

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

Name of Appellant Deb / Tom HINEY

Mailing Address 101 Langdon St

City or Town Brettsworth State NH 03801

Telephone 603-770-0587/603-772-3751 Map/Lot U9-17

email debhiney@gmail.com / thiney@comcast.net

Name of Owner Preston Stanley JR

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.

Dimensional Requirement
Variance for Rural District - minimum lot
area from 2 acres to 1.2 acres
front set back from 75' to 50'
Rear set back from 50' to 25'

- 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.

The property has been held by the Stanley family since
1968 as a building lot for future construction of Camp or BARN
Strict application of Rural district and set backs would prohibit the
construction of a structure greatly improving the value of the property

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

The development of the property at this time is to allow
the owner to store and use antique cars as well as create
a place to stay when visiting family and friends in Parsonsfield

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

The hardship was created by zoning changes that occurred during the period of ownership by the Stanley family

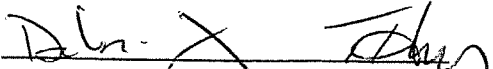
4. The granting of a variance will not alter the essential character of the locality.

The granting of the variance is in keeping with historic land use along the Camp Road (Cloyd Watson Rd) where the vast majority of developed lots do not meet the current Rural District Dimensional requirements.

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: 2/15/2022

Appellant Signature: 

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

JOHN W. HUBBARD
7/24/79

1008
490.35
CR
K-106.32
OP 3.31

60' WIDE

25' WIDE

25' to CENTER of
ROAD

75' to CENTER of
ROAD

50' to CENTER
of ROAD

SCALE:
1" = 20'

WORKED

OVER HEAD
UTILITY WIRES

PROPOSED
20' x 40' AREA

PROPOSED
SEWER
LINE

CWM

STANLEY CAMP
3021400 WILSON P

