



Town of Hebron
Zoning Board of Adjustment
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NOTICE OF DECISION

Date: August 18, 2022

Case No. 291

You are hereby notified that, following a hearing on August 16, 2022, the application by Onaway Camp Trust for a VARIANCE under Article IV, Section H.1 of the Hebron Zoning Ordinance for construction of a replacement "off-away" cabin on the property located at 27 Camp Onaway Drive (Tax Map 6, Lot15) has been granted by a vote in the affirmative of at least three members of the Zoning Board of Adjustment. The new cabin will be a replacement for the present structure, which will be demolished, and will be situated significantly further from the shore of Newfound Lake. The current cabin is located completely within the 50 foot setback buffer of the lake whereas the replacement will be much more conforming with only 343 square feet of a screened porch extending into the setback buffer zone versus the entire 927 square feet of the old structure.

The Board thoroughly reviewed the five criteria for granting the variance as specified in The Board of Adjustment in New Hampshire: A Handbook for Local Officials, RSA 674:33 Powers of the Zoning Board of Adjustment, 1(b) and unanimously concurred that all were fully satisfied. Specifically, the Board found that the variance was not contrary to the public interest as all abutting property owners were properly notified of the hearing and none voiced any objection. In the Board's view, no public safety issues would be created by construction of the new cabin as it is a replacement for one that currently exists in the same are of Camp Onaway. The Board also found that the spirit of the Zoning Ordinance is maintained as the new building will be much more compliant with the shoreline setback criteria. Since the new structure will be located totally within the grounds of Camp Onaway and is a replacement for a cabin in poor repair, it will have no negative impact on surrounding property values. Finally, the Board agreed that there are few options for locating the new cabin further from Newfound Lake and denial of the variance would create a significant hardship for the applicants.

The Board's approval of the variance is subject to the following conditions:

1. Prior to the initiation of construction, approval of the Site Plan modification be obtained from the Hebron Planning Board
2. A new septic system be installed as noted in the application
3. All appropriate approvals be obtained from the New Hampshire Department of Environmental Services and conditions of such approvals be strictly followed.
4. A building permit will be obtained from the Town of Hebron and all construction requirements of the State of New Hampshire and the Town of Hebron be followed

HEBRON ZONING BOARD OF ADJUSTMENT

DOUGLAS S. MCQUILKIN - CHAIRMAN

Any person affected by the Board's decision has the right to appeal the decision within thirty (30) days of this notice. The required first step, prior to any appeal being taken to court, is to apply to the Zoning Board of Adjustment for a rehearing. The motion for a rehearing must set forth all of the grounds on which the appeal is based. See New Hampshire Revised Statutes Annotated (NH RSA), Chapter 677. for details.