



Town of Hebron  
Zoning Board of Adjustment  
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## NOTICE OF DECISION

Date: April 16, 2024  
Case No. 302

You are hereby notified that, following a hearing on April 16, 2024, the application of Julie A. Taub, Trustee of the JT 2013 Revocable Trust for a VARIANCE under Article IV, Section N.2 of the Town of Hebron Zoning Ordinance has been GRANTED by a unanimous vote in the affirmative by at least five members of the Zoning Board of Adjustment. The applicant is hereby permitted to remove the existing house and garage and replace it with a new house and garage as depicted on the site plan dated December 2023. Specifically, the new house will be constructed within 21.5 feet of the northern boundary, which is less non-conforming than the current house's setback of 13.5 feet.

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 the new construction will be more conforming to the setbacks.
- The spirit of the ordinance is observed as the proposed construction will be 21.5 feet from the northern property boundary instead of the current building's 13.5' setback from the boundary.
- Substantial justice is done as the new construction will be primarily within the current footprint of the existing building.
- The values of surrounding properties are not diminished since the new construction will replace an existing house and blend in with the surroundings.
- Literal enforcement of the provisions of the ordinance would result in unnecessary hardship to the applicant since the current structure to be removed is closer to the setback than the proposed structure will be.

The Board specifically granted a variance to construct a new house and garage within 21.5 feet of the northern boundary, which is less non-conforming than the current house's setback of 13.5 feet.

### 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.