

APPLICATION FOR APPEAL

To:
Zoning Board of Adjustment
Town of Greenville
Greenville, NH 03048

Do not write in this space
Case No. _____
Date filed _____
(signed: ZBA) _____

Name of applicant Frosted real Estate, LLC
Address 545 Main Dunstable Rd, Nashua NH 03062
Owner same
(if same as applicant, write "same")

Location of property 11 main st. Greenville, NH 03048
map 5 lot 89
(number, street)
(map number & lot number, zoning district)

telephone 603 - 620 - 6328

NOTE: Fill in Section 1, 2, 3 or 4 as appropriate. This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate. Sign application at end.

Section 1. APPEAL FROM AN ADMINISTRATIVE DECISION

Relating to the interpretation and enforcement of the provisions of the zoning ordinance.
Decision of the enforcement officer to be reviewed _____

_____ Number _____ Date _____
article _____ section _____ of the zoning ordinance in question: _____

Section 2. APPLICATION FOR A SPECIAL EXCEPTION

Description of proposed use showing justification for a special exception as specified in the zoning ordinance article _____ section _____

Section 3. APPLICATION FOR VARIANCE

A variance is requested from article 2.7.2 section 6.1 of the zoning ordinance to permit a dwelling unit on the 1st floor in the Downtown District

Facts supporting this request:

1. The proposed use would not diminish surrounding property values because:

There a variety of uses adjacent to or across the street

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

There would be no changes to the exterior of the unit

3. Denial of the variance would result in unnecessary hardship to the owner because:

a. the zoning restriction as applied to the property interferes with the reasonable use of the property, considering the unique setting of the property in its environment such that:

The present use of the 1st floor is kitchen & store front. The residential use would

b. that no fair and substantial relationship exists between the general purposes of the zoning ordinance and the specific restriction on the property because:

This unit would not deviate from the usefulness of the store front

c. the variance would not injure the public or private rights of others since:

there is no changes to the present exterior

4. Granting the variance would do substantial justice because:

allow the owner full use of the 1st floor and make it a viable property

5. The use is not contrary to the spirit of the ordinance because:

No substantial change to the property

Still allow 1800 sq ft for this use.

Section 4. APPLICATION FOR EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

An Equitable Waiver of Dimensional Requirements is requested from article _____ section _____ of the zoning ordinance to permit _____

1. Does the request involve a dimensional requirement, not a use restriction?
() yes () no
2. Explain how the violation has existed for 10 years or more with no enforcement action, including written notice, being commenced by the town _____

- or -

Explain how the nonconformity was discovered after the structure was substantially completed or after a vacant lot in violation had been transferred to a bona fide purchaser _____

and how the violation was not an outcome of ignorance of the law or bad faith but resulted from a legitimate mistake _____

3. Explain how the nonconformity does not constitute a nuisance nor diminish the value or interfere with future uses of other property in the area _____
4. Explain how the cost of correction far outweighs any public benefit to be gained _____

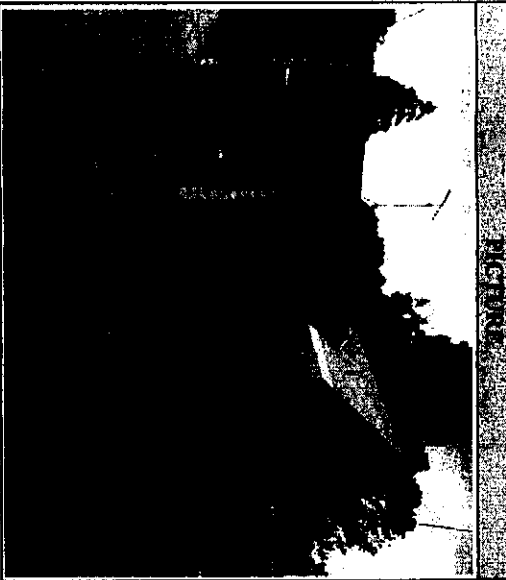
SIGNATURE

Applicant


(Signature)

