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JUN 29 2022

APPLICATION FOR A VARIANCE

TOWN OF GORHAM, NH

To: Board of Adjustment, Town of Gorham

Name of Applicant Andrew & Kelly Vanikiotis

Address 15 School St. Saugus Ma 01906

Owner Same

Location of Property Tax MAP R8 LOT4  
(if same as applicant, write "same")

(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 separate pages if the space provided is inadequate.

APPLICATION FOR A VARIANCE

A variance is requested from article 674 section 33 of the zoning ordinance to permit building on R8 LOT4 without proper frontage.

Article IV  
Section 4.06c(4)

Facts in support of granting the variance:

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

It will not alter or change the character of the neighborhood. Nor will it effect public health, safety, or welfare of current residents. Furthermore it will not impact natural environment or wetlands.

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

Due to the size and location proper set backs building specs, and environmental standards can all be adhered to.

3. Granting the variance would do substantial justice because:

Allows proper use of land without impacting



Current neighbors and neighborhood.

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

The size and type of home being constructed will increase neighborhood values in the area.

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:

All other conditions of the ordinance have been met.

and:

ii. The proposed use is a reasonable one because:

Allows building of primary residence and adds two students to the Gorham middle/high school.

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.

Due to the special circumstances with lot 5, which is where my road goes through, without said variance reasonable use cannot be attained.

Applicant Kelly Vanek Otis  
(signature)

Date 6/28/22

6/28/22