

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

**RECORD OF DECISION**

**Zoning Appeal:** Case 2020-04 (Anderson – Variance)

**Applicant:** Scott & Deborah Anderson

**Owner:** Anderson Revocable Trust of 2018

**Tax Map:** U-01 **Lot:** 54

**Zoning District:** Residential/ Commercial Zone

Notice is hereby given that the appeal submitted by Scott & Deborah Anderson, on behalf of the Anderson Revocable Trust of 2018, 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 **and 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 was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, September 16, 2020. 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.

The Variance was approved with the following conditions:

1. The existing square footage of the dwelling (864) shall not be increased by more than 71% (613) for a finished total of 1477 sq. ft. Square footage measurements to be taken on the exterior of the structure.
2. The new deck shall extend no closer than 10 feet from the south side property line and will be constructed as shown on the relevant excerpt of the plan discussed in Condition #4.
3. The single family residence shall remain a one bedroom dwelling consistent with existing septic design construction and operational approvals. The new second floor bedroom will replace the first floor bedroom and the closets in the first floor bedroom, signifying the space as a bedroom, shall be removed.
4. The relevant excerpt of the plan drawn by Barry Survey and Engineering dated June 16, 2020 showing changes made during the public hearing by the Zoning Board Chairman shall be provided to Attorney Simon Leeming. Atty Leeming will then verify the accuracy of the changes with his client and send a letter to the Zoning Board attesting to the modified plan's accuracy. The Zoning Compliance Officer shall review this letter, along with the relevant plan excerpt as modified at the public hearing, prior to issuing a building permit.

Zoning Appeal Case 2020-04 (Anderson–Var.)  
RECORD OF DECISION (Cont.)

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Glenn A. Horner, Chairman  
Zoning Board of Adjustment  
Date: September 17, 2020

*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.*

cc: Scott & Deborah Anderson, PO Box 665, Northwood, NH 03261  
Simon Leeming, Esq., 57 North Main Street, Concord, NH 03301  
Epsom Board of Selectmen  
Epsom Planning Board Chair  
Epsom Zoning Compliance Officer  
Epsom Town Clerk  
File Case 2020-04 (Anderson–Var.)