RINDGE BOARD OF ADJUSTMENT
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Hearing Date: 10-22-2013
Decision Date: 10-22-2013
Case # 1058

Notice of Decision

You are hereby notified of the Decision in the case of:

Case # 1058: Patricia S. Keresey, 232 Fourth Street Rindge, NH 03461, Map15 / Lot 16: Application for a Variance from Rindge Zoning Ordinance Article IV, Section B-2, to permit the erection of an 8' x 12' storage shed with three foot ramp that does not meet setback requirements.

Sitting on this case were Breckenridge, Drouin, Stenersen, Thomas and Farmer.

The Board found that:

The variance <u>would not</u> be contrary to the public interest because:

It doesn't alter the character of the neighborhood; it doesn't threaten the health, safety and welfare of the town; it is in keeping with the other properties in the area and it is screened by trees.

Vote: Y___(ALL)_____N:_____

Granting the variance <u>would</u> do substantial justice because:

The shed satisfied this standard because it posed no threat to wetlands, was appropriate for the area, and did not harm abutters; thus the general public would realize no appreciable gain from denying this variance.

Vote: Y_____(ALL)_____N:_____

3. **The variance <u>would</u> be consistent with the spirit and intent of the Rindge Zoning Ordinance because:**

it preserves the value and character of this town and is consistent with the spirit and intent of the Zoning Ordinance. It does not threaten the health, safety, and welfare of the town and it preserves the value and the character of the town.

Vote: Y_____(ALL)_____N:_____

4. **Granting the variance <u>would not</u> diminish surrounding property values because:**

other neighborhood properties have similar sheds

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.

The whole neighborhood has undersized lots

Vote: Y_____(ALL)_____N:_____

a. 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:

Not Applicable

Vote: Y_____(ALL)_____N:_____

AND

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

It is in keeping with the area, which has grandfathered small lots.

Vote: Y_____(ALL)_____N:_____

The Variance was granted because:

Forbes Farmer moved to grant the variance because all five criteria have been met. Phil Stenersen seconded the motion. Vote: 5-0-0

Respectfully submitted,
Susan Hoyland, Clerk

David G. Drouin

David Drouin, Chairman

Marcia Breckenridge

Marcia Breckenridge, Vice Chair