



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

Date: August 13, 2013
Case No. 262

You are hereby notified that after a hearing on August 13, 2013, the application of Mary A. Coughlin and Elaine S. Bean for a VARIANCE from building setback requirements under Article IV, Sections H.1, N.2, and P, 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 tear down and replace their old house and storage shed, both structures located within road, boundary, and lake shore setback areas on their 5 Point Drive (Tax Map 18A-IP-10), as depicted in their plan dated August 13, 2013, and submitted to the Board.

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 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.