

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

RECORD OF DECISION

Zoning Appeal: Case 2019-02 (Bickford – Variance)

Applicant & Owner: Denise Bickford

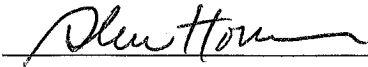
Tax Map: U-03 **Lot:** 21-1

Zoning District: Residential/Commercial Zone

Notice is hereby given that the appeal submitted by Denise Bickford for a **Variance** to Article III, Section G.1.c to permit the construction of a garage within the 50 foot setback from the frontage property line was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, April 3, 2019. The property is located on Old Turnpike Road within the Residential/Commercial Zone and is identified by Epsom Tax Map U-03 as Lot 21-1.

The Variance was approved with the following conditions:

1. The proposed new garage shall be built such that no portion of the building is closer than 25' from the frontage property line established by the stone wall bordering Old Turnpike Road;
2. There shall be no residential occupancy of the new garage.



Glenn A. Horner, Chairman
Zoning Board of Adjustment
Date: April 4, 2019

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: Denise Bickford, 172 Old Turnpike Road, Epsom, NH 03234
Epsom Board of Selectmen
Epsom Planning Board Chair
Epsom Zoning Compliance Officer
Epsom Town Clerk
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