



**Town of Hebron**  
**Zoning Board of Adjustment**  
**P.O. Box 188**  
**Hebron, NH 03241-0188**  
**Phone: (603) 744-2631**  
**hebronnh@metrocast.net**

## **NOTICE OF DECISION**

Date: February 19, 2013  
Case No. 257

You are hereby notified that after a hearing on February 19, 2013, the application of Thomas M. and Julia A. Cates for a VARIANCE from building setback requirements under Article IV, Section H.1, of the Town of Hebron Zoning Ordinance has been GRANTED by the vote in the affirmative of at least three members of the Zoning Board of Adjustment. The applicants propose to renovate and construct an addition to their house, located within the road and boundary setback areas on their property at 22 Onaway Point Road (Tax Map 6-OP, Lot 3), in the Lake Zone, as shown in their submitted plans. Building will be no closer than 41 feet to Onaway Point Road, and overall height of the structure shall not exceed 29 feet, as measured from the north side ground level. Building distance to side boundaries will not change.

The approval of the variance is based on the Board's unanimous decision that all five criteria for granting a variance were satisfied in this case. More specifically, the Board found that the applicants satisfied the hardship criterion in that the unique configuration of the lot leaves them no other reasonably feasible building alternatives. The Board members concluded that granting a variance would be consistent with both public interest and spirit of the Hebron Zoning Ordinance, do justice, and certainly not diminish neighboring property values.

The Board's approval of the variance is subject to the following conditions:

Construction will meet all requirements of the Water Supply and Pollution Control and Zoning Ordinance of the Town of Hebron.

Any variance approving a use that has not commenced within one year from the granting of said variance will lapse.

A copy of an approved building permit obtained from the Board of Selectmen will be submitted.

Signed this day,

Peter N. Carey  
Chairman, Zoning Board of Adjustment

Any person affected by the Board's decision has a right to appeal its decision. If you wish to appeal, you must act within thirty (30) days of the date of this notice. The necessary first step, before any appeal may be taken to the courts, is to apply to the Zoning Board of Adjustment for a rehearing. The motion for a rehearing must set forth all the grounds on which you will base your appeal. See New Hampshire Revised Statutes Annotated (NH RSA), Chapter 677, for details.