



674:15, including the requirement for a public hearing. In a municipality which does not require building permits, direct application may be made to the zoning board of adjustment, or the local legislative body, or the board of appeals for permission to erect the building. In passing on such appeal or application, the board of adjustment, local legislative body, or board of appeals may make any reasonable exception and shall have the power to authorize or issue a permit, subject to such conditions as it may impose, **if the issuance of the permit or erection of the building would not tend to distort the official map or increase the difficulty of carrying out the master plan upon which it is based, and if erection of the building or issuance of the permit will not cause hardship to future purchasers or undue financial impact on the municipality.** Any such decision made in this connection by a board of adjustment, local legislative body, or by a board of appeals pursuant to this section and RSA 674:14 and 674:15 shall be in writing, together with the reasons for the decision, and shall be subject to review in the manner described in RSA 677.

**Facts supporting this request:**

**Enforcement of the frontage standard would "entail practical difficulty or unnecessary hardship."**

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**The circumstances of the case do not require the building or structure to be related to existing or proposed streets.**

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**The erection of the building will not tend to distort the official map or increase the difficulty of carrying out the master plan.**

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**Erection of the building will not cause hardship to future purchasers or undue financial impact on the municipality.**

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## APPLICATION CHECKLIST

- Completed and **signed** application
  - APPLICATION FOR RELIEF RSA 674:41 II
- Submission of a plat or drawing, drawn to scale, which includes information in support of the appeal: **5** copies of the plan of the property showing the location of **all** structures (**existing** and **proposed**) and **distances** from the structures to lot lines; location of septic, well, driveway; and any other information pertinent to the application. *Copies of plans provided to meet the requirements of other boards, i.e. Conservation, Planning, etc. will not be used to satisfy the number of copies required for the Zoning Board.*
- Certified Plot Plan, when applicable  
*Northwood Development Ordinance: IV.B.(4) (j) Certified Plot Plan A certified plot plan prepared by a licensed land surveyor must be filed with the building department whenever setbacks are proposed to be diminished or when setback determination is in question.*
- Completed abutters list with current mailing addresses with Tax Map and Lot Number.
- Fees included. Checks for the appropriate amount made out to the Town of Northwood.
- Testimony must be presented on all five conditions for a variance and submitted with the application.
- Letter of denial from the Code Enforcement Officer/Building Inspector for the proposed request.
- Copy of State approved septic design
- Completed form: "Application to Build on a Class VI Highway or a Private Road per RSA 674:41".

**Please delineate or mark your property so board members who view the site may locate the property and your boundaries. Known boundary markers/survey monuments (iron pins, granite posts, etc.) should be indicated whenever possible. Suggested options: stakes in ground with bright color ribbon, spray paint mark on tree/rock/pins, etc. Street number, or temporary sign to indicate land only, is helpful to locate property.**

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