contributing to the housing shortage and affordability.

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

A tiny house on wheels is attractive and has low impact on the environment and their surroundings.

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

- 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:

Two family dwellings are permitted under Article VII in an R2 district. And Open Space Residential Development.

- b. the proposed use is a reasonable one because:

It is not allowed under special Exception, therefore I am asking for a Variance.

- 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.

This would be an addition of one small dwelling in the rear of the open area of my property. Approximately 400' from the road. This will not be a nuisance or be obtrusive in any way. There will be minimal traffic impact. It won't be located on any of the existing farm land.

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.

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

Amount enclosed with application:	
Application Fee	\$ <u>125</u> -
Newspaper Notice	\$ <u>125</u> -
Abutters 9	\$ <u>90</u> -
Total	\$ <u>340</u> -

ch #
922

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

313

117-A

1.5 AC

French Rd

Barn

House

**Tiny House Area*

French Rd

646

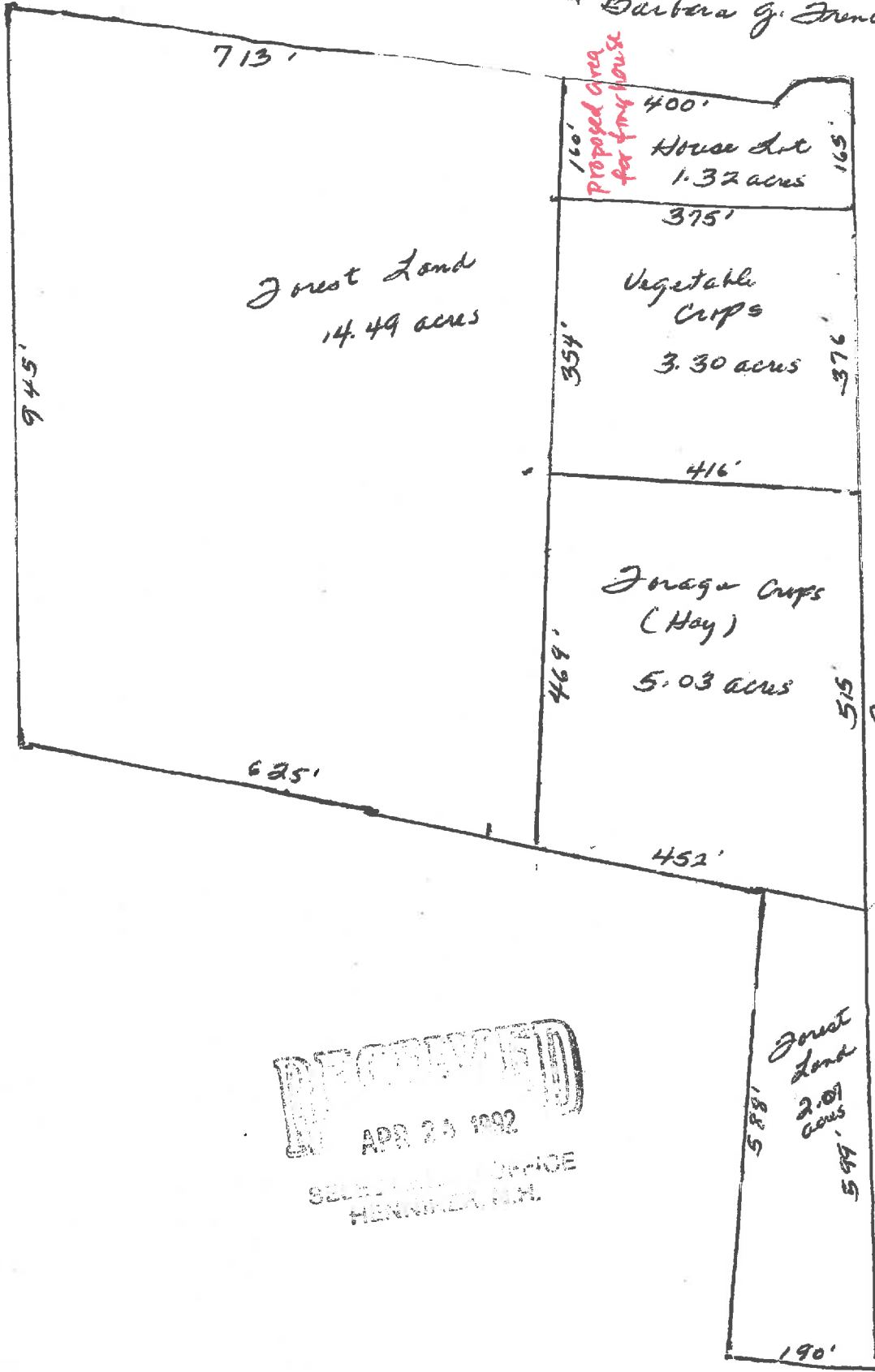
ROAD

French Rd

290



-1110P for current use assessment
 April 15, 1992
 Lot # 290 - Durward A. French
 + Barbara G. French



