

VARIANCE APPLICATION FOR ZONING BOARD DECISION

FOR OFFICIAL USE ONLY

Case No. \_\_\_\_\_

Date Filed \_\_\_\_\_

Hearing Date \_\_\_\_\_

Notices Sent \_\_\_\_\_

Notice Published \_\_\_\_\_

To: BOARD OF ADJUSTMENT  
1411 MAIN STREET, PO BOX 574  
SUGAR HILL, NH 03586

Name of Applicant Blue sky Towers IV, LLC

Mailing Address of Applicant 352 Park Street, suite 106 North Reading  
MA 01864

Email address of Applicant eduval@dkr-legal.com

Owner of Property Concerned Presby Family Revocable Trust

Mailing Address of Owner 244 Main Street Franconia, NH 03580

Location of Property Map 216 Lot 4 Street Address Route 117, Sugar Hill

Description of Property 68 Acre undeveloped raw land

Proposed Use or Existing Use Affected The applicant proposes to construct and operate a  
150 foot wireless telecommunications tower within a 100' X 100' fenced  
compound to accomodate Verizon wireless and up to three  
additional wireless service providers.

*Please attach a plan of the property showing both the existing and proposed situation and, if applicable, any prior requests and decisions.*

VARIANCE APPLICATION

The undersigned hereby requests a variance from the terms of Article 3 Section 304.2 of the  
Zoning Ordinance and asks that said terms be waived to permit  
a wireless telecommunications facility within the  
RRI Zoning District.

Facts supporting this request (this section MUST be filled out completely): Please see attached.

1. This variance will not be contrary to the public interest and the spirit of the ordinance shall be observed  
because: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2. The variance would be consistent with the spirit of the ordinance because: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The variance will provide substantial justice because: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. The variance will not diminish the value of surrounding properties because: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property that distinguish it from other properties similarly zoned:

A. The variance would enable the proposed use given the special conditions of the property that distinguish it from other properties in the area. Those special conditions are :

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Establish that because of these special conditions no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. Establish that because of these special conditions the proposed use is reasonable and its affect on the surrounding area:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

Earl W. Duml

Counsel For Applicant

Date: \_\_\_\_\_

12/16/25