



**RINDGE BOARD OF ADJUSTMENT**  
**30 PAYSON HILL ROAD**  
**RINDGE NH 03461**  
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Hearing Date: November 23, 2013  
Decision Date: November 23, 2013  
Case Number 1059

### **Notice of Decision**

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

**Case # 1059: Nancy Norby, 66 Dragg Hill Rd., Rindge, NH 03461, for property located at 13 Cove Road, Map 22 / Lot 1 in the Residential District: Application for a Variance from Article I, Section 5, of the Wetland Ordinance to permit installing a deck within the 50' setback area**

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

### **The Board found that:**

**1. The variance would not be contrary to the public interest because it reduces the amount of impervious surface, it is closer to keeping with the intent of the zoning ordinance and thereby becoming more conforming.**

**Vote: 5-0-0**

**2. Granting the variance would do substantial justice because it conforms to what the voters wanted for impervious surfaces by more closely conforming to existing regulations.**

**Vote: 5-0-0**

**3. The variance would be consistent with the spirit and intent of the Rindge Zoning Ordinance because it conforms with the voter's wishes because it reduces the amount of impervious surfaces.**

**Vote: 5-0-0**

**4. Granting the variance would not diminish surrounding property values because we have no evidence that it would negatively affect property values and it is in keeping with the lakefront home design.**

**Vote: 5-0-0**

**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. It has impervious surfaces clear to the water's edge that are being removed.**

**Vote: 5-0-0**

**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 it has existing impervious surfaces that are being eliminated.**

**Vote: 5-0-0**

**5B: The proposed use would/ be a reasonable one because:**

Not applicable

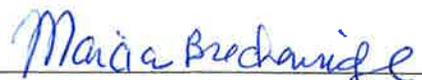
**Vote: 5-0-0**

**The variance was granted because all five criteria have been met**

Respectfully submitted,

Susan Hoyland, Clerk

  
David Drouin, Chairman

  
Marcia Breckenridge, Vice Chair