



Town of Hebron
Zoning Board of Adjustment
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NOTICE OF DECISION

Date: August 15, 2023
Case No. 300

You are hereby notified that, following a hearing on August 15, 2023, the application of Gary & Debra Lucas for a VARIANCE under Article IV, Section H.1 of the Town of Hebron Zoning Ordinance has been GRANTED by a unanimous vote in the affirmative by at least three members of the Zoning Board of Adjustment. The applicant is hereby permitted to construct a garage (24'X32') no closer than 12.5 feet to the rear property boundary.

The Board thoroughly reviewed the five variance criteria contained in The Board of Adjustment in New Hampshire: A Handbook for Local Officials, RSA 674:33 Powers of Zoning Board of Adjustment, 1(b) and unanimously agreed that all were fully satisfied.

- The variance is not contrary to public interest as there were no objections to the proposed structure from abutters to this property.
- The spirit of the ordinance is observed as the proposed garage will provide benefits to the applicant without harm to the bordering properties.
- Substantial justice is done as there are no other practical locations for the placement of the garage due to the steep topography of the property and limited turnaround area.
- The values of surrounding properties are not diminished since the garage will blend in to the surroundings.
- Literal enforcement of the provisions of the ordinance would result in unnecessary hardship to the applicant as there is no other practical location for the garage.

The Board specifically granted a variance to construct a garage (24'X32') to be no closer than 12.5 feet from the rear property line. A building permit will be obtained from the Hebron Board of Selectmen before any construction is begun.

HEBRON ZONING BOARD OF ADJUSTMENT

CURTIS R. MOONEY, CHAIRMAN

Any person affected by the Board's decision has the right to appeal the decision within thirty (30) days of this notice. The required first step, prior to any appeal being taken to court, is to apply to the Zoning Board of Adjustment for a rehearing. The motion for a rehearing must set forth all of the grounds on which the appeal is based. See New Hampshire Revised Statutes Annotated (NH RSA), Chapter 677. for details.