



Town of Hebron  
Zoning Board of Adjustment  
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## NOTICE OF DECISION

Date: October 10, 2023  
Case No. 301

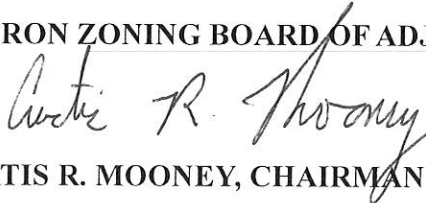
You are hereby notified that, following a hearing on October 10, 2023, the application of Elizabeth H. Robertson, Trustee of the Elizabeth H. Robertson Revocable Trust, for a VARIANCE under Article IV, Section N.2 of the Town of Hebron Zoning Ordinance has been GRANTED by a unanimous vote in the affirmative by at least three members of the Zoning Board of Adjustment. The applicant is hereby permitted to construct a 1240 sq. ft. cabin per the plans submitted dated 9/20/23.

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 cabin from abutters to this property.
- The spirit of the ordinance is observed as the proposed cabin 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 cabin on the property.
- The values of surrounding properties are not diminished since the cabin will blend in with the surroundings.
- Literal enforcement of the provisions of the ordinance would result in unnecessary hardship to the applicant since there is no other practical location for the cabin to meet the 50' designated brook setback.

The Board specifically granted a variance to construct a 1240 one-story cabin within the setback of the designated brook setback. All approvals from the State of New Hampshire DES must be received before a building permit will be obtained from the Hebron Board of Selectmen.

### 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.