

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

**Zoning Appeal:** Case 2021-03 (Constant – AA & Var.)

**Applicant & Owner:** Jennifer Constant

**Tax Map:** U-4 **Lot:** 17-8

**Zoning District:** Residential/Agricultural

**Part 1: Administrative Appeal**

Notice is hereby given that the Zoning Compliance Officer's April 8, 2021 Administrative Decision that the replacement of a 14' x 66' mobile home, in the same footprint as that occupied by a similarly sized mobile home destroyed in a fire, is in violation of Article III. G. 1. c (Setback from property lines) has been **upheld** by unanimous vote of the Board of Adjustment at the Public Hearing held on May 19, 2021. This decision was based on evidence submitted on the lot's property card showing that the original grandfathered 10' x 46' mobile home located on the lot would not have been in violation of the park property sideline line setback prior to zoning ordinance enactment in 1969.

**Part 2: Variance**

Notice is hereby given that the Variance to Article III. G. 1.c (Setback from property lines) to permit the replacement mobile home to be within the park property line setback was **approved** by unanimous vote of the Board of Adjustment at the Public Hearing held on May 19, 2021.

The variance was approved with the following conditions:

1. The replacement mobile home shall maintain a distance of 8' from the existing stockade fence assumed to be the park side property line.
2. The replacement mobile home shall be satisfactorily inspected by the Fire Department to ensure all safety aspects and regulations are met. This inspection shall be completed and documentation submitted to the ZCO prior to issuance of an occupancy permit.

Subject property is located at 19 Breezy Acres Mobile Home Park within the Residential/Agricultural Zone and is identified by Epsom Tax Map U-4 as Lot 17-8.

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RECORD OF DECISION (Cont.)

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Glenn A. Horner, Chairman  
Zoning Board of Adjustment  
Date: May 20, 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: Jennifer Constant, 189 Main Street Apt 2, Pembroke, NH 03275  
Epsom Board of Selectmen  
Epsom Planning Board Chair  
Epsom Zoning Compliance Officer  
Epsom Town Clerk  
Case 2021-03 (Constant – AA & Var.)