

PUBLIC NOTICE

EPSOM BOARD OF ADJUSTMENT

The Epsom Board of Adjustment will hold a public hearing on **Wednesday September 16th 2020** beginning at **7:00 PM** to take testimony on the following appeals.

Case 2020-03 (Fitts - SE) [Continuance] David and Christine Fitts have applied for a special exception, as required by Article III, Section G, Paragraph 1.e.viii, to permit the conversion of an existing two family duplex to a single family home with attached accessory dwelling. The purpose of this conversion is to allow the property to be subdivided into two lots. The property is located on Lords Mill Road within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map R10 as Lot 22-4.

Case 2020-04 (Anderson – Variance) Scott and Deborah Anderson, on behalf of the Anderson Revocable Trust of 2018, have applied 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 an existing dwelling on a pre-existing, non-conforming lot by greater than 25 percent of its original size. In addition they are seeking a second variance to Article III, Section G, Subsection 1, paragraph (c) [Setback from Property Lines] to construct a deck off the dwelling within the property setbacks. The property is located on Lake Sites Drive (private) in the Residential/Commercial Zoning District and is identified on Epsom Tax Map U-01 as Lot 54.

Public testimony will be considered in determining if sufficient evidence has been submitted to justify granting these zoning appeals.

Due to the ongoing COVID-19 pandemic, this public hearing will be conducted via zoom meeting.

Use this link to join with video/audio:

<https://us04web.zoom.us/j/79011122799>

Note: This link is available as a short cut within this public notice on the Town of Epsom Website.

Or call to join by phone: 1 646 558 8656 US (New York) and enter Meeting ID: 790 1112 2799

Following the public hearing, the Board will transact any other business that may legally be brought before it.

The public is cordially invited to attend the meeting.

Glenn A. Horner, Chair
Epsom Board of Adjustment