TOWN OF PARSONSFIELD
APPLICATION FOR A VARIANCE
TO ZONING BOARD OF APPEALS

Name of Appellant STEPHEN MICKLE

Mailing Address 45 NICHOLAS LANE

City or Town PELHAM _____ State NH

Telephone 603-320-5337 _____ Map/Lot 013-009

email SM.ROTAXZ@GMAIL.COM

Name of Owner STEPHEN / REGINIA MICKLE

The undersigned requests that the Zoning Board of Appeals Consider this **Variance Request**:

A. Nature of Variance: Describe generally the nature of the variance. In addition, a sketch plan of the property must accompany this application showing the dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of the proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

SEE ATTACHED

B. Justification of Variance: In order for a variance to be granted, the appellant must demonstrate to the Board of Appeals that the strict application of the terms of the zoning ordinance would cause undue hardship. There are four criteria, which must be met before the BOA can find that a hardship exists. Please explain how your situation meets each of these criteria listed:

1. The land in question cannot yield a reasonable return unless the variance is granted.

SEE ATTACHED

2. The need for a variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood.

SEE ATTACHED

July 13, 2021

3. This hardship is not the result of action taken by the appellant or a prior owner.

SEE ATTACHED

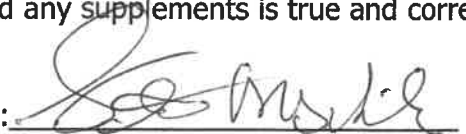**4.** The granting of a variance will not alter the essential character of the locality.

SEE ATTACHMENT

Application for a variance shall be submitted to the **Town Clerk**, who shall notify the Chairman of Board of Appeals. A $100 Application Fee and $150 Escrow Fee **MUST** be paid with this application. Additional funds may be required to complete the processing of this appeal.

I certify that the information contained in this application and any supplements is true and correct.

Date: 12/19/2023   Appellant Signature: _____

You will be contacted by the Chairman of the Appeals Board to schedule your hearing.

July 13, 2021

SM NOV-27-2023

GARAGE

PERMIT

16

17

20

20

60

PROPOSED GARAGE

24

36

102

32

26

SEASONAL RUN OFF/BACK

SEASONAL RUN OFF

FRIENDS LANE

SHED

120 SPRING LANE

SHORE LINE

163'

MICKLE

REED

SM SHORE LINE

MICKLE SHORE LINE
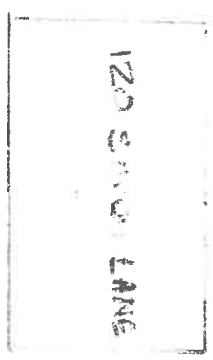
A. I am seeking a variance on Lot U13-009 to the 25-foot set back from the lot line to 20 to build a 24 x 36 storage garage. In order to meet the DEP minimum set back of 25 feet from a seasonal run off brook I had to move the garage Southeasterly towards the Pettit/Mickle property line and in doing so will encroach the 25 foot town set back. (Ref DEP PBR-77782) Also worth noting the Pettit garage is built between 16' and 17' from existing lot line (See sketch Plan)

B.

1. Under existing development regulations, without the requested variance, the applicant will have no reasonable use of the subject property.

2. The need for the variance is due to the minimum required DEP set back of 25 feet to the brook which runs West to East across the property. There is one section of the brook which curves towards the proposed garage before curving in a Northerly direction which prevents the garage to meet the set back in this area.

3. This hardship is a natural occurrence as a result of run off from North Road and Dearborn Mountain.

4. The proposed variance will not:
    a. Impair adequate supply of light and or air to adjacent property.
    b. Substantially increase risk of fire or other dangers to adjacent property.
    c. Impact public safety, comfort or general welfare of the local inhabitants.
    d. Diminish or impair local property values.
    e. Create a nuisance or in an increase in public expenditures.

The variance requested is the minimum variance that will make possible the reasonable use of the land while reducing hardship on owners.

NOTE: This table might take up to 30 seconds to initially load due to its large size.

Search. mickle

ATS NUMBER	LICENSE NUMBER	TOWN	APPLICANT NAME	PROJECT DESCRIPTION	STATUS	DATE RECEIVED	DATE ACCEPTED	CONCLUSION DATE
PBR-77782	PBR_ID-77782	PARSONSFIELD	STEPHEN MICKLE	CONSTRUCTION OF A 24X36 FOOT GARAGE	EXPLICITLY ACCEPTED	09-08-2023	09-08-2023	09-23-2023

Showing 1 to 1 of 1 entries (filtered from 10,718 total entries)