



Town of Hebron
Zoning Board of Adjustment
PO Box 188
Hebron, NH 03241-0188
Phone: (603) 744-2631
adminassist@hebron.org

NOTICE OF DECISION

Date: June 18, 2020
Case No. 280

You are hereby notified that following a hearing on June 16, 2020, the application of Robert A. Davis for a VARIANCE under the setback requirements of Article IV, Section H.1 of the Hebron Zoning Ordinance has been APPROVED by at least three members of the Zoning Board of Adjustment. The applicant proposes to construct a 18 foot by 12 foot storage shed on his property located at 179 South Mayhew Turnpike (Tax Map 6, Lot 12) immediately adjacent to the driveway (shared with lot 14), a significant area of which will be situated within the twenty five (25) foot side setback area abutting lot 10. The Board's approval of the variance is based on its unanimous decision that all five criteria for granting a variance were satisfied in this case. Specifically, the Board found that (1) the variance was not contrary to the public interest, (2) that the spirit of the ordinance was observed, (3) that substantial justice was done, (4) that the values of surrounding properties were not diminished and (5) that literal enforcement of the ordinance would result in an unnecessary hardship to the applicant.

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

1. A building permit will be obtained from the Hebron Board of Selectmen prior to the start of any construction.
2. If construction has not commenced within one year of this date, the variance will lapse.
3. No part of the shed, including roof eaves, will be closer to the boundary with lot 10 than eleven and one half (11.5) feet.
4. Construction will meet all the requirements of the Water Supply and Pollution Control and the Zoning Ordinance of the Town of Hebron.

Signed this day,


Douglas S. McQuilkin
Chairman, Zoning Board of Adjustment

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