



RINDGE BOARD OF ADJUSTMENT
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Hearing Date: April 23, 2013
Decision Date: April 23, 2013
Case Number 1052

Notice of Decision

Case 1052: James and Christine Ganoe, 144 Birch Drive, Rindge, NH 03461. Map 7, Lot 26-13, for a Variance to Article IV, Section B-2 of the Rindge Zoning Ordinance to allow construction of a two car garage, master bedroom with bath.

Sitting on this case were David Drouin, Marcia Breckenridge, Bill Thomas, Phil Stenersen, and Janet Goodrich.

The Board found that:

1. The variance would not be contrary to the public interest because:

The house is consistent with the other homes in the neighborhood; it causes no negative impact on the surrounding properties; and those who abut have no objection. It is in keeping with the neighborhood.

Vote: (Y) (All) N:

2. Granting the variance would do substantial justice because:

There is no benefit to the public by denying this request.

Vote: (Y) (All) N:

3. The variance would be consistent with the spirit and intent of the Rindge Zoning Ordinance because:

It is consistent with the four criteria of health, safety, welfare and preserving values.

Vote: (Y) (All) N:

4. Granting the variance would not diminish surrounding property values because:

There is no negative impact, it is in keeping with the neighborhood, it would increase the value of this property and it will not diminish surrounding property values.

Vote: (Y) (All) N:

5. Special conditions do exist on the property that distinguish it from other properties in the area, such that literal enforcement of the ordinance results in unnecessary hardship.

Special conditions do exist, the shape of the land, the placement of the septic system , the placement of well and contour of property and location of the house on the property.

Vote: (Y) (All) N:

5a. No fair and substantial relationship exists between the general purposes of the Zoning Ordinance provision(s) and the specific application of the provision(s) to the property because:

n/a

5b. The proposed use would be a reasonable one because:

n/a

The variance was granted because it met all five criteria.

Vote: (Y) (All) N

Respectfully submitted,

Susan Hoyland, Clerk


David Drouin, Chairman


Marcia Breckenridge, Vice Chairwoman