

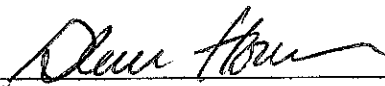
EPSOM BOARD OF ADJUSTMENT
PO BOX 10, EPSOM, NEW HAMPSHIRE 03234
RECORD OF DECISION

Zoning Appeal: Case 2021-12 (RJM Holdings, LLC - Var)
Applicant: RJM Holdings, LLC
Owner: Craig & Deborah Batson Revocable Trust of 2020
Tax Map: U-10 **Lot:** 45
Zoning District: Residential/Agricultural

Notice is hereby given that the appeal submitted by RJM Holdings, LLC for a **Variance** to Article III, Section G.1.b (Residential Buildings Lots) and Section G.1.c (Residential property line setbacks) to allow for the construction of a single family home on a lot without the minimum acreage or road frontage and sited within the property frontage setback was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, November 3, 2021. The property is located on Leighton Brook Road within the Residential/Agricultural Zone and is identified on Epsom Tax Map U-10 as Lot 45.

The variance was approved with the following conditions:

1. The location of the new home (including the roof overhang) shall be no closer than 42 feet from the frontage property line established by the IRF (iron rods found) shown on the plan prepared by Eric C. Mitchell & Associates dated September 24, 2021 delineating the edge of the Leighton Brook Drive ROW.
2. Building setbacks on the sides and rear of the property shall be maintained in compliance with zoning regulations.
3. The Code Compliance Officer shall verify a septic system approved by the New Hampshire Department of Environmental Services has been installed prior to issuance of the occupancy permit.



Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: November 4, 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

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RECORD OF DECISION (Cont.)

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: Craig & Deborah Batson, 9 Easy Street, Epsom, NH 03234
RJM Holdings, LLC, 685 North Pembroke Road, Pembroke, NH 03275
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
File Case 2021-12 (RJM Holdings, LLC - Var)