

# Application for Special Exception

*It is recommended that Applicant consult with Land Use Coordinator before completing this Application.*

## ZONING BOARD OF ADJUSTMENT NEWBURY, NEW HAMPSHIRE

Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

(FOR MUNICIPAL USE ONLY)

Fee \_\_\_\_\_ Abutter List \_\_\_\_\_

LOCATION OF PROPERTY: \_\_\_\_\_

MAP# \_\_\_\_\_ LOT# \_\_\_\_\_

PROPERTY OWNER'S AGENT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

Description of proposed use showing justification for a special exception as specified in the zoning ordinance article \_\_\_\_\_ section \_\_\_\_\_

***NOTE: This application is not acceptable unless ALL required statements below have been answered. This information may be supplied on a separate sheet and attached to this application.***

For the purpose of this Ordinance, the following are established as general conditions, **ALL** of which are to be met upon the grant of any special exception. Additional conditions may be imposed as defined elsewhere in the ordinance as to the uses concerned or as may be imposed by the Planning Board if the use needs Site Plan Review approval.

16.6.1 That the use will not be detrimental to the character or enjoyment of the neighborhood by reason of undue variation or undue violation of the character of the neighborhood because:

16.6.2 That the use will not be injurious, noxious, or offensive and thus detrimental to the neighborhood because:

16.6.3 That the use will not be contrary to the public health, safety or welfare by reason of undue traffic congestion or hazards, undue risk to life and property, unsanitary or unhealthful emissions or waste disposal, or similar adverse causes or conditions because:

16.6.4 The location and size of the use, the nature and intensity of the operations involved, the size of the site in relation to the proposed use and the location of the site with respect to the existing or future street giving access to it, shall be such that it will be in harmony with the neighborhood. The location nature and height of buildings, walls, and fences will not discourage the appropriate development and use of the adjacent land and buildings or impair the value thereof. In this regard, the Board may impose the following safeguards in addition to the applicable requirements of this Ordinance, including, but not limited to the following:

16.6.4.1 Front, side or rear setbacks greater than the minimum requirements of this Ordinance;

16.6.4.2 Screening of parking areas or other parts of the premises from adjoining premises or from the street by walls, fences, planting or other devices;

16.6.4.3 Footprint or lot coverage;

16.6.4.4 Modification of the exterior features or appearance of the building;

16.6.4.5 Limitation of size, number of occupants, method or time of operation or extent of facilities;

16.6.4.6 Regulation of number, design, and location of drives or other traffic features;

16.6.4.7 Off street parking or loading spaces beyond the minimum requirements; or

16.6.4.8 Control of the number, size, and location of lighting and signs.

16.6.5 Operations in connection with such a use shall not be more objectionable to nearby properties by reason of noise, fumes, odor, or vibration, than would be the operation of any permitted uses in this district which are not subject to special exception procedures because:

I have attached all the supporting documentation required and hereby certify that all of the information contained herein is true and accurate to the best of my knowledge.

Applicant \_\_\_\_\_ Date \_\_\_\_\_