



TOWN OF BOW

Zoning Board of Adjustment

10 Grandview Road, Bow, New Hampshire 03304

Phone (603) 228-1187 | Fax (603) 225-2982 | Website www.bow-nh.gov

APPLICATION

for

VARIANCE

Submit Application, plans (11"x17" ONLY), supporting documents & abutters list

21 days before a regularly scheduled meeting of the ZBA

Application fee is \$100.00 *plus* \$10.00 per abutter (per RSA 676:7) & fee to publish notice \$90.00

FOR OFFICE USE ONLY

Case #: _____ Date Received: _____ Received by: _____

Applicant: _____ Phone No. _____

Applicant Address: _____ Email: _____

Name & Mailing Address of Property Owner(s): _____

Location and Description of Property: _____

Map # _____ Block # _____ Lot # _____ Zone District: _____ Overlay District: _____

Proposed Use: _____

Details of Request: _____

GENERAL PROCESS:

- * Application reviewed for completeness and received by Community Development staff.
- * Site Walk may be scheduled.
- * Abutters notified of request.
- * Public Hearing held.
- * Notice of Decision issued.
- * Applicant records Notice of Decision with Merrimack County Registry of Deeds.

ZBA meetings are usually held on the third (3rd) Tuesday of each month at 7:00 PM in the Town Municipal Building at the above address.

The undersigned hereby requests a variance from the terms of Article(s) and Section(s) _____ of the Town of Bow Zoning Ordinance in order to permit the following:

The undersigned alleges that the following legal criteria for granting a variance are satisfied, as per Section 13.02.B.2 of the Ordinance. The application shall include the submission of statements in writing together with plans (no greater than 11”x17”), records, photographs, and such other materials as may be necessary to justify the granting of a variance. ***The Applicant bears the burden of proof to present sufficient evidence to the ZBA to permit the ZBA to grant the relief being sought.*** The Applicant should review the Zoning Ordinance and the ZBA’s Rules of Procedure.

Zoning Ordinance Section 13.02.B; Criteria for Authorization of Variances:

a. **Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship. Unnecessary hardship means that, owing to special conditions of the property that distinguish it from other properties in the area:**

(1) 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

(2) The proposed use is a reasonable one.

(3) If the criteria in subparagraphs (1) and (2) 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.

b. Authorization of a variance will not be contrary to the public interest; and

c. The spirit of the Zoning Ordinance shall be observed and substantial justice done in the authorization of a variance; and

d. No diminution in the value of surrounding properties would be suffered as a result of the authorization of a variance.