RECEIVED
 APR 23 1992
 SEALS & STAMPS OFFICE
 HENNINGER, N.M.



100 feet Abutters List Report

Henniker, NH
July 26, 2023

Mailing labels included

Subject Property:

Parcel Number: 290
CAMA Number: 6-290
Property Address: 253 FRENCH RD

Mailing Address: FRENCH SUSAN G
81 FAIRVIEW AVENUE
HENNIKER, NH 03242

Abutters:

Parcel Number: 117-A
CAMA Number: 6-117-A
Property Address: 291 FRENCH RD Unit A

Mailing Address: MURDOUGH BRIAN E MURDOUGH
BECKY LEE
291 FRENCH ROAD
HENNIKER, NH 03242

Parcel Number: 117-B
CAMA Number: 6-117-B
Property Address: DODGE HILL RD Unit B

Mailing Address: GOODENOUGH MERRIMACK REALTY
TR GOODENOUGH DANIEL & CAROL
TTEE
233 FRENCH ROAD
HENNIKER, NH 03242

Parcel Number: 287-B
CAMA Number: 6-287-B
Property Address: 173 FRENCH POND RD Unit B

Mailing Address: REYNARD LUCAS IAN REYNARD
KATHRINE DAWN
173 FRENCH POND ROAD
HENNIKER, NH 03242

Parcel Number: 289
CAMA Number: 6-289
Property Address: 233 FRENCH POND RD

Mailing Address: GOODENOUGH MERRIMACK REALTY
TR GOODENOUGH DANIEL & CAROL
TTEE
233 FRENCH POND ROAD
HENNIKER, NH 03242

Parcel Number: 289-B
CAMA Number: 6-289-B
Property Address: FRENCH POND RD Unit B

Mailing Address: GOODENOUGH MERRIMACK REALTY
TR GOODENOUGH DANIEL & CAROL
TTEE
233 FRENCH POND ROAD
HENNIKER, NH 03242

Parcel Number: 289-F
CAMA Number: 6-289-F
Property Address: FRENCH POND RD Unit F

Mailing Address: GOODENOUGH MERRIMACK REALTY
TR GOODENOUGH DANIEL & CAROL
TTEE
233 FRENCH POND ROAD
HENNIKER, NH 03242

Parcel Number: 293
CAMA Number: 6-293
Property Address: 256 FRENCH RD

Mailing Address: FOX PAUL D FOX WENDI A
256 FRENCH ROAD
HENNIKER, NH 03242

Parcel Number: 293-A
CAMA Number: 6-293-A
Property Address: 204 FRENCH RD Unit A

Mailing Address: MILIC DJURDJICA
204 FRENCH ROAD
HENNIKER, NH 03242

Parcel Number: 293-D
CAMA Number: 6-293-D
Property Address: 186 FRENCH RD Unit D

Mailing Address: MARTIN JEFFREY P DANIELLE E
MARTN
186 FRENCH ROAD
HENNIKER, NH 03242



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

7/26/2023

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100 feet Abutters List Report