Date

5/8/17



OWNER
FROSTED REAL ESTATE, LLC
545 MAIN DUNSTABLE ROAD
NASHUA, NH 03060

TAXABLE DISTRICTS
District Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
06/26/08	0572	ADDITION	EMERGENCY EGRESS, DEC

BUILDING DETAILS

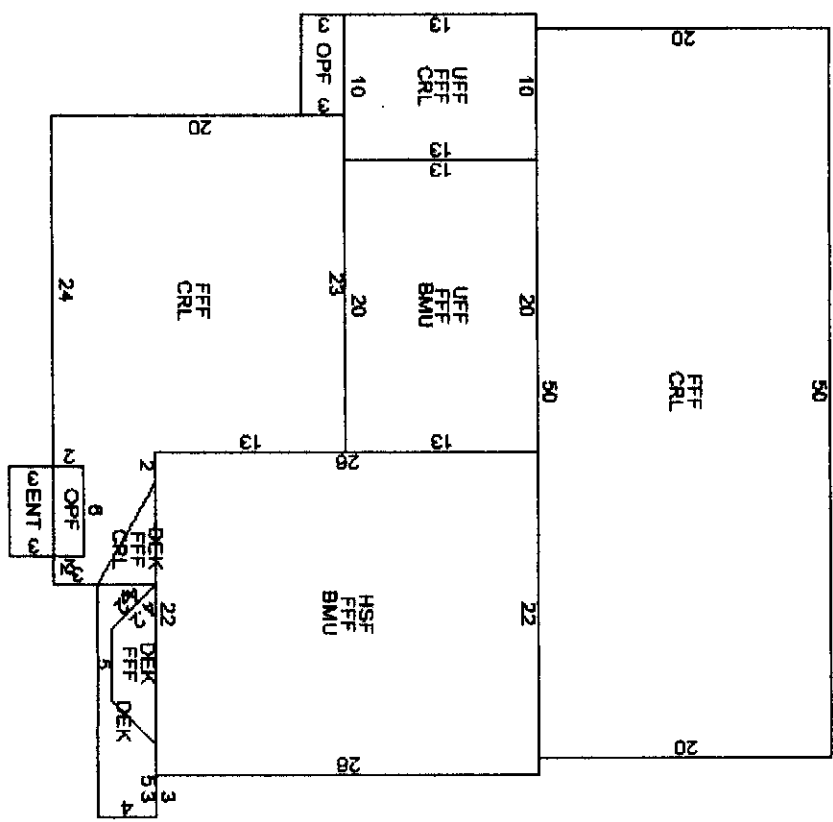
Model: 1.5 STORY CAPE
Roof: GABLE OR HIP/ASPHALT
Ext: CLAP BOARD/MASONITE
Int: DRYWALL/PLASTERED
Floor: CARPET/PINE/SOFT WD
Heat: OIL/HOT WATER
Bedrooms: 2 Baths: 2.5 Fixtures: 6
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: B1 AVG-10
Com. Wall:
Size Adj: 1.1357 Base Rate: CRA 58.00
Bldg. Rate: 0.9411
Sq. Foot Cost: \$ 54.58

BUILDING SIZE AND VALUES

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2497	1.00	2497
CRL	CRAWL SPACE	1641	0.05	82
HSF	1/2 STRY FIN	572	0.50	286
BMU	BSMNT	832	0.15	125
OPF	OPEN PORCH FIN	33	0.25	8
ENT	ENTRY WAY	18	0.10	2
DEK	DECK/ENTRANCE	78	0.10	8
UFF	UPPER FLR FIN	390	1.00	390
GLA:		3,173	6,061	3,398

