



Town of Hebron
Zoning Board of Adjustment
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NOTICE OF DECISION

Date: May 26, 2022
Case No. 288

You are hereby notified that, following a hearing on May 24, 2022, the application of Stuart and Jane Thompson for a VARIANCE pursuant to Article IV, Section H.1 of the 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 seek a building permit for construction of a new Single-Family Dwelling on the property located at 10 Crescent Lane (Tax Map 7HP, Lots 28 & 28B). The Board thoroughly reviewed the five criteria for granting a variance 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 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 those responding were fully in favor of granting the variance and, in the view of the Board, no public safety issues would be created by the new Structure. The Board further agreed that the spirit of the Zoning Ordinance is maintained as the front elevation will retain a full 50 feet of setback from Crescent Lane on the east side while the reduction in setback on the south side bordering Loon Island Lane to approximately 40 feet will be abutting property also owned by the applicants on the opposite side. Overall, the demolition of the existing Structures consisting of a house and detached garage, all or portions of which infringe on current setback requirements, and replacing them with a single new Structure will reduce the area of setback infringement by more than 35%. The Board also believes that the new Structure will actually increase the aesthetics of the neighborhood and increase nearby property values. Finally, the Board believes that, due to the small size of this combined lot, there exist few building alternatives 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 any construction, a building permit be obtained from the Town of Hebron Board of Selectmen.
2. That all provisions and conditions of the State of New Hampshire Department of Environmental Services Shoreline Impact Permit 2022-00677 dated April 19, 2022 be strictly followed.
3. That all State of New Hampshire and Town of Hebron construction requirements be strictly 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.