Henniker, NH

July 26, 2023

Parcel Number: 293-E
CAMA Number: 6-293-E
Property Address: FRENCH RD Unit E

Mailing Address: WAYNE & SALLY PATENAUDE FAMILY
PATENAUDE S, N & R TTEES
214 FOSTER HILL ROAD
HENNIKER, NH 03242

Parcel Number: 293-F
CAMA Number: 6-293-F
Property Address: 110 FRENCH RD Unit F

Mailing Address: LOU SCHULLER TRUST OF 1998
SCHULLER LOU TRUSTEE
110 FRENCH ROAD
HENNIKER, NH 03242

Parcel Number: 294
CAMA Number: 6-294
Property Address: 15 FRENCH RD

Mailing Address: FRENCH MICHAEL C
15 FRENCH ROAD
HENNIKER, NH 03242

Parcel Number: 294-X
CAMA Number: 6-294-X
Property Address: FRENCH RD Unit X

Mailing Address: FRENCH MICHAEL C
15 FRENCH ROAD
HENNIKER, NH 03242




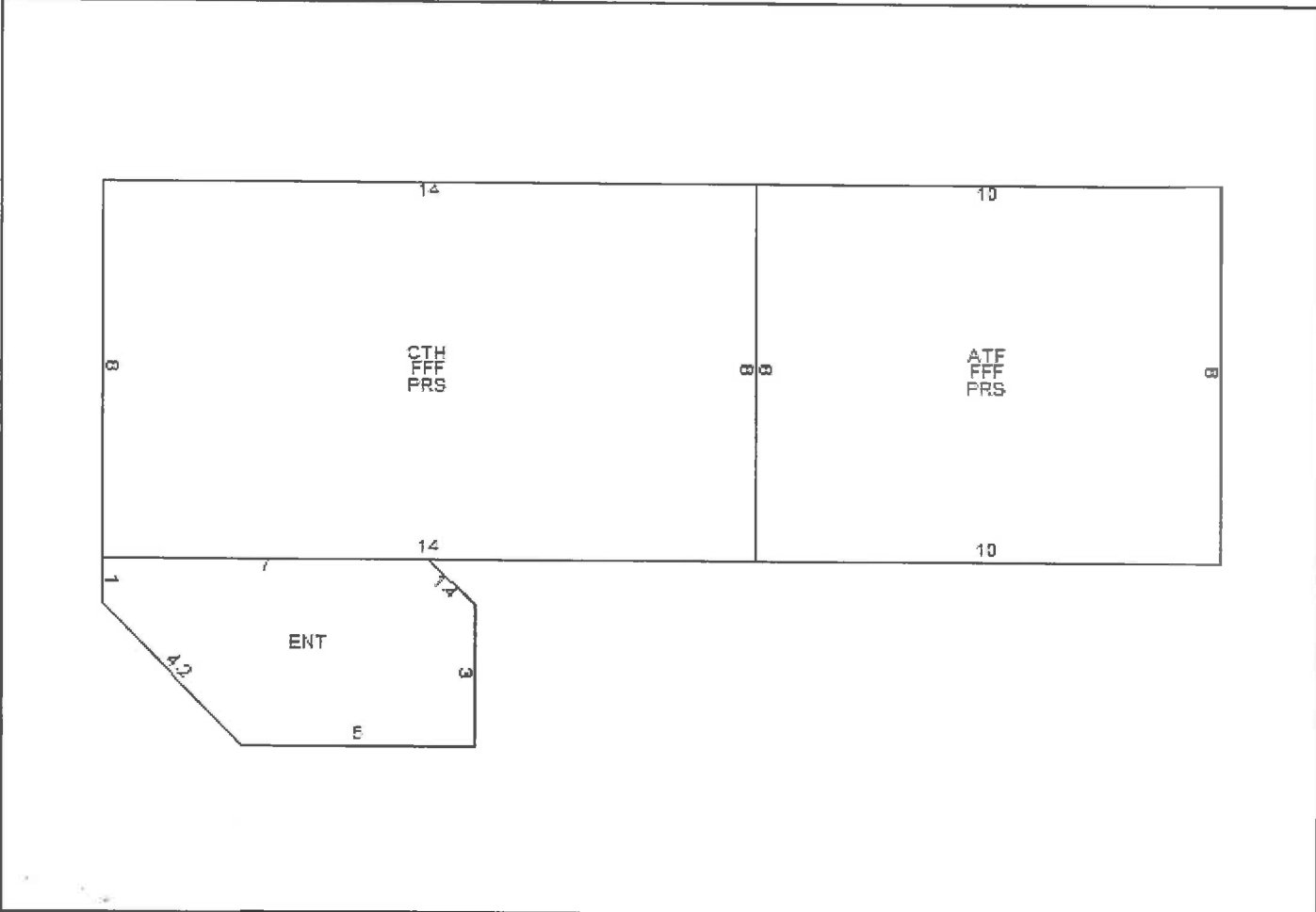
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7/26/2023

