



ZONING BOARD OF ADJUSTMENT
TELEPHONE (603) 363-4624



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

You are hereby notified that at its Thursday, September 10, 2020 Zoning Board of Adjustment meeting the Board heard the application of **John & Jennifer Dix**: a continuation from July 9 and August 13, 2020. A variance is requested from Article II Section 203.4 C and 203.6b of the zoning ordinance to permit construction of carport over an existing paved parking area increasing the building coverage to 12% and is within 20 feet of side setback and 50 feet of road setback. Property is located at 49 Barn Rd., Spofford, NH (Tax map 5H Block B Lot 024).

Based on the Plot Plan prepared by Jonathan Dix using site plan prepared for Roger Monsel by C.T. Male Associates, Inc. Oct 1985, signed by the Dix's on May 13, 2020, a motion was made and seconded to approve the variance for the Dix's carport with the following conditions: no larger than 24 feet long by 24 feet wide, the southern point of the carport must be perpendicular at least 8 feet from the Larson's lot line, that same point must be at least 28 feet from the southwest lot line that runs along the Nottingham's property, and it must be open in the front. The motion to approve the application was passed by majority vote.*

Kristin McKeon
Chairman
Zoning Board of Adjustment
Date: 9/21/20

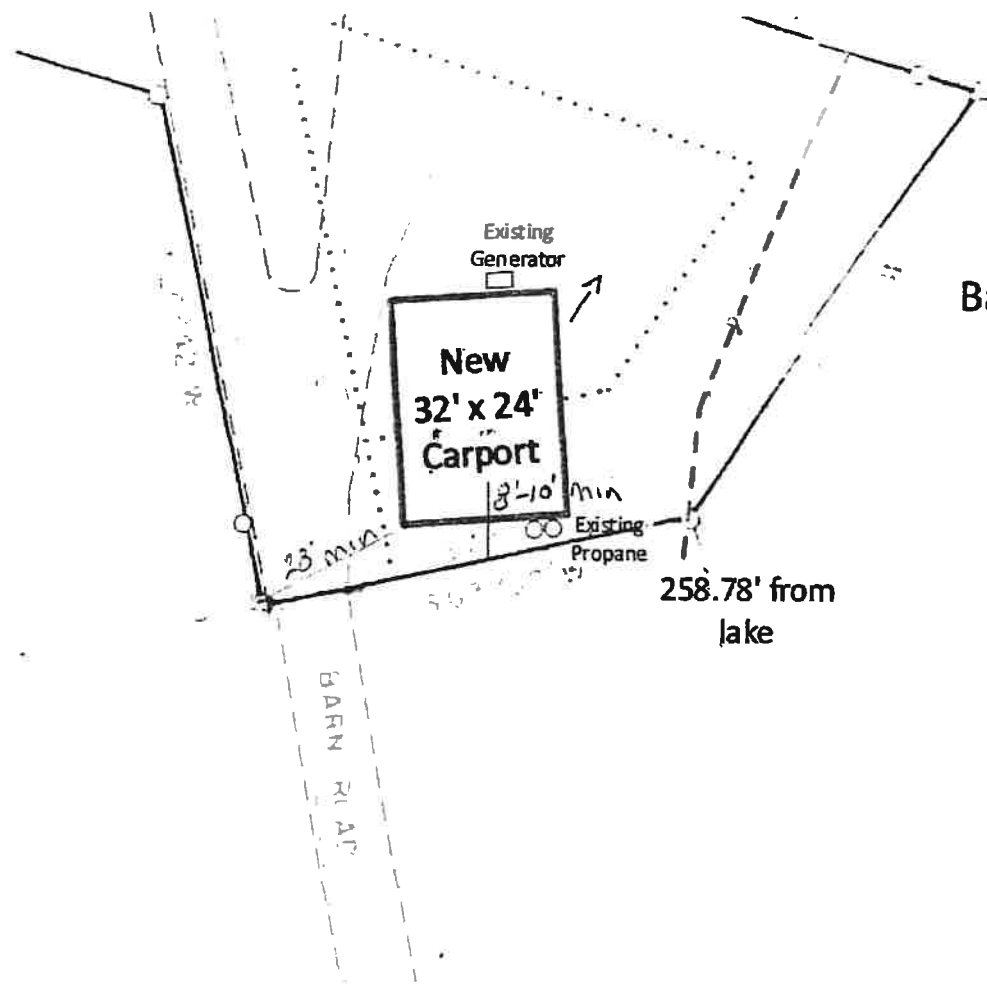
* See attached plan.

NOTE: 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, III N.H. 77 (1971)

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



Bafundi

258.78' from lake

BARN RI AP

Existing Generator

New
32' x 24'
Carport

Existing Propane

8-10' Min

23' MIN