

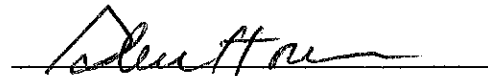
EPSOM BOARD OF ADJUSTMENT
PO BOX 10, EPSOM, NEW HAMPSHIRE 03234
RECORD OF DECISION

Zoning Appeal: Case 2021-09 (Delacy-Var.)
Applicant & Owner: Ryan Delacy
Tax Map: U-18 **Lot:** 17
Zoning District: Residential/Agricultural

Notice is hereby given that the appeal submitted by Ryan Delacy for a Variance to Article III, Section G. 1. c (Setbacks) to allow the construction of a garage located 21 feet from the property frontage line (50 feet minimum required) was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, July 21, 2021. The property is located on Drolet Road within the Residential/Agricultural Zone and is identified by Epsom Tax Map U-18 as Lot 17.

The variance was approved with the following condition:

1. The new 24' X 30' garage shall be constructed on the existing concrete pad and located no closer than 17' from the center of the street side stone wall considered the frontage property line.
2. The pipe staging shelter, currently on the concrete pad, shall be removed from the property following construction of the new garage.
3. The garage shall be used for the owner's personal purposes only (i.e. not for business)
4. The garage door shall be located facing the driveway and the lighting shall not be facing the street.



Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: July 22, 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.

Zoning Appeal Case 2021-09 (Delacy - Var.)
RECORD OF DECISION (Cont.)

cc: Ryan Delacy, 41 Drolet Rd., Epsom, NH 03234
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
File Case 2021-09 (Delacy - Var.)