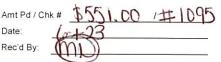
Accepted by ZBA	
Date:	
Case # 17 17 17	217



EPSOM ZONING BOARD OF ADJUSTMENT TOWN OF EPSOM, NEW HAMPSHIRE 03234 JUN 01 2023 APPLICATION FOR APPEAL TO THE EPSOM ZONING BOARD OF ADJUSTMENT (PLEASE PRINT OR TYPE ALL INFORMATION CLEARLY) This appeal is for property recorded at the Merrimack County Registry of Deeds in Book(s) # 3795 Page(s) # 2086 and is identified on Epsom Tax Map #: 115 Lot #: 83 1. Name of present property owner: Kicky Thomas (and principal officer if business): 2. Name of applicant (N/A if the same as owner; if different; both applicant and property owner must be present at public hearing or a signed statement from the owner must be provided authorizing the applicant's appeal): 3. Telephone #: (003-5/2-8(00) Email Rickyharrison 77 Vahoo 4. On separate sheet list all abutters to this property. An abutter is any person whose property is located in N.H. and is within 200 feet of your property's boundary lines. The applicant is also considered an abutter and should be included (see ZBA Fee Schedule). How to Find Abutters. 5. PLAN: Explain exactly what you plan to build and/or do. Use additional sheets for sketches (include project location on lot with dimensions including all lot dimensions where applicable) 6. USE: What is the proposed use for your PLAN, or how is the existing use of your property affected:

7. This application is for a (check all that apply).	
ADMIN. APPEAL (Complete Sect. 1)	SPECIAL EXCEPTION (Complete Sect. 2)
VARIANCE (Complete Sect. 3)	EQUITABLE WAIVER (Complete Sect. 4)
SPECIAL USE PERMIT (JUNK YARD) (Comple	ete Sect. 5)
	AN ADMINISTRATIVE DECISION ent of the provisions of the zoning ordinance.)
Decision of the enforcement officer related to zoning ordi	nance article(s)section(s)
and Applicant's opposing ir	sterpretation of this ordinance (incl. applicable
correspondence, use additional sheets as necessary):	
	L EXCEPTION APPEAL
A Special Exception is requested per article(s)	
of the <u>zoning ordinance</u> to permit the proposed use detail application. Complete Section 2 questions related to the <u>SECTION 3 – VA</u>	
A Variance is requested to deviate from article(s) of the zoning ordinance to permit the proposed use detail application. Complete Section 3 questions related to the	ed in paragraphs 5 (PLAN) and 6 (USE) of this
SECTION 4 – EQUITA	BLE WAIVER APPEAL
An Equitable Waiver of Dimensional Requirements is req section(s) of the zoning ordinan (USE) of this application. Complete Section 4 questions related to the requirements	ce to permit the proposed use detailed in 5 (PLAN) and 6
SECTION 5 – SPECIAL	. USE PERMIT APPEAL
A Special Use Permit, as specified in article III, section D. proposed junk yard detailed in paragraphs 5 (PLAN) and Complete Section 5 questions related to the requirements	6 (USE) of this application.
Information on page 7 is provided to assist you with application. It is not necessary to submit application date below following completion of the application.	understanding the zoning process and completing this pages which do not apply to your case. Sign and
This application is not acceptable unless it is comple understand and advertise your request has been sub-	
The undersigned alleges that the information provide of their knowledge.	d on this application is true and accurate to the best
APPLICANT: M-4-	DATE: 5- 30- 23

heard at the Public Hearing prior to approving all Special Exceptions. Section 3 Variance Questions:
1. Granting the variance would not be contrary to the public interest because: My busness is a
LOW foot traffic buisness, will have minimal noise and
entering and exiting.
2. If the variance were granted, the spirit of the ordinance would be observed because:
I It will be in the requiring Setback of
the property and will keep plenty Jaccess drive
and parking space.
3. Granting the variance would do substantial justice because: We would be bringing a
New Small family owned company to the community
The state of the s
4. If the variance were granted, the values of the surrounding properties would not be diminished because:
My business will not diminish the sorrounding properties
Decruce I will be utilizing a portion of my Light
Commercial property for my Tricks and Trailer
5. Unnecessary Hardship
a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in an unnecessary hardship because:
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 because:
It would take away the reason why we purchased
our Residential/Light Commexcial property
-and-
ii. The proposed use is a reasonable one because: We ow considered
Light Commercial our bushess is Similar to a
Lew neighbors in epson on a smaller Scale.
J. 10 1 (10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
b. Explain how, if the criteria in subparagraph 5(a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special 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:
It would take away the reason why we purchased
the property My buisness Will not harm or diminish my
neighbors or Surrounding properties.

Note: The Board will address all of these questions and must be satisfied with both written and verbal responses