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PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS						
	<p>FRENCH SUSAN G 81 FAIRVIEW AVENUE HENNIKER, NH 03242</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			<p>Model: 1.50 STORY TINY HOME Roof: SHED/PREFAB METALS Ext: BOARD/BATTEN Int: DRYWALL/WOOD/LOG Floor: PINE/SOFT WD Heat: GAS/FA NO DUCTS</p> <p>Bedrooms: 1 Baths: 1.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators:</p> <p>Quality: A0 AVG Com. Wall: Size Adj: 1.4556 Base Rate: MTH 136.00 Bldg. Rate: 1.3409 Sq. Foot Cost: \$ 182.36</p>		
District	Percentage								
PERMITS									
<table border="1"> <thead> <tr> <th>Date</th> <th>Project Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Date	Project Type	Notes			
Date	Project Type	Notes							



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	112	0.10	11
FFF	FST FLR FIN	192	1.00	192
ENT	ENTRY WAY	27	0.10	3
PRS	PIERS	192	-0.05	-10
ATF	ATTIC FINISHED	80	0.25	20
GLA:	212	603		216

2022 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 39,390
Year Built:	2020
Condition For Age:	AVERAGE 3 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	3 %
Building Value:	\$ 38,200

OWNER INFORMATION		SALES HISTORY					PICTURE
FRENCH SUSAN G 81 FAIRVIEW AVENUE HENNIKER, NH 03242		Date	Book	Page	Type	Price	Grantor
LISTING HISTORY		NOTES					
04/04/23 ERP		4/23; NOH; PU TINY HSE; INT DATA EST;					

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh	x Width	Size Adj	Rate	Cond	Market Value	Notes	HENNIKER ASSESSING OFFICE	
							PARCEL TOTAL TAXABLE VALUE			
							Year	Building	Features	Land
							2023	\$ 38,200	\$ 0	\$ 0(c)
							Parcel Total: \$ 397,802			
							(Card Total: \$ 38,200)			

LAND VALUATION				LAST REVALUATION: 2022			
Zone:	Minimum Acreage:	Minimum Frontage:		Site:	Driveway:	Road:	
Land Type 1F RES		Neighborhood:		Cond	Ad Valorem	SPI R	Tax Value Notes
_____ 0 ac				_____			

Map: 000006

Lot: 000290

Sub: 000000

Card: 2 of 3

253 FRENCH RD

HENNIKER

Printed: 07/24/2023

PICTURE



OWNER

FRENCH SUSAN G

81 FAIRVIEW AVENUE

HENNIKER, NH 03242

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

Model: 2.00 STORY FGR W/ APT

Roof: GABLE OR HIP/PREFAB METALS

Ext: CLAP BOARD/PREFAB WD PNL/T111

Int: DRYWALL

Floor: LAMINATE/VINYL

Heat: ELECTRIC/HEAT PUMP

Bedrooms: 3 Baths: 1.0 Fixtures:

Extra Kitchens: Fireplaces:

A/C: Yes 100.00 % Generators: 1

Quality: B2 AVG-20

Com. Wall:

