

APPLICATION FOR A VARIANCE

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Case No. 03-2023  
Date Filed \_\_\_\_\_  
\_\_\_\_\_  
(signed - ZBA)

To: Board of Adjustment, Town of Gorham

Name of Applicant Brian Ruel

Address 41 Bangor St. Gorham, NH

Owner Same

(if same as applicant, write "same")

Location of Property 5 Cross St. U8-LOT 21

(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 4.01 section C-2 A/B of the zoning ordinance to permit Front and Back Set Backs

Facts in support of granting the variance:

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

Only Looking For +/- 1' on each End.

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

Only 1' on each End of Mobile home

3. Granting the variance would do substantial justice because:

would Allow affordable housing on a Dormant Lot

Increasing TAX Base in Corban.

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

One side is a street, the rear is Railroad tracks  
the other side is a abandoned property  
that is falling apart.

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:

Property was recently purchased as well  
as a mobile home. there was a mobile home  
on this site years ago.


and:

ii. The proposed use is a reasonable one because:

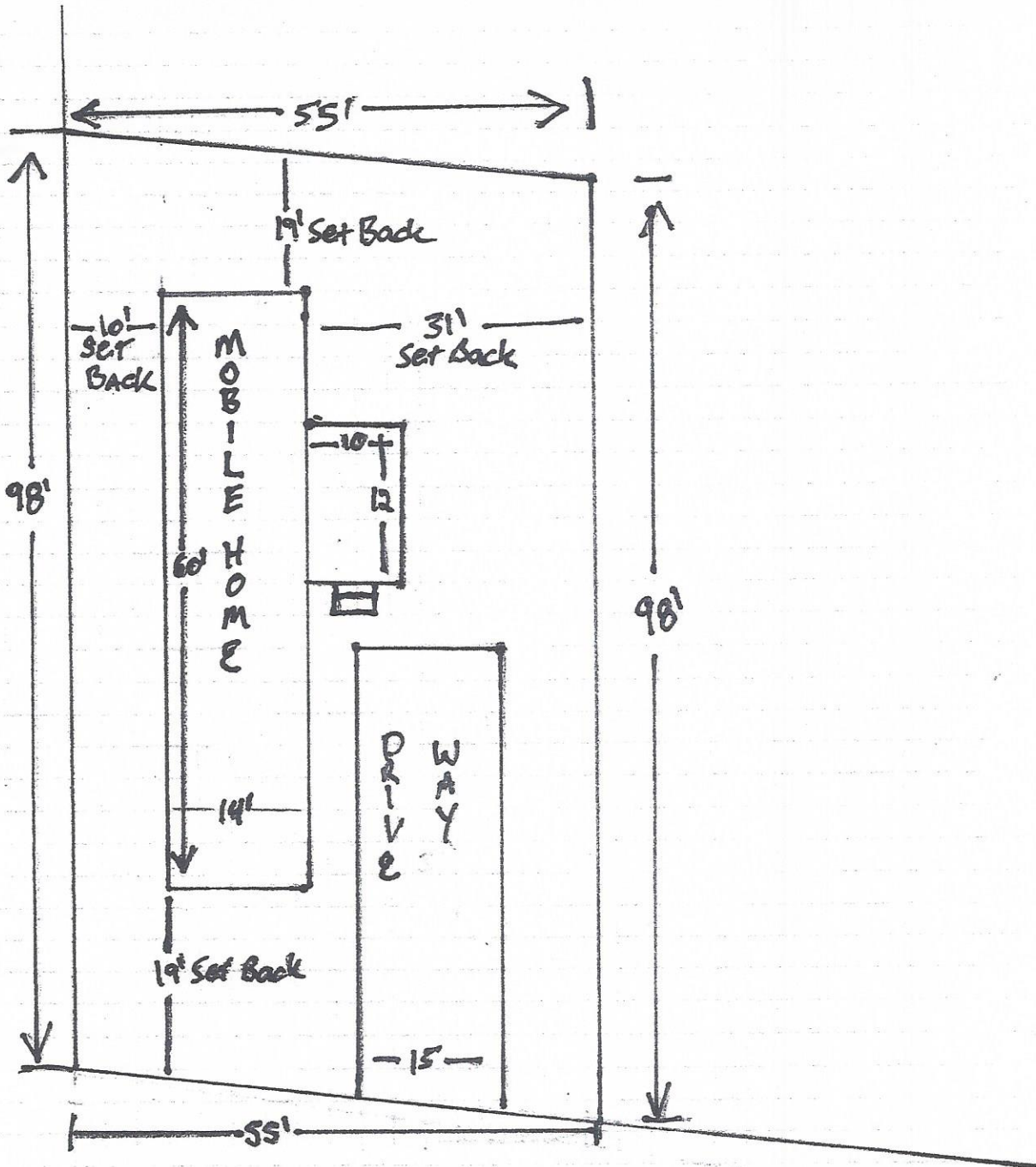
Affordable housing.

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.

The lot is ~~small~~ small not much else can be  
done with it.

Applicant  Date 1/10/24  
(signature)

CROSS ST.



MCLEOD ST