

APPLICATION FOR APPEAL

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

Do not write in this space.
Case No. 2018-01
Date filed 4/3/18
(signed - ZBA)

Name of applicant Robert Tirrell 603-465-1257
Address 44 Pleasant St
Owner Same
(if same as applicant, write "same")

Location of property 44 Pleasant St
(number, street)
Map 4 lot 27 Residential District
(map number & lot number, zoning district)

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 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 _____ section _____ of the zoning ordinance to permit _____

Facts supporting this request:

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

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

3. Denial of the variance would result in "unnecessary hardship" to the owner. The applicant must either meet the criteria of I or II below.

I. Unnecessary hardship means owing to the special conditions of the property that distinguish it from other properties in the area:

a. No fair and substantial relationship exists between the general public purposes of the zoning ordinance provision and the specific application of that provision to the property; and

b. The proposed use is a reasonable one.

II. If the criteria for unnecessary hardship above are not met an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions on the property that distinguish it from other properties in the area, the property cannot be used in strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.

I. Granting the variance would do substantial justice because:

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

Section 4. APPLICATION FOR EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

An Equitable Waiver of Dimensional Requirements is requested from article 2 Section 12-1 of the zoning ordinance to permit Entryway + stairs to remain as an exit for the rear of my living space

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 There have been no complaints or action by the town since this was installed in late 2003


- or -

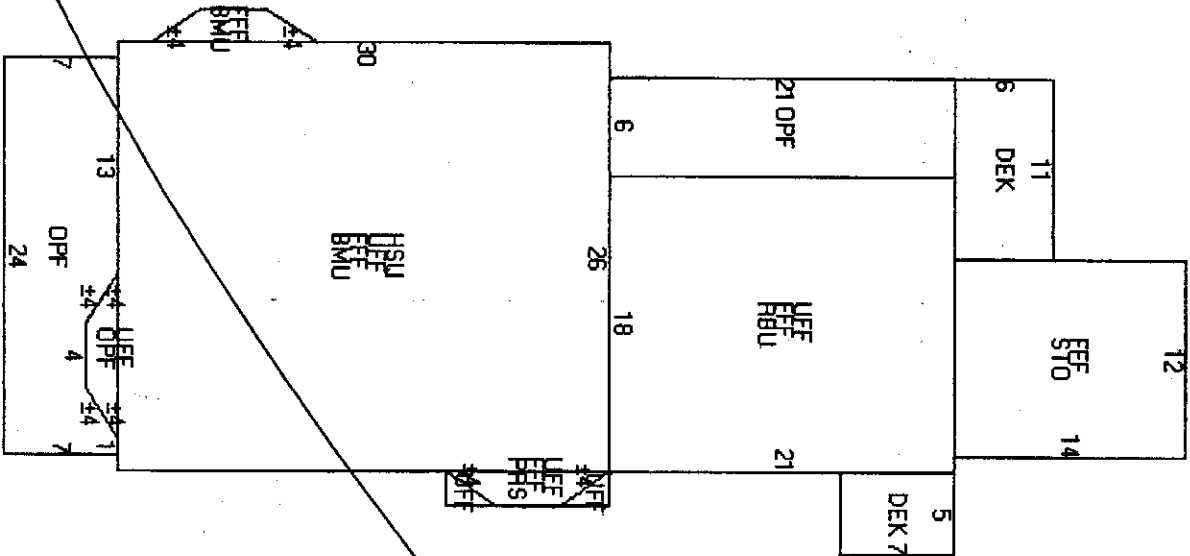
Explain how the nonconformity was discovered after the structure was substantially completed or after a vacant lot in violation had been transferred to a bonafide purchaser _____

And how the violation was not an outcome of ignorance of the law or bad faith but resulted from a legitimate mistake I was unaware the setbacks distance was 15 ft when both my and my neighbors buildings are already less than the 15 ft

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 No one has complained in 14/15 years its been in existence and is a private entrance. Does not diminish values as is only a stairway + platform, will not interfere as access is solely on my property
4. Explain how the cost of correction far outweighs any public benefit to be gained Removal will cost thousands and remove the exit door which is an exit/access in case of emergency. There is no public gain to a small entry/stairway on the rear of my property

SIGNATURE

Applicant  Date 3/28/2018
(Signature)



(PFF:STO-U14L12)D&DEK=111D6(OPF=021R6)(UFF:FFF:RBU=R18U21)XDEK=R5SD7)D14L5(UFF=R2D4L2U3)(UFF:FFF:PRS=(R2D3)
 D4(D3L2)U10(XHSU,UFF:FFF:BMU=L26D30)U2(UFF:BMU=L2U3)U4(U3R2)D10)D2R1(OPF=R13D2R3)R4R3U2R1D7L24U7)R13(UFF:O
 PF=(D2R3)R4R3U2)U10)R12U20(UFF=R2U3L2D3))

1903 COLONIAL
 Roof: GABLE OR HIP/ASPHALT
 Ext: CLAP BOARD
 Int: DRYWALL/PLASTERED
 Floor: HARDWOOD/PINE/SOFT WD
 Heat: OIL/HOT WATER
 Bedrooms: 5 Baths: 5.0 A/C: No
 Base Rate: BRMF \$ 65.00
 Com. Wall:
 Stories: 2.50 STORY
 Quality: AV 1.1000 Size Adjust: 0.8875
 Building Square Foot Cost: \$ 60.92

ID	Description	Area	Adj. Effect.
PFF	EFT FLR FIN	1354	1.00
STO	STORAGE AREA	168	0.25
DEK	DECK/ENTRANCE	101	0.10
OPF	OPEN PORCH FIN	294	0.25
UFF	UPPER FLR FIN	1192	1.00
RBU	RAISED BSMNT	378	0.25
PRS	PIER	14	0.05
HSU	1/2 STRY UNFIN	780	0.25
BMU	BSMNT	794	0.15
		5,075	
			3,080

\$ 187,634

Normal: AVERAGE 31 %
 Physical:
 Functional: CNOTES 10 %
 Economic:
 Temporary:
 Total Depreciation: 41 %

\$ 110,700