

**Application for a Variance
for Special Exception
Zoning Board of Adjustment**

Return to: Town of Monroe ZBA
PO Box 63
Monroe, NH 03771

Do not write in this space

Case no. _____

Approved _____ Denied _____

Date: _____

Signed - ZBA

Name of Applicant(s): _____

Mailing Address: _____

Location of Property: _____

Street, Street number, subdivision and lot number

NOTE: This application will not be accepted or reviewed without all required information being provided in accordance with Zoning Ordinance Section 206 – Special Exceptions.

As defined by RSA 674:33 IV, the Board of Adjustment has the power and is required to hear and decide upon applications for uses identified in Section 203 as requiring a Special Exception.. The Board shall consider the recommendations of the Monroe Planning Board for such special exceptions and may, in appropriate conditions and safeguards as determined by the Board, authorize the Selectmen or designee to issue a permit for special exception use. Before the application is approved, the Board shall determine that:

1. The proposed site is an appropriate location for such use, including consideration of the present and future use of surrounding properties;
2. The use will not adversely affect the neighborhood, including, but not limited to, consideration of lighting, traffic, noise, odor, storm water runoff, hours of operation;
3. The bulk and mass of the proposed structures will not be detrimental to the general character of the neighborhood;
4. Adequate landscaping is proposed to screen the property from public roads and buffer the property from neighboring uses;
5. Property values in the district and surrounding property will not be reduced;
6. No nuisance or unreasonable hazard shall result;

7. Adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed use;
8. The proposed use will not exceed or impact adversely the capacity of public facilities; and
9. The use complies with all regulations established by the Ordinance.

Conditions may include, for example, greater setbacks, additional screening, limits on noise or hours of operation, or removal of renewable energy facilities when no longer intended for use.

Some questions to consider depending on the exception use:

Hours of operation

Days of operation – weekdays – weekends

Oils storage and spill prevention

what will be in place to protect Town aquifer

Maximum number of vehicles on site at any given time

Level of noise expected

Number of customers per day

Existing and additional lighting outside

Type of services provided

Any State permits required