

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

Zoning Appeal: Case 2021-02 (Little-Var.)

Applicant: Seth Little

Owner: Angela & Seth Little

Tax Map: R-2 **Lot:** 35-2

Zoning District: Residential/Agricultural

Notice is hereby given that the appeal submitted by Seth Little for a **Variance** to Article III, Section G.1.c (Residential property line setbacks) to allow for an existing deck and lean-to to remain within the 20 foot rear property line setback was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, March 17, 2021. The property is located on Swamp Road within the Residential/Agricultural Zone and is identified by Epsom Tax Map R-2 as Lot 35-2.

The variance was approved with the following condition:

1. The setback from the deck is approved to within 2' of the property line (centerline of stone wall) and the setback from the lean to (including the roof overhang) is approved to within 0' of the property line (stone center line of wall).

Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: March 18, 2021

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 in the appeal process 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: Angela & Seth Little, 255 Swamp Road, Epsom, NH 03234
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
File Case 2021-02 (Little -Var.)