



BOARD of ADJUSTMENT
Town of Hollis

Seven Monument Square
Hollis, New Hampshire 03049
Tel. 465-2209 FAX 465-3701

Date Submitted _____

ZBA Case # _____

Hearing Date _____

APPLICATION FOR A VARIANCE

Variances authorized under RSA 674:33 paragraph I shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause.

Property Location _____

Map _____ Lot _____ Acres _____ Zone _____

Name of Applicant _____ Telephone _____

Address _____ Email _____

Name of Owner _____ Telephone _____

Address _____ Email _____

Required Information: Application shall include: scale drawing showing; plot plan, boundaries, dimensions, abutters, adjacent roads, and rights of way, location of buildings, well, septic system, photos (when applicable) and floor plans (when applicable).

Please list all abutters (use additional sheet if needed)

Owner: _____ Address: _____

Owner: _____ Address: _____

Owner: _____ Address: _____

Owner: _____ Address: _____

Owner: _____ Address: _____

Owner: _____ Address: _____

Owner: _____ Address: _____

Application for Variance

The undersigned hereby requests a variance to the terms of Section(s) _____
Paragraph(s) _____ of the Zoning Ordinance of the Town
of Hollis and asks that said terms be **waived to permit:**

To qualify for a variance from the terms of the zoning ordinance, you must demonstrate that

- 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 provisions 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 specific 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.

With the foregoing standards in mind, please provide the following facts relative to your application:

- 1. **The Variance will not be contrary to the public interest;** because: (the proposed use must not conflict with the purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

2. **Please describe how the spirit of the ordinance is observed; because:**(the proposed use must not conflict with the general purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”)

3. **Please describe how substantial justice is done; because:** (the benefits to the applicant must not be outweighed by harm to the general public)

4. **Please describe how the values of surrounding properties are not diminished;**

5. **Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship;**

- A. Please describe the special conditions of the property that distinguish it from other properties in the area (explain any details of the property/structure that are different than the surrounding properties such as slopes, wetlands, size etc.)

- i. Owing to the special conditions identified above, please indicate how no fair and substantial relationship exists between the general public purposes of the ordinance and the specific application of that provision to the property;

- ii. Owing to the special conditions identified above , please indicate how the proposed use is a reasonable one; (explain how the special conditions of the property and the zoning restriction interferes with the reasonable use of the property)

Or (this is filled out if you cannot meet 5Ai and 5Aii)

(If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to specific 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.

- B. Please describe the special conditions of the property that distinguish it from other properties in the area;

Owing to the special conditions identified above, please indicate how 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;

Description of proposed use:

(if applicable) answer the following questions:

- a. Number of Employees _____
- b. Hours and Days of Operation _____
- c. Number of daily/weekly visits to the premises by customers, vendors _____
- d. Number of daily/weekly commercial deliveries to the premises _____
- e. Will a sign be installed Yes ☐ No ☐ if yes, dimensions? _____ (include drawing)

Signed: _____
(Owner of Property)

Date: _____

The Hollis Zoning Board of Adjustment may conduct an on-site inspection of the property under consideration.

Signed: _____
(Owner of Property)

Date: _____