

EPSOM BOARD OF ADJUSTMENT
PO BOX 10, EPSOM, NEW HAMPSHIRE 03234

RECORD OF DECISION

Zoning Appeal: Case 2019-10 (Cadorette – Var.)
Applicant & Owner: Cadorette Family Trust 2015
Tax Map: U-01 **Lot:** 97
Zoning District: Residential/Agricultural Zone

Notice is hereby given that the appeal submitted by David Cadorette, on behalf of the Cadorette Family Trust 2015, for a **Variance** to Article III, Section B [Pre-Existing, Non-Conforming Uses], Subsection 5 [Continued Use], paragraph (b) [Enlargement] to expand the living space of a dwelling on a pre-existing, non-conforming lot by greater than 25 percent of it's original size was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, October 2, 2019. The property is located on Sleepy Hollow Lane within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map U-01 as Lot 97.

The Variance was approved with the following conditions:

1. The size of the enlargement shall be limited to an increase of 640 ft² of living space which is 55% greater than the 1180 ft² of living space contained in the existing residential dwelling.
2. All modifications to the dwelling shall be made within the footprint of the existing structure.
3. The dwelling shall remain a 2 bedroom residence.

Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: October 2, 2019

Note: Any person affected has the right to appeal this decision and/or conditions of the approval. If you wish to appeal the decision, or any conditions contained herein, you must act within a thirty- (30) day period beginning with the next working day after the Zoning Board of Adjustment meeting when the decision was made. The first step, before any appeal can be taken to Superior Court, is to apply to the board of adjustment for a rehearing. The motion for a rehearing must set forth all the grounds on which you will base your appeal.

Zoning Appeal Case 2019-10 (Cadorette – Var.)
RECORD OF DECISION (Cont.)

cc: Cadorette Family Trust of 2015, David & Kimberly Cadorette, Trustees, 8 Old
Mill Land, Nashua, NH 03064
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
File Case 2019-10 (Cadorette – Var.)