

TOWN OF HAMPTON FALLS

TOWN OFFICES, 1 DRINKWATER ROAD 603-926-4618



NEW HAMPSHIRE 03844

HAMPTON FALLS ZONING BOARD OF ADJUSTMENT

PUBLIC HEARING

AGENDA

Thursday, October 23, 2014

Town Hall

Applications not called & in progress by 10:00 p.m.
will be continued to the next meeting.

- A. *Call to Order – 7:00 p.m.*
- B. *Roll Call*
- C. **Case#14-02:** Application from Heather Carrigg for a variance to Article III, Section 8.4.1 (Prohibited Uses for Wetlands Conservation District) for reconstruction of a bedroom within the 100' wetlands buffer and for a variance to Article III, Section 8.4.1 and Section 7.7.2 (Yard Requirements) for reconstruction of a garage to be within the 100' wetlands buffer and to be less than 50' from the side lot line in Zone A at 236 Exeter Road, Map 6, Lot 57.
- D. **Review of Minutes of the Previous Meeting, August 28, 2014**
- E. **Other Business:**
 - Status – Zoning Board Case #14-01
 - DTC Newsletter Article regarding differences between a Special Exception and a Variance
 - New Hampshire Town & City article – New Requirements, Deadlines for Town Meeting Season
- F. **Comments or Questions from the Floor**
- G. **Adjournment**

Copy: Conservation Commission, Bulletin Boards

Five Requirements for Granting a Variance (1/1/10)

- 1. The variance will not be contrary to the public interest;**
- 2. The spirit of the ordinance is observed;**
- 3. Substantial justice is done;**
- 4. The values of surrounding properties are not diminished; and**
- 5. Literal enforcement of the provision of the ordinance would result in an unnecessary hardship.**
 - (A)** For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:
 - (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
 - (ii) The proposed use is a reasonable one.
 - (B)** If the criteria in subparagraph (A) 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.

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