



Town of Hebron
Zoning Board of Adjustment
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NOTICE OF DECISION

Date: August 1, 2023
Case No. 299

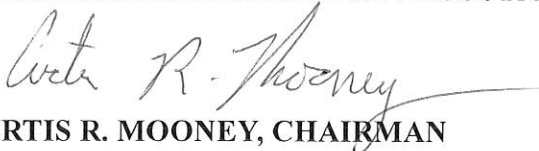
You are hereby notified that, following a hearing on August 1, 2023, the application of Randall Pitts (Tax Map 18A, Lot#8) for a VARIANCE under Article IV, Section H.1 of the Town of Hebron Zoning Ordinance has been GRANTED by a unanimous vote in the affirmative by at least three members of the Zoning Board of Adjustment. The applicant is hereby permitted to construct a shed 12'x16' on his property within 5 feet of the property line.

The Board thoroughly reviewed the five variance criteria contained in The Board of Adjustment in New Hampshire: A Handbook for Local Officials, RSA 674:33 Powers of Zoning Board of Adjustment, 1(b) and unanimously agreed that all were fully satisfied.

- The variance is not contrary to public interest as there were no objections to the proposed shed from abutters to this property.
- The spirit of the ordinance is observed as the proposed shed will provide valuable benefits to the applicant without harm to the bordering properties.
- Substantial justice is done as there are no other practical locations for the placement of the shed due to steep topography of the land and septic system piping underground.
- The values of surrounding properties are not diminished since the structure will be Reed Ferry Shed.
- Literal enforcement of the provisions of the ordinance would result in unnecessary hardship to the applicant as there is no other practical location for the shed.

The Board specifically granted a variance to construct a new shed on the existing impervious paved section of property within 5' of the property line. A building permit will be obtained from the Hebron Board of Selectmen before any construction is begun.

HEBRON ZONING BOARD OF ADJUSTMENT



CURTIS R. MOONEY, 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.