

**Zoning Board of Adjustment  
Sanbornton, New Hampshire**

**Application For Appeal**

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Case # 2024-3

Date 3-26-24

Signed \_\_\_\_\_

Fee \$130

Applicant Jeremy & Robin Banks  
Mailing Address 112 Waterleaf Pl. Clayton, NC 27527  
Property Owner Jeremy & Robin Banks  
Home Phone 919-810-4604 Business Phone 919-576-4245  
Location of Property Circle Point Rd  
Zoning District Recreational Tax Map 8 Lot 75

**APPLICATION FOR VARIANCE**

A variance is requested from Article 15 Section F of the zoning ordinance to permit the proposed HOUSE FOOTPRINT to be within the 75 foot buffer from the marked wetland on the north end of the property.

The wetland in question collects snow melt, which by Summer is often just mud.

Facts supporting this request:

1. Granting the variance will not diminish surrounding property values because the purpose of the property is the same as others on Circle Point Rd. The home design is a Colonial Cape style, which will honor the historical spirit and architecture of the Town of Sanbornton.
2. Granting the variance will not be contrary to the public interest because there is no intent or plan to disturb the wetland. It will still be there to collect snow melt and rain run off for the immediate area.
3. Granting the variance would do substantial justice because due diligence has been taken to plan this project with all ordinances, laws, and public policies observed as best as possible. The septic plan has been given conditional approval by town authorities pending this variance request.

4. If the variance were granted, the spirit of the ordinance would be observed because \_\_\_\_\_  
there is no intent or plan to disturb the wetland with the building  
\_\_\_\_\_ of the home during or after construction. The spirit of Article 15, section F  
\_\_\_\_\_ is to conserve wetlands, which will be done with this project.  
\_\_\_\_\_

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 \_\_\_\_\_ there is no intent or plan to disturb the wetland in

question. It is only requested that the exception be granted to allow reasonable  
\_\_\_\_\_ placement of the home on the property. The area intended for the home would create  
\_\_\_\_\_ the least disruption to the property, thus keeping the spirit of the ordinance alive.  
\_\_\_\_\_

and:

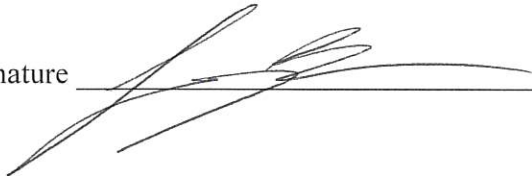
- ii. The proposed use is a reasonable one because \_\_\_\_\_ the property was  
\_\_\_\_\_ part of the subdividing of the area many years ago for residential purposes.  
\_\_\_\_\_

The proposed home is a Colonial Cape style, which will honor the historical  
\_\_\_\_\_ spirit and architecture of the Town of Sanborton.  
\_\_\_\_\_

B. Explain how, if 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. \_\_\_\_\_ The home design,

it's placement on the lot, and the septic system design have been completed  
\_\_\_\_\_ with good faith and intent to best comply with all ordinances, laws, and  
\_\_\_\_\_ public interest policy. The lots unique shape and natural characteristics,  
\_\_\_\_\_ along with ordinances limits the options for project development and choices.  
\_\_\_\_\_

Applicant Signature \_\_\_\_\_



Date \_\_\_\_\_

3/11/2024