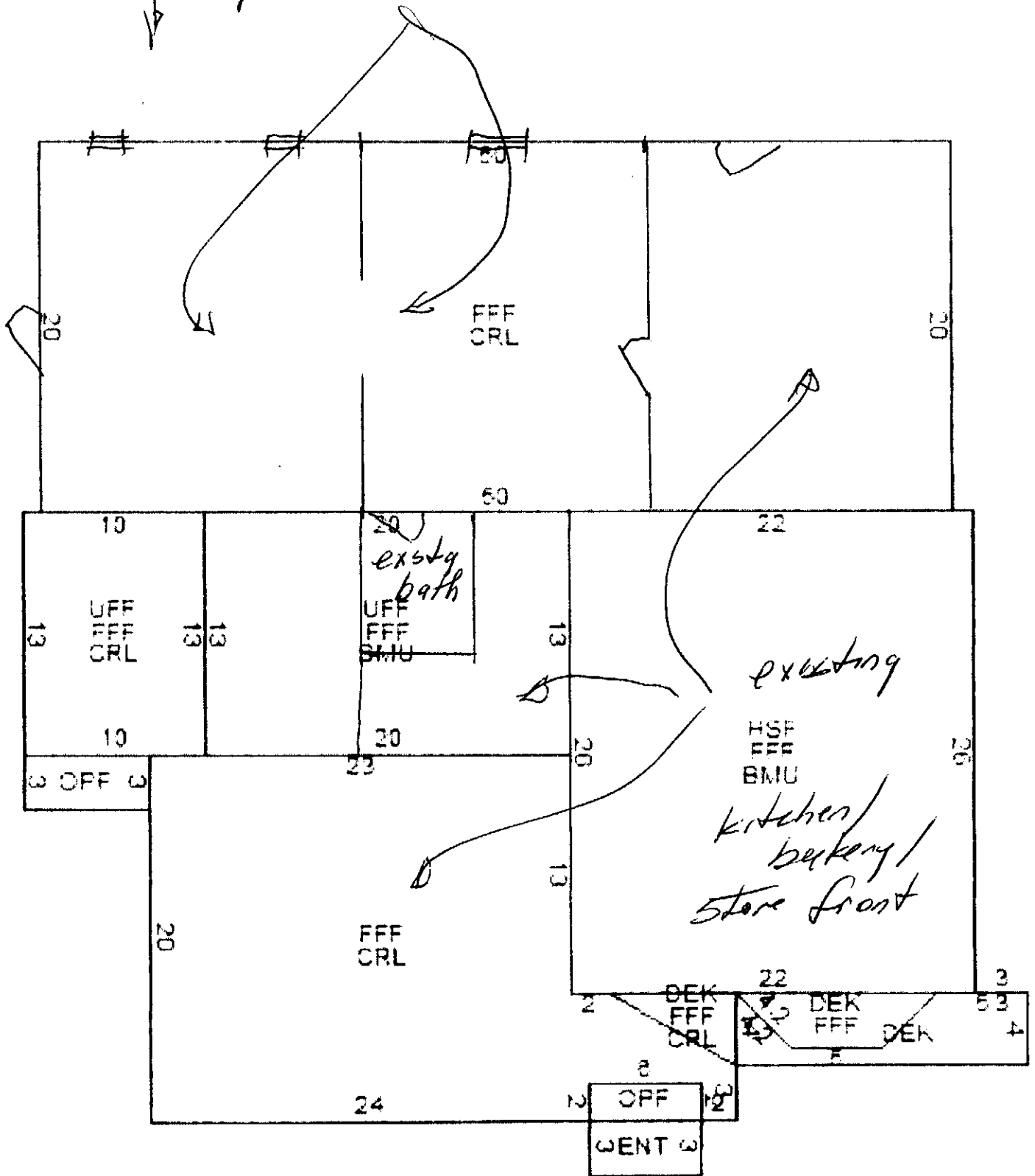
2013 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 185,463
Year Built: 1890
Condition For Age: AVERAGE 42 %
Physical:
Functional: LOCATION 30 %
Economic:
Temporary:
Total Depreciation: 72 %
Building Value: \$ 51,900



FRONTAGE

70'± paved area @ 10' per space equals 7
 proposed unit 700# vehicle



FRONTAGE