Size Adj: 1.0256 Base Rate: RSA 136.00

Bldg. Rate: 0.8277

Sq. Foot Cost: \$ 112.57

PERMITS

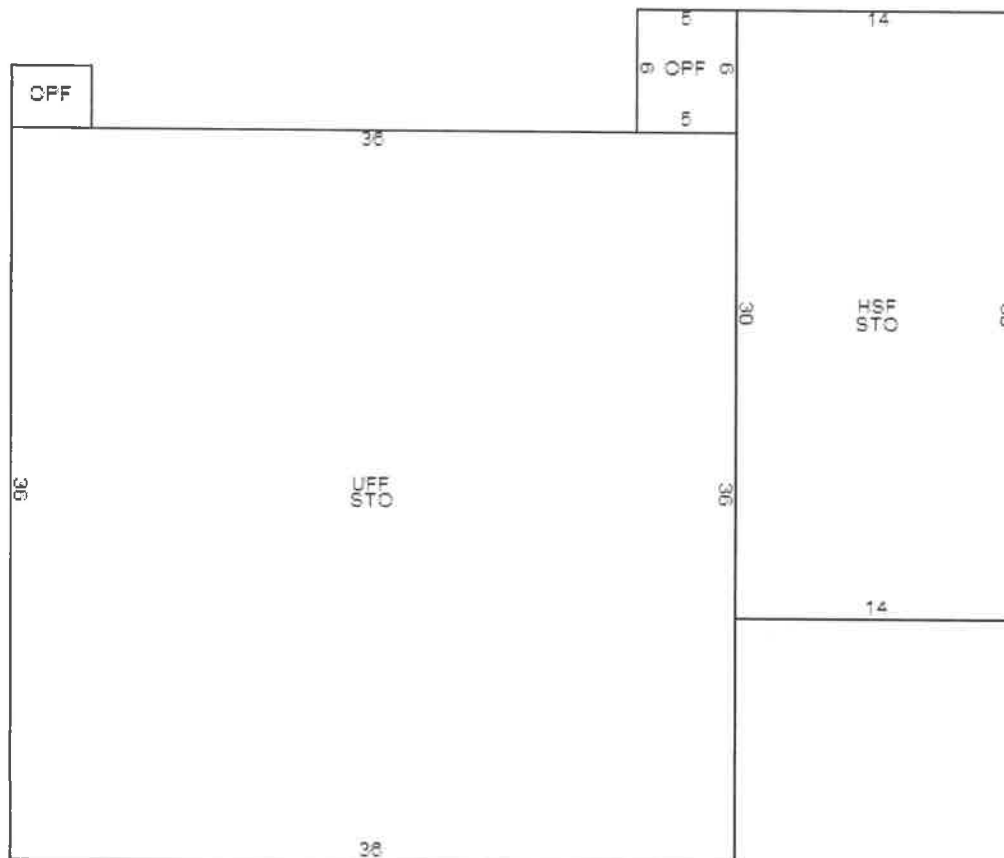
Date	Project Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	420	0.50	210
STO	STORAGE AREA	1716	0.25	429
UFF	UPPER FLR FIN	1296	1.00	1296
OPF	OPEN PORCH	42	0.25	11
GLA:	1,506	3,474		1,946

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		\$ 219,061
Year Built:		1900
Condition For Age:	AVERAGE	35 %
Physical:		
Functional:	LOD	10 %
Economic:		
Temporary:		
Total Depreciation:		45 %
Building Value:		\$ 120,500



OWNER INFORMATION		SALES HISTORY		PICTURE	
FRENCH SUSAN G 81 FAIRVIEW AVENUE HENNIKER, NH 03242		Date Book Page Type Price Grantor			
LISTING HISTORY		NOTES			
04/04/23 ERPM 07/31/20 VS14 FIELD REVIEW 08/12/15 KL14 FIELD REVIEW 09/02/10 KL14 FIELD REVIEW 05/07/10 PM00 MEASUR+LISTED 10/27/04 PP00 MEASUR+LISTED 10/21/95 DH00 MEASUR+LISTED		BRN; RENTED LIVING SPACE IF OVER BARN; 4/23; NOH; PU OPF'S, GEN, AC, APPRS INT RENOS & PART EXT; EST INT DATA/OVERALL COND; SOME NEW WINS/SIDING;			

EXTRA FEATURES VALUATION						MUNICIPAL SOFTWARE BY AVITAR			
Feature Type Units Lngth x Width Size Adj Rate Cond Market Value Notes						HENNIKER ASSESSING OFFICE			
						PARCEL TOTAL TAXABLE VALUE			
						Year	Building	Features	Land
						2023	\$ 120,500	\$ 0	\$ 0(c)
						Parcel Total: \$ 397,802			
						(Card Total: \$ 120,500)			

LAND VALUATION				LAST REVALUATION: 2022					
Zone: RURAL RESIDENTIAL Minimum Acreage:		Minimum Frontage:		Site:		Driveway:		Road:	
Land Type 1F RES Neighborhood: X				Cond Ad Valorem SPI R		Tax Value		Notes	
0 ac									

