

TOWN OF HAMPTON FALLS

TOWN OFFICES, 1 DRINKWATER ROAD 603-928-4818



NEW HAMPSHIRE 03844

HAMPTON FALLS ZONING BOARD OF ADJUSTMENT TOWN HALL - Thursday, May 27, 2021 – 7:00 PM

AGENDA

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

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC HEARINGS:

Case # 21-01: Application from **Christopher E. Gagnon** for a variance to the terms of Article III, Section 4, Table of Uses, D, #2 and asks that said terms be waived to permit a small home office to render services, classified as medical, due to possible coverage by medical insurance, in Zone A, at property located at **1 Avery Ridge Lane, Map 5, Lot 51-11.**

Case # 21-02: Application from **John DeLeire** for a variance to the terms of Article III, Section 7.6.2 and asks that said terms be waived to permit Lot Frontage on less than 250 feet for access and use for any and all purposes on Wadleigh Lane in Zone A, at property located at **Wadleigh Lane, Map 1, Lot 106.**

D. REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES: 04/22/2021

E. OTHER BUSINESS

1. Zoning Book Exchange: Dissemination of newly printed Zoning Book.
Zoning Board members must bring your "old" book and exchange it for the new.
Zoning Board members will keep the Design Review Guidelines sections only.

F. COMMUNICATIONS TO BOARD MEMBERS

G. ADJOURN

The next meeting of the Zoning Board of Adjustment is scheduled for Thursday, June 24, 2021

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.