

APPLICATION FOR A VARIANCE

Do not write in this space.

Case No. _____

Date Filed _____

(signed - ZBA)

To: Zoning Board of Adjustment,

Town of Jackson

Name of Applicant Michael Korthuis

Address 24 Deer Run Jackson NH 03846

Owner same

(if same as applicant, write "same")

Location of Property 24 Deer Run Jackson NH 03846: V05-29

(street, number, sub-division and lot number)

NOTE: This application is not acceptable unless all required statements have been made.
Additional information may be supplied on a separate sheet if the space provided is inadequate.

Application for a Variance

A variance is requested from article _____ section 4.3.1.2 of the zoning ordinance to permit the construction of a garage within 25 feet of an abutter's property line

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

It does not alter the essential character of the neighborhood or threaten the health, safety, or general welfare of the public.

The garage is at the end of a cul-de-sac, replacing existing parking spots, maintaining an aesthetic and low profile in line with the neighborhood.

2. If the variance were granted, the **spirit** of the ordinance would be observed because:

We are attempting to maintain as much setback as reasonably possible while working within the limitations of limited frontage and elevation challenges.

The garage will also maintain a low profile in line with the neighborhood.

3. Granting the variance would do substantial **justice** because:

* Today, given limited frontage and elevation, our driveway is treacherous in the winter, resulting in stuck cars if not parked at the top.

* Lack of a garage results in additional wear and tear on our vehicles, challenges for future EV charging and lack of storage for our family.

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

The other properties are sufficiently large where a garage would not impact their values
The building would have a low profile and aestically pleasing potentially increasing neighborhood values

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 **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:

1) Very limited road frontage (Least frontage in V05) reducing options with
2) a narrow property and 3) steep elevations

There are NO reasonable locations for a garage that DO NOT require a variance.
(Please see page 7 in 2023-12-12-Korthuis-rough-plans.pdf)
- and -

ii. The proposed use is a reasonable one because:

We need a garage to house our vehicles in a place where we can safely enter/exit our property in the winter

Requesting a garage for a single family home is a reasonable one.

b. Explain how, if the criteria in subparagraph (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.

There will be no reasonable locations on this property for a garage that do not require a variance.

(Please see page 7 in 2023-12-12-Korthuis-rough-plans.pdf)

Applicant



(Signature)

Date 1/15/24