



TOWN OF LISBON NEW HAMPSHIRE

Lisbon Zoning Board of Adjustment

Petition for Variance Applicant's Initials: _____ Date: _____

PETITION FOR VARIANCE FROM ZONING ORDINANCE

Property Owner: _____

Applicant (if different): _____

Description of Property: Lisbon Tax Map #: _____ Lot # _____

Existing Variances or Special Exceptions: Are there any existing Variances or Special Exceptions on the property?

Yes No If yes, please explain when and why such was required:

Previous Denials: Has an application for a Variance or Special Exception on this property ever been denied? (If you are unsure of the answer to this question, please ask the Planning and Zoning Administrator)
Yes No If yes, please explain when and why:

Material Differences if Previously Denied: If you were denied previously, state how this particular application and use proposed is now materially different from that which was denied:

Proposed Use: Please explain why you need a variance:

Applicable Zoning Ordinance Provision: This application is for Variance to the following Ordinance Article(s) and Section(s):

Additional Actions:

1. Does your proposed use also require Subdivision Approval by the Planning Board? Yes No
2. Does your proposed use also require a Site Plan Approval by the Planning Board? Yes No
3. Is this application required as a prerequisite to, or otherwise necessary for, a Site Plan Approval by the Planning Board? Yes No

Lisbon Zoning Petition for Variance Applicant's Initials: _____ Date: _____

Criteria your application must meet for a Variance: A variance is an authorization, which may be granted under unique circumstances to use your property in a way that is not permitted under the strict terms of the Lisbon Zoning Ordinance. The Board shall hear and decide applications for variance from the terms of the Ordinance if (see RSA 674:33):

The applicant has the burden of proof. Applicants should be prepared to present information pertinent to the variance being requested. To obtain a legally granted variance, you must demonstrate/prove that your proposal satisfies ALL five of the variance criteria.

1. Granting the proposed Variance will not be contrary to the public interest because:

2. Granting the proposed variance would be consistent with the spirit of the ordinance because:

3. Granting the Variance will provide substantial justice because:

4. Granting the variance will not diminish the value of surrounding properties because:

5. Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property that distinguish it from other properties similarly zoned:*

a. The variance would enable the proposed use given the special conditions of the property that distinguish it from other properties in the area. Those special conditions are:

b. Establish that because of these special conditions no fair and substantial relationships exist between the general public purposes of the ordinance provisions and the specific application of that provision to the property:

c. Establish that because of these special conditions the proposed use is reasonable and its affect on the surrounding area:

*The definition of ""unnecessary hardship" set forth 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.

CERTIFICATION: I hereby certify that:

I have completed this application as completely and fully as possible.

I have attached all evidence, including plans or sketches that I intend to discuss at the Public Hearing on the application.

I understand that if this application is incomplete, it will be returned within a reasonable time following its submission, and that this may delay the scheduling of a Public Hearing.

I understand that I must appear in person at the Public Hearing to present and discuss this application. If I cannot appear in person, I will notify the Chair of the ZBA, in writing, designating the name of the individual who will appear for me.

The ZBA has permission to enter the property in order to conduct scheduled site walks upon reasonable prior notice.

APPLICANT'S

SIGNATURE: _____ **DATE:** _____

In accordance with both the Bylaws of the Zoning Board of Adjustment and the Town of LISBON Zoning Ordinance, all completed forms, plans and fees for Use Variance, Area Variance, Special Exception, and Appeal of Administrative Decision applications must be submitted no later than twenty (20) days prior to a regularly scheduled Zoning Board of Adjustment meeting, not including the day of the meeting. Items submitted either after this date or incompletely filled out will not be placed on the Agenda. Those applications will be deferred.

ABUTTERS LIST

Name of Applicant: _____

Property Concerned: Tax Map: _____ Lot Number: _____

All abutters must be notified of the scheduled hearing by Certified Mail.

Said notices to be mailed by the Zoning Board of Adjustment at the expense of the applicant not less than ten (10) days prior to the scheduled hearing.

Definition of Abutter (New Hampshire RSA 672:3, 1987 Supplement):

“Abutter means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only and not for purposes of notification, the term ‘abutter’ shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356B:3, XXIII.”

The following are abutters to the above property: (Attach additional sheets with page numbers as needed.)

1. Tax Map: _____ Lot: _____

Name: _____

Address: _____

City/State: _____ Zip: _____

2. Tax Map: _____ Lot: _____

Name: _____

Address: _____

City/State: _____ Zip: _____

3. Tax Map: _____ Lot: _____

Name: _____

Address: _____

City/State: _____ Zip: _____

4. Tax Map: _____ Lot: _____

Name: _____

Address: _____

City/State: _____ Zip: _____

5. Tax Map: _____ Lot: _____

Name: _____

Address: _____

City/State: _____ Zip: _____