

Comm. A

APPLICATION FOR A VARIANCE

To: Board of Adjustment, Town of Gorham NH

Name of Applicant Pine Stick LLC by Carl Venezia

Address 15 Main St, Suite 223, Watertown MA 02472

Owner same

Location of Property 1 Exchange St (if same as applicant, write "same") U5-7

(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 5-03 IV section 4.03 D 2b of the zoning ordinance to permit Parking beyond 400ft of the building, to 500ft of the building

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:
Provides for additional housing in town, generating business revenues and taxes

2. If the variance were granted, the **spirit** of the ordinance would be observed because:
The corner of the proposed parking area is 397ft away, so this is just a short extension to allow for full use of the space

3. Granting the variance would do substantial **justice** because:
This building has historically not had on-site parking and has been operating as rental units in the town for decades

Do not write in this space.
Case No. 08-2023
Date Filed 7/10/23

(signed - ZBA)

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

nothing about the building itself changes, and we can upkeep the building to a better standard by the generation of actual rental income

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:

This is a large unit count building that is already just within the 400ft parking zone and this variance enables full use of the space. There would be no difference in tenant foot traffic or travel patterns as has been the case historically.

and:


- ii. The proposed use is a reasonable one because:

This property is already just touching the 400ft parking zone and this is just a reasonable request to amend it to allow for full use of that zone. This is historically a residential building and tenants require parking.

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.

This property has no parking, and without adequate parking in a county where driving is certainly needed to live and work, we will likely need to displace 10+ families, the building will become vacant, foreclosed upon, and inevitably a blight upon the town.

Applicant


(signature)

Date 07/06/2023