



Town of Hebron
Zoning Board of Adjustment
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NOTICE OF DECISION

Date: May 27, 2021
Case No: 285

You are hereby notified that following a hearing on May 25, 2021, the application of John Giller and Ellen Rousseau for a SPECIAL EXCEPTION pursuant to Article IV, Section X of the Town of Hebron Zoning Ordinance has been GRANTED by a vote in the affirmative by at least three members of the Zoning Board of Adjustment. The applicants are hereby permitted to apply to the Hebron Board of Selectmen for a building permit to include a one-bedroom Accessory Dwelling Unit above a garage connected by an enclosed mudroom to their proposed house to be constructed on Hobart Hill Road (Map 18, Lot 19-1). The Board determined that the construction of the Accessory Dwelling Unit is permitted by special exception under the Hebron Zoning Ordinance and that all criteria for granting the special exception have been met by the applicants. Furthermore, the Board unanimously agreed that the granting of such special exception 1) is not contrary to promoting the public interest and convenience of the citizens of Hebron, 2) will not result in the diminution of the values of surrounding properties, 3) adequate provisions for off- street will be provided and 4) will not be contrary to the ordinance.

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

1. This decision applies only to the granting of a special exception for including an Accessory Dwelling Unit in conjunction with the building permit application for construction of a new house as shown on the accompanying plans. The applicants acknowledge and agree that changes to the plans or any future construction may require additional special exception and/or variance approval(s) by the Board.
2. Construction shall comply to all other requirements of the Hebron Zoning Ordinance and all applicable construction codes of the State of New Hampshire as well as obtaining all required permits.

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 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.