



RINDGE BOARD OF ADJUSTMENT
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Hearing Date: November 27, 2012
Decision Date: November 27, 2012
Case Number 1049

Notice of Decision

Case # 1049: Aaron and Diane Seppala, 8 West Main Street, Rindge, NH 03461, Map 6, Lot 35-3, for a Variance from Article V, of the Rindge Zoning Ordinance to allow two separate dwelling units on a single lot.

Sitting: David Drouin, Marcia Breckenridge, Bill Thomas, Phil Stenersen and Rick Sirvint.

The Board found that:

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

The character of the neighborhood would be maintained because the second dwelling is not visible from the street and the public's health, safety and welfare are not threatened.

Vote: (Y) (All) N:

2. Granting the variance would do substantial justice because:

There is no gain to the public by denying the variance.

Vote: (Y) (All) N:

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

The values and character of the town are not changed by this proposal.

Vote: (Y) (All) N:

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

There are no external changes, both the buildings are not visible from the street and they are on 27 acres.

Vote: (Y) (All) N

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

Special conditions include the amount of acreage, the shape of the lot and location of the buildings.

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:

As 5 was passed, 5a was not needed

Vote: (Y) (All) N

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

of the shape, size and location of the property.

Vote: (Y) (All) N

The Variance was granted with the following condition: “The secondary dwelling shall be no more than 50 % of the square footage of the main house at any time”.

Vote: (Y) (All) N

Respectfully submitted,

Susan Hoyland, Clerk



Janet Goodrich, Chairman



David Drouin, Vice Chairman