

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

RECORD OF DECISION

Zoning Appeal: Case 2019-11 (Burgess – Variance)

Applicant & Owner: Keith & Debra Burgess

Tax Map: U-01 **Lot:** 95

Zoning District: Residential/ Agricultural Zone

Notice is hereby given that the appeal submitted by Keith and Debra Burgess for a **Variance** to Article III, Section B [Pre-Existing, Non Conforming Uses], Paragraph 4 [Change and Expansion of Use] and Paragraph 7 [Pre-Existing Non-Conforming Seasonal Dwellings], to permit the use of a lake front seasonal dwelling as a year round single family residence was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, October 16, 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 95.

The variance was approved with the following conditions:

1. The single family residence shall be limited to 2 bedrooms.
2. A waiver of liability for expanded use of the property on a private road shall be completed with the Town. The final version of this waiver shall then be recorded at the Merrimack County Registry of Deeds. Verification of the recorded waiver shall be provided to the Zoning Compliance Officer prior to issuance of a year round occupancy permit.

Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: October 17, 2019

Note: Any person affected has the right to appeal this decision and/or conditions of the approval. If you wish to appeal the issuance of the variance, 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.

cc: Keith & Deborah Burgess, 37 Roosevelt Ave, Danvers, MA 01923
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
File Case 2019-11 (Burgess – Variance)