



PLANNING AND DEVELOPMENT
 14 NORTH STREET
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***APPLICATION FOR AN EQUITABLE WAIVER
 OF DIMENSIONAL REQUIREMENTS***

Application Received By:		Scheduled Zoning Board Meeting Date:		Case #
Application Fee:		Date Submitted:	Tax Map:	Lot:
Legal Notice Fee:		Recording Fee:		Zone:
# of Abutters @\$4/each				
Total Due:		Date Paid:	Ck#	

The undersigned hereby applies to the Claremont Zoning Board of Adjustment for an Equitable Waiver of Dimensional Requirements in accordance with provisions of the New Hampshire Revised Statutes Annotated 674:33.

SECTION I - GENERAL INFORMATION

Name(s) of Applicant(s) _____ Phone _____
 Address _____
 Name(s) of Owner(s) _____
 Address _____
 Location of Property _____
 (street, number, subdivision and lot number, if any)

SECTION II - LOT CHARACTERISTICS

Tax Map Parcel Number _____ Zoning District _____
 Lot Dimensions: Front _____ Rear _____ Side _____ Side _____
 Lot Area: Acres _____ Square Feet _____
 % of Lot Covered as defined in Code Sec. 22-1 (buildings, pools, decks, etc.): Existing ___ Proposed ___
 % of Impervious Coverage (structures plus driveways and/or parking areas, etc.): Existing ___ Proposed ___
 Present Use _____
 Proposed Use _____
 Property Restrictions (easements, covenants, etc.) _____

SECTION III - AFFIDAVIT

I hereby certify that I am the owner in fee or the authorized agent of the owner in fee of the property upon which this appeal is sought and that all information provided by me is true under penalty of law. I also authorize the Zoning Administrator or his/her designee and members of the Board to enter onto the subject property for purposes of inspection as part of this appeal.

_____ Date _____
 (Signature of Owner or Authorized Agent)

Please Print Name _____

ABUTTERS LIST

The abutter list shall identify:

- All properties adjoining or directly across the street or stream from the property in question.
- Where the subject property is within 500 feet a river or stream the applicant shall include the NHDES Dam Bureau.
- For properties abutting a municipal boundary, the applicant shall list all abutting land owners in that neighboring municipality.
- The officers of a collective or association in the case of an abutting property being under a condominium or other collective form of ownership.
- The manufactured housing park owner and tenants who own manufactured housing adjoining or directly across the street or stream from the property in question.
- Every holder of conservation, preservation, or agricultural preservation restrictions on or abutting the subject property.

The City tax map records are the accepted authority for map and lot numbers but may not contain current record owner information.

Applicant Information:

Printed Name: _____ Contact Telephone: _____

Address: _____

Owner/Agent Information <i>(\$4 fee per abutter including owner and agent)</i>			
Map:	Lot:	Name:	Address:

Abutter(s) Information			
Map:	Lot:	Name:	Address:
Map:	Lot:	Name:	Address:
Map:	Lot:	Name:	Address:
Map:	Lot:	Name:	Address:
Map:	Lot:	Name:	Address:
Map:	Lot:	Name:	Address:
Map:	Lot:	Name:	Address:

Owner/Agent Information

Map:	Lot:	Name:	Address:
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Easement Holders, Engineers, Architects, Surveyors, & Soil Scientists Information

Name:	Address:
Name:	Address:
Name:	Address:
Name:	Address:
Name:	Address:
Name:	Address:
Name:	Address:

I, the undersigned _____, certify that to the best of my knowledge, the above is an accurate and complete abutters list.

Applicant Signature

Date



PROPERTY ADDRESS _____

APPLICATION FOR AN EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

· An Equitable Waiver of Dimensional Requirements is requested from Section (s) _____ of the Zoning Ordinance to permit:

To approve, the Zoning Board of Adjustment must find that all requirements are met.

DESCRIBE YOUR RESPONSE TO EACH REQUIREMENT:

1. That the violation has existed for 10 years or more with no enforcement action, including written notice, being commenced by any government authority:

2. Explain how the nonconformity was noticed or discovered after the structure in violation had been substantially completed, or until after a vacant lot or other division of land in violation had been subdivided by or conveyed to a bona fide purchaser for value.

3. That the violation was not an outcome of ignorance of the law or ordinance, failure to inquire, obfuscation, misrepresentation, or bad faith on the part of any owner, owner's agent or representative, but was instead caused by either a good faith error in measurement or calculation made by an owner or owner's agent, or legitimate mistake.

4. That the physical or dimensional violation does not constitute a public or private nuisance, nor diminish the value of other property in the area, nor interfere with or adversely affect any present or permissible future uses of any such property.

5. That the cost of correction so far outweighs any public benefit to be gained, that it would be inequitable to require the violation to be corrected.