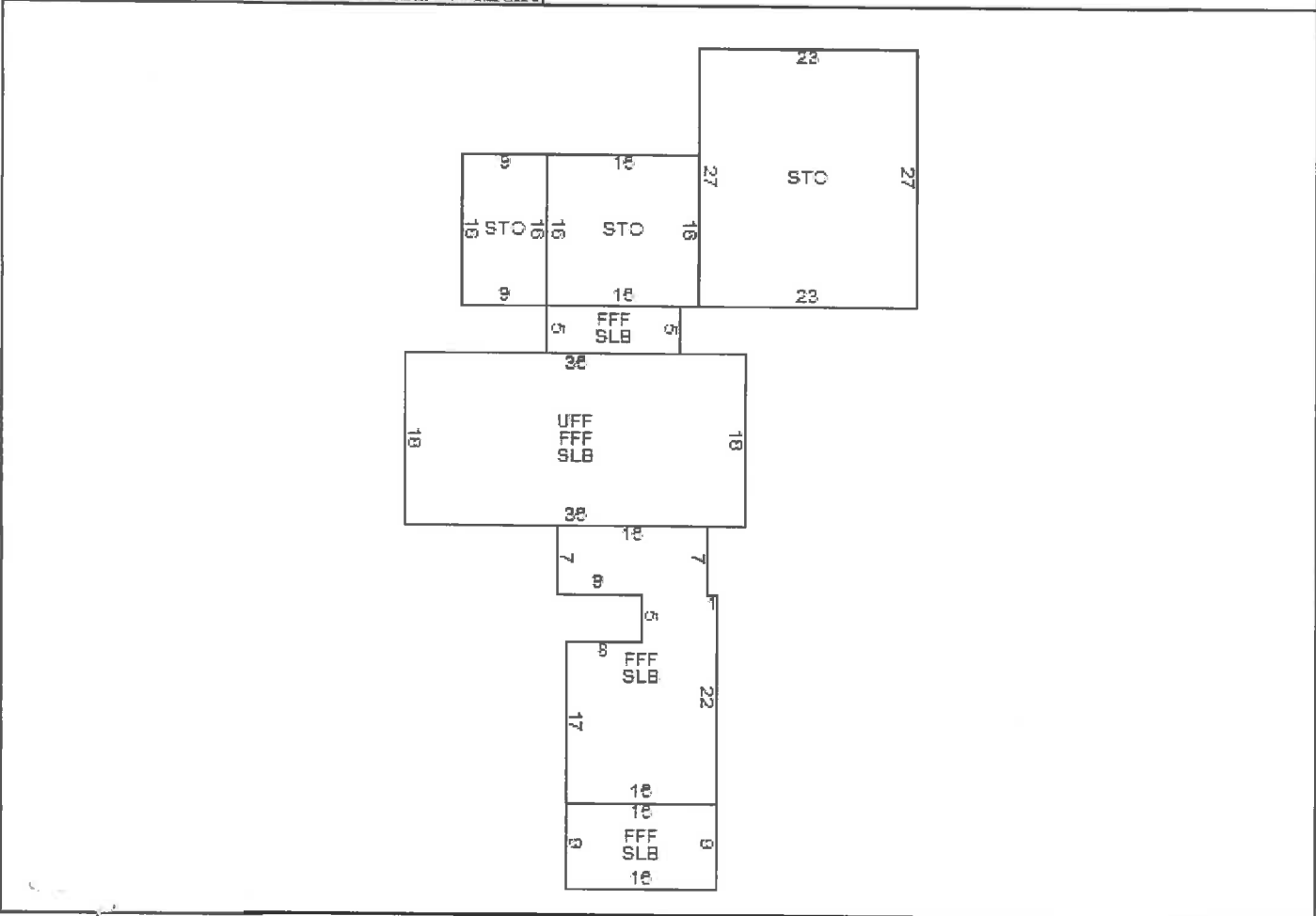


OWNER	
FRENCH SUSAN G	
81 FAIRVIEW AVENUE	
HENNIKER, NH 03242	

TAXABLE DISTRICTS	
District	Percentage

BUILDING DETAILS		
Model:	2.00 STORY CONVENTION	
Roof:	GAMBREL/ASPHALT	
Ext:	CLAP BOARD	
Int:	PLASTERED	
Floor:	PINE/SOFT WD	
Heat:	OIL/FA DUCTED	
Bedrooms:	3	Baths: 2.0
Extra Kitchens:	1	Fixtures:
A/C:	Yes 100.00 %	Fireplaces: 1
Quality:	A0 AVG	
Com. Wall:		
Size Adj:	0.9894	Base Rate: RSA 136.00
		Bldg. Rate: 1.0365
		Sq. Foot Cost: \$ 140.96

PERMITS		
Date	Project Type	Notes
02/15/22	HVAC / MECHANICAL	
01/10/22	ELECTRICAL	
12/07/21	ELECTRICAL	



