

Application for Special Exception
Article 11 Section 1102
Accessory Dwelling Units

Zoning Board of Adjustment
Town of Fremont
PO Box 120
Fremont, New Hampshire 03044-0120

Name of Applicant: _____

Mailing Address: _____

Phone: _____

Email: _____

Owner: _____

(if same as applicant, write "same as")

Owner signature: _____

Location of property: Map # _____ Lot # _____

Street Address: _____

Application for a Special Exception

By Special Exception one (1) accessory dwelling unit is allowed within, or as an addition to, single family dwellings. An accessory dwelling unit is defined per RSA 674:71 as a residential living unit that is within or attached to a single-family dwelling sharing a common wall of the original main structure, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.

A Special Exception shall be granted by the Zoning Board of Adjustment only upon finding by this Board that it meets the provisions and conditions of this section:

- ☐ The owner of the single family dwelling to which the accessory dwelling unit is being created must occupy one of the dwelling units as the owner's principal place of residence.
- ☐ The living area of the accessory dwelling unit shall be a maximum of eight hundred (800) square feet.
- ☐ No more than two (2) bedrooms are permitted in the accessory dwelling unit.
- ☐ The owner shall provide evidence to the Building Official that the septic facilities are adequate to service the accessory dwelling unit. Such evidence shall be in the form of a certification by State of N.H. licensed septic system designer.
- ☐ The accessory dwelling unit shall be designed such that the appearance of the building remains that of the single family dwelling. Any new entrances shall be located on the side or rear of the building. There shall be at least one independent means of egress to the outside or to a common space.
- ☐ The principal dwelling unit and accessory dwelling unit must share common water, septic, electric facilities, and an interior door be provided between the principal dwelling unit and accessory dwelling unit.
- ☐ Detached accessory dwelling units are prohibited.
- ☐ Off-street parking must be available for a minimum of four automobiles for the entire structure. In no case shall an accessory dwelling unit be permitted to have a separate driveway or separate garage to accommodate its occupant(s).
- ☐ All Fremont Zoning Ordinances shall be applicable.
- ☐ All building and Renovation Permits, including Occupancy Permits, shall be required.

Upon receiving approval from the Zoning Board of Appeals and prior to receiving a building permit, the applicant shall demonstrate to the authorized official that the applicant has recorded the Special Exception decision with the Rockingham Registry, indexed under the name of the property owner. Variances to this Special Exception may not be granted.

Application Directions

Please compile a typed list of the names and addresses of all current abutters. This is to be obtained from the Fremont Selectmen's Office. An abutter is anyone whose property physically abuts the subject property or is directly across a street or river. Please include the subject property owner, the applicant, and anyone whose stamp or seal appears on the plan in your abutter list. If possible, please also submit these addresses on address labels (three labels for each address).

Application Checklist

Please include in your submission package:

- ____ 7 copies of drawing/sketch
- ____ 7 copies of your letter of intent
- ____ 7 copies of any additional materials for ZBA members
- ____ 1 copy of typed current abutters list
- ____ 3 sets of abutter address labels
(not required but requested)
- ____ Proper check amount
(please allow Town staff to calculate total fee amount)
- ____ Letter to allow representation if applicant is not property owner

Application Fee Schedule

Special Exception

For first request, and \$50 for each additional request if a separate Zoning Article

\$200.00 = \$ _____

Advertising

Estimated current rate of expense for an advertisement in the Union Leader

\$115.00 = \$ _____

Abutter Notification (per abutter)

Based on current rate of postage for certified mailing

\$12.59 = \$ _____

Total Fee Submitted \$ _____