



TOWN OF LYNDEBOROUGH
Zoning Board of Adjustment
9 Citizens Hall Road, P.O. Box 6 • Lyndeborough, NH 03082
Phone (603)654-5955 • Fax (603)654-5777

Area Variance Worksheet

This form constitutes a request for a variance from the literal provisions of Lyndeborough Zoning Ordinance section _____ in order to permit the following change or use:

The power to grant variances from the local zoning ordinances is established in NH RSA 674:33 I, as follows:

“The zoning board of adjustment shall have the power to:...

(b) Authorize upon appeal in specific cases such variance from the terms of the zoning ordinance as will not be contrary to the public interest, if, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed and substantial justice done.”

New Hampshire case law has established on the basis of the above statement that all of the following requirements must be satisfied in order for a Zoning Board of Adjustment to grant a variance. You must demonstrate that you do or will meet each and every requirement.

I. The variance will not be contrary to the public interest because:

II. Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship.

(a) An area variance is needed to enable the applicant’s proposed use of the property given the special conditions of the property because:

(b) The benefit sought by the applicant cannot be achieved by some other method reasonably feasible for the applicant to pursue, other than the area variance because:

III. The variance is consistent with the spirit of the ordinance because:

IV. Substantial justice is done because:

V. The value of surrounding properties will not be diminished because:
