



Town of Hebron
Zoning Board of Adjustment
P.O. Box 188
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NOTICE OF DECISION

Date: August 13, 2013
Case No. 261

You are hereby notified that after a hearing on August 13, 2013, the application of Jim Bivona and Amy Bassett for a VARIANCE under Article IV, Sections H.1 and N.2, 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 construct a 6' long by 9' wide addition to their existing 20' long by 10' wide storage shed on their 10 Stoney Brook Road property (Tax Map 8-SG-9), as depicted in their plan submitted to the Board. The existing shed is 5' from the high-water mark of the now designated Stoney Brook that is also the property boundary line. 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 size and configuration of the lot leaves them no other reasonably feasible building alternatives. The Board members concluded that granting a variance in this case would be consistent with both public interest and the spirit of the Hebron Zoning Ordinance, do justice, and not diminish neighboring property values.

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

The shed addition, including its roof overhang, will be no closer than five feet to the high-water mark of Stoney Brook, and it will be built on a poured concrete floor with appropriate, built-in spill containment features.

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.