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
STO	STORAGE AREA	1021	0.25	255
FFF	FST FLR FIN	1286	1.00	1286
SLB	SLB	1286	0.00	0
UFF	UPPER FLR FIN	648	1.00	648
GLA:	1,934	4,241		2,189

2022 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 308,561
Year Built:		1960
Condition For Age:	FAIR	30 %
Physical:		
Functional:	LOD/WH	7 %
Economic:		
Temporary:	CNOTES	25 %
Total Depreciation:		62 %
Building Value:		\$ 117,300

OWNER INFORMATION	SALES HISTORY	PICTURE												
FRENCH SUSAN G 81 FAIRVIEW AVENUE HENNIKER, NH 03242	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>12/17/2021</td> <td>3774</td> <td>351</td> <td>U181</td> <td></td> <td>1 CONNOR, DOREEN F</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	12/17/2021	3774	351	U181		1 CONNOR, DOREEN F	
Date	Book	Page	Type	Price	Grantor									
12/17/2021	3774	351	U181		1 CONNOR, DOREEN F									

LISTING HISTORY	NOTES
04/04/23 ERPM 03/17/22 ERPR 07/31/20 VS14 FIELD REVIEW 08/12/15 KL14 FIELD REVIEW 09/02/10 KL14 FIELD REVIEW 05/07/10 PM00 MEASUR+LISTED 10/27/04 PP00 MEASUR+LISTED 10/21/95 DH00 MEASUR+LISTED	BROWN-IF GRN HSE 9X16 IS HEATED BY OIL FURNACE MISC PLASTIC GREEN HSE= N/V EXT-FAIR(WORN MASONARY, WINDOW FRAMES,ETC) FUNC=THRU BR TO BR,SIZE+LAYOUT 23X24 UST USED FOR CAR STORAGE "FRENCH ROAD GREENHOUSE"; 3/22 MINI SPLITS NOT STARTED, STARTING UPDATES/RENOS, EST UC, WINS BROKEN, MISC GUTTED, SCRAPE/PAINT; CK23 FOR UC/COND; 4/23; NOH; APPRS NC/STILL EXTENSIVE WRK, PU TINY HSE ON CARD #3; CK 24;

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR																								
Feature Type	Units	Lngh	x Width	Size Adj	Rate	Cond	Market Value	Notes	HENNIKER ASSESSING OFFICE PARCEL TOTAL TAXABLE VALUE <table border="1"> <thead> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$ 207,800</td> <td>\$ 14,900</td> <td>\$ 106,899</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 329,599</td> </tr> <tr> <td>2023</td> <td>\$ 117,300</td> <td>\$ 14,900</td> <td>\$ 106,902(c)</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 397,802</td> </tr> </tbody> </table> (Card Total: \$ 239,102)				Year	Building	Features	Land	2022	\$ 207,800	\$ 14,900	\$ 106,899	Parcel Total: \$ 329,599				2023	\$ 117,300	\$ 14,900	\$ 106,902(c)	Parcel Total: \$ 397,802			
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2023	\$ 117,300	\$ 14,900	\$ 106,902(c)																													
Parcel Total: \$ 397,802																																
SHED-WOOD	96			227	10.00	50	1,090	Year: 1996																								
POLE BARN	792			80	8.00	50	2,534	Year: 1996																								
GREENHOUSE-GLASS	540	540 x 1		90	24.00	50	5,832	Year: 1996																								
SHED-WOOD	304	304 x 1		113	10.00	50	1,718	Year: 1996																								
SHED-WOOD	36	36 x 1		400	10.00	50	720	Year: 2005																								
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000	Year: 1985																								
							14,900																									

LAND VALUATION													LAST REVALUATION: 2022			
Zone: RURAL RESIDENTIAL		Minimum Acreage: 5.00			Minimum Frontage: 250				Site: GOOD				Driveway: GRAVEL/DIRT		Road: GRAVEL/DIRT	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
IF RES	2.320 ac	127,800	D	90	105	95	95	95 -- MILD	100	103,500	0	N	103,500	3-SITES		
UNMNGD OTHER	15.050 ac	x 2,500	X	91				90 -- ROLLING	100	30,800	85	N	859			
FARM LAND	8.330 ac	x 2,500	X	91				90 -- ROLLING	100	17,100	70	N	2,543			
FARM LAND	250.000 ff	x 100	D	90				90 -- ROLLING	100	20,300	0	N	0			
										171,700		106,902				
										25.700 ac						