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**TOWN OF CHESTERFIELD, NH
NOTICE OF DECISION
ZONING BOARD OF ADJUSTMENT**

You are hereby notified that at its Tuesday, April 9, 2019 meeting the Zoning Board of Adjustment met to hear:

Richard Wells requests a variance from Article V Section 503.1 Expansion to replace the existing garage with a new garage. The property is located at 88 North Shore Road Spofford, NH 03462 (Map 5C Lot C002) Spofford Lake District

A motion was made to allow the variance under Article V Section 503.1 of the Zoning Ordinance to allow the applicant to demolish the existing shed and build a new shed to plans dated 11.9.2018 and signed by Richard Bell, and the Larkin plan revision dated 3.17.19. Plan needs to be signed upon approval of the variance application. The motion was seconded and passed unanimously with amendments made, seconded, and approved by unanimous vote to add to applicants criteria #5 that applicant is trying to comply with ordinances as much as possible given the small lot and difficult terrain and to state that anywhere in the applicant's application and information where the word garage is used, the structure is a shed and not a garage and the variance granted is for a shed, not a garage

Vote called on the motion: (4) Yes; (0) No

Kristin McKeon
Chairman
Zoning Board of Adjustment

Date: 11 April 2019

NOTES: Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty days of the date of this decision. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The motion for rehearing must set forth all the grounds on which you will base your appeal. See New Hampshire Statutes, RSA Chapter 677

NOTE: Variance is based on oral and written intentions (including maps, plans, and written statements) and assurances of applicant and/or its representative and must be implemented in a way which adheres to those intentions and assurances. "The scope of a variance is dependent upon the representations of the applicant and the intent of the language of the variance at the time it is issued". *Town of Rye v. Ciborowski, Ill N.H. 77 (1971)*

A site plan review may be required of the Chesterfield Planning Board, as a